
SECTION 3: ENVIRONMENTAL IMPACT ANALYSIS

Organization of Issue Areas

This Draft Environmental Impact Report (Draft EIR) provides analysis of impacts for those environmental topics where it was determined in Notice of Preparation, or through subsequent analysis that the proposed project would result in “potentially significant impacts.” Sections 3.1 through 3.14 discuss the environmental impacts that may result with approval and implementation of the proposed project.

Issues Addressed in this EIR

The following environmental issues are addressed in Section 3:

- Aesthetics, Light, and Glare
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Utilities and Service Systems

Each environmental issue area in Sections 3.1 through 3.14 contains a description of:

1. The environmental setting as it relates to the specific issue
2. The regulatory framework governing that issue
3. The methodology used in identifying the issues
4. The significance criteria
5. An evaluation of the project-specific impacts and identification of mitigation measures
6. A determination of the level of significance after mitigation measures are implemented

Level of Significance

Determining the severity of project impacts is fundamental to achieving the objectives of CEQA. CEQA Guidelines Section 15091 requires that decision makers mitigate, as completely as is feasible, the significant impacts identified in the Final EIR. If the EIR identifies any significant unmitigated impacts, CEQA Guidelines Section 15093 requires decision makers in approving a project to adopt a statement of overriding considerations that explains why the benefits of the project outweigh the adverse environmental consequences identified in the EIR.

The level of significance for each impact examined in this Draft EIR was determined by considering the predicted magnitude of the impact against the applicable threshold. Thresholds were developed using criteria from the CEQA Guidelines and checklist; state, federal, and local regulatory schemes; local/regional plans and ordinances; accepted practice; consultation with recognized experts; and other professional opinions.

Impact Analysis and Mitigation Measure Format

The format adopted in this EIR to present the evaluation of impacts is described and illustrated below.

Summary Heading of Impact

Impact AES-1: An impact summary heading appears immediately preceding the impact description (Summary Heading of Impact in this example). The impact abbreviation identifies the section of the report (AES for Aesthetics, Light, and Glare in this example) and the sequential order of the impact (1 in this example) within that section. To the right of the impact number is the impact statement, which identifies the potential impact.

Impact Analysis

A narrative analysis follows the impact statement.

Grasslands Site

Narrative analysis of the Grasslands site.

Beamer/Cottonwood Site

Narrative analysis of the Beamer/Cottonwood site.

A narrative analysis follows the impact statement.

Level of Significance Before Mitigation

This section identifies the level of significance of the impact before any mitigation is proposed.

Mitigation Measures

In some cases, following the impact discussion, reference is made to state and federal regulations and agency policies that would fully or partially mitigate the impact. In addition, policies and programs from applicable local land use plans that partially or fully mitigate the impact may be cited.

Project- and site-specific mitigation measures, beyond those contained in other documents, are set off with a summary heading and described using the format presented below:

Grasslands Site

MM AES-1a Project-specific mitigation is identified that would reduce the impact to the lowest degree feasible. The mitigation number links the particular mitigation

to the impact with which it is associated (**AES-1** in this example); the letter identifies the sequential order of that mitigation for that impact (**a** in this example).

Beamer/Cottonwood Site

MM AES-1b Project-specific mitigation is identified that would reduce the impact to the lowest degree feasible. The mitigation number links the particular mitigation to the impact with which it is associated (**AES-1** in this example); the letter identifies the sequential order of that mitigation for that impact (**b** in this example).

Level of Significance After Mitigation

This section identifies the resulting level of significance of the impact following mitigation.

Abbreviations used in the mitigation measure numbering are:

Code	Environmental Issue
AES	Aesthetics, Light, and Glare
AG	Agricultural Resources
AIR	Air Quality
BIO	Biological Resources
CUL	Cultural Resources
GEO	Geology, Soils, and Seismicity
GHG	Greenhouse Gas Emissions
HAZ	Hazards and Hazardous Materials
HYD	Hydrology and Water Quality
LU	Land Use and Planning
NOI	Noise
PS	Public Services
REC	Recreation
USS	Utilities and Service Systems

