

## 4.0 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The main body of the PEIR consists of the environmental impact analysis defined by individual environmental issue areas (i.e., Sections 4.1 through 4.18).

This PEIR examines all of the environmental issues areas identified in Appendix G of the State CEQA Guidelines and through comments received on the NOP and public scoping meetings. Each environmental impact is addressed according to the following format:

- **Existing Conditions:** A discussion of the existing conditions and physical environment of the project area.
- **Regulatory Framework:** A discussion of the federal, state, and local regulations relevant to the proposed project.
- **Significance Thresholds:** A discussion of the thresholds of significance according to the State CEQA Guidelines (Appendix G).
- **Impact Analysis:** A discussion of the impacts of the proposed project in quantitative and/or qualitative terms, based on the uses of land identified in the project description. Impacts are analyzed according to the State CEQA Guidelines (Appendix G) as follows: significant and unavoidable; significant, but can be mitigated, avoided, or substantially lessened; less than significant; or, no impact.
- **Level of Significance Before Mitigation:** A discussion of the level of impacts prior to implementing measures to avoid, minimize, or mitigate for those impacts.
- **Mitigation Measures:** A discussion of the measure required to avoid, minimize, or mitigate significant impacts to below a level of significance.
- **Significant and Unavoidable Adverse Impacts:** A discussion of impacts unable to be reduced to below a level of significance following mitigation.

### Areas of Potential Environmental Impact

1. Aesthetics
2. Agricultural Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Geology/Soils
7. Greenhouse Gas
8. Hazards and Hazardous Materials
9. Hydrology and Water Quality

10. Land Use and Planning
11. Mineral Resources
12. Noise
13. Population and Housing
14. Public Services
15. Recreation
16. Socioeconomics
17. Transportation and Circulation
18. Utilities and Service Systems