

## Section 5 – Environmental Impact Analysis

The purpose of this DEIR is to evaluate the potential environmental effects of the proposed Project. The City circulated the Project's Notice of Preparation (NOP) for public review and comment from August 18, 2015, to September 16, 2015. The NOP was transmitted to the State Clearinghouse, responsible agencies, and other interested parties on the City's distribution list to solicit issues and concerns related to the Project. The NOP and comment letters are contained in Appendix A of this DEIR.

Sections 5.1 through 5.17 of the DEIR, examine the potential environmental impacts associated with implementation of the proposed Project and focuses on the following issues:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hydrology & Water Quality
- Mineral Resources
- Population/Housing
- Recreation
- Utilities & Service Systems
- Agriculture & Forestry Resources
- Biological Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise
- Public Services
- Transportation/Traffic

Section 7 of this DEIR includes a discussion and analysis based on Appendix F of the State CEQA Guidelines, which requires EIRs to include a discussion of the potential energy impacts of projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy.

### Technical Studies

Technical studies in the areas of air quality and greenhouse gas emissions, health risks, biological resources, cultural resources, geology, hazards, hydrology, noise, and traffic were prepared providing detailed technical analyses that were used in this DEIR. These documents are identified in the discussion for the individual environmental issue, and included as technical appendices on a CD attached to the DEIR.

### Analysis Format

The DEIR assesses how the proposed Project would impact the issue areas identified above. Each environmental issue addressed in this DEIR is presented in terms of the following subsections:

- **Setting:** Provides information describing the existing setting on or surrounding the Project site which may be subject to change as a result of the implementation of the Project. This setting describes the conditions that existed when the NOP was sent to the State Clearinghouse, responsible agencies, and other interested parties.

- **Related Regulations:** Provides a discussion of the applicable regulations with respect to each environmental issue.
- **Thresholds of Significance:** Provides criteria for determining the significance of Project impacts for each environmental issue.
- **Project Design Features:** Provides a discussion of the Project design features with respect to each environmental issue that could reduce impacts.
- **Environmental Impacts before Mitigation:** Provides a discussion of the characteristics of the proposed Project that may have an effect on the environment; analyzes the nature and extent to which the proposed Project is expected to change the existing environment, and whether or not the Project impacts meet or exceed the levels of significance thresholds.
- **Proposed Mitigation Measures:** Identifies mitigation measures to reduce significant adverse impacts to the extent feasible.
- **Environmental Impacts After Mitigation Measures are Implemented:** Provides a discussion of significant adverse environmental impacts that cannot be feasibly mitigated or avoided, significant adverse environmental impacts that can be feasibly mitigated or avoided, adverse environmental impacts that are not significant, and beneficial impacts.