

IV. ENVIRONMENTAL IMPACTS

This section examines the potential adverse environmental impacts that could result from the implementation of the proposed project. Discussion is focused on the identification of changes that may be considered to be environmentally significant (a substantial, or potentially substantial, adverse change in the environment) relative to the existing environmental conditions. Analysis of each environmental issue is organized to include the following subsections:

INTRODUCTION

This subsection includes an explanation of the particular topics a section will discuss and the sources or methods utilized in its preparation.

ENVIRONMENTAL SETTING

This subsection includes a description of existing conditions that precede the implementation of the proposed project and identification of applicable federal, State and local regulations.

ENVIRONMENTAL IMPACTS

This subsection includes:

Thresholds of Significance – The criteria by which the project components are measured to determine if the project would cause a substantial or potentially substantial adverse change in the existing environmental conditions.

Project Design Features – A discussion of features of the proposed project that are relevant to the topic which could have impacts.

Analysis of the Proposed Project Impacts – An analysis of the beneficial and adverse effects of the proposed project, including, where appropriate, assessments of the significance of potential adverse impacts relative to established thresholds (relative to existing conditions per CEQA).

CUMULATIVE IMPACTS

This subsection includes a discussion of impacts anticipated from the proposed project, as well as other approved and reasonably foreseeable projects in the area that could result in overlapping impacts. Since the area of potential impact is different for each issue area, the analyses include a unique approach for each issue area.

MITIGATION MEASURES

This subsection presents recommended, appropriate, and reasonable measures to avoid or minimize impacts to the extent feasible, wherever significant adverse impacts relative to existing conditions are identified in the Environmental Impact subsection.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

This subsection includes a discussion of whether an unavoidable significant impact would be reduced to a less-than-significant level or to no impact after mitigation under CEQA.