

# 3 ENVIRONMENTAL IMPACT ANALYSIS

## 3.1 APPROACH TO THE ANALYSIS

### 3.1.1 INTRODUCTION

This chapter of the SEIR provides an analysis of the impacts of the proposed Project on the environment. The contents of this section are primarily focused on the changes to environmental impacts of the revised Project compared to that addressed in the 2019 SOIA EIR.

Topic area analyses in Sections 3.2 through 3.16 are organized in the following format:

1. The **Environmental Setting** subsection provides an overview of the baseline physical environmental conditions (i.e., the environmental baseline), in accordance with the CEQA Guidelines (14 CCR Section 15125[a][1]). The environmental setting is focused on presenting current (2020) conditions that have changed since the 2019 SOIA EIR was prepared.
2. The **Regulatory Framework** subsection identifies the plans, policies, laws, regulations, and ordinances that are relevant to each topical section based on current (2020) conditions. This subsection identifies those regulatory concerns that have changed since the 2019 SOIA EIR was prepared, or are new (i.e., have been enacted or adopted since the 2019 SOIA EIR).
3. The **Environmental Impacts and Mitigation Measures** subsection identifies the impacts of the land use changes associated with the proposed Project on the existing natural environment, in accordance with the CEQA Guidelines (CCR Sections 15125 and 15143). This subsection is organized as follows:
  - The **Thresholds of Significance** provide criteria established by the City to define at what level an impact would be considered significant in accordance with CEQA. Thresholds may be quantitative or qualitative; they may be based on examples found in CEQA regulations or the CEQA Guidelines; scientific and factual data relative to the City's jurisdiction; legislative or regulatory performance standards of federal, state, regional, or local agencies relevant to the impact analysis; City goals, objectives, and policies (e.g., the City's General Plan or implementing guidance); or other factors. Generally, however, the thresholds of significance used are derived from Appendix G of the CEQA Guidelines, as amended; factual or scientific information and data; and regulatory standards of federal, state, regional, and local agencies, including the City and its General Plan. The thresholds in this SEIR have been revised from the 2019 SOIA EIR to reflect the current (2020) Appendix G Checklist contained in the CEQA Guidelines.
  - The **Impact Analysis** describes potential adverse physical environmental effects associated with implementation of the proposed Project, as revised. The analysis focuses on impacts that are different for the revised Project, as compared with the assessment presented in the 2019 SOIA EIR. This assessment specifies why impacts are found to be significant and unavoidable, significant or potentially significant, or less than significant, or why there is no environmental impact, based on the identified thresholds of significance. The impacts are listed numerically and sequentially throughout each section, and follow the same numbering used in the 2019 SOIA EIR.

- **Mitigation Measures** to avoid, minimize, rectify, reduce, or compensate for significant and potentially significant impacts of the proposed Project, in accordance with the CEQA Guidelines (14 CCR Sections 15370, 15002[a][3], 15021[a][2], and 15091[a][1]), where feasible, are recommended for each significant impact. Each mitigation measure is identified numerically to correspond with the number of the impact being reduced by the measure. For example, Impact 3.3-1 would be mitigated by Mitigation Measure 3.3-1. If implementation of feasible mitigation measures is not sufficient to reduce an impact to a “less-than-significant” level, or no feasible mitigation measures are available, the impacts are described as “significant and unavoidable.”