

5 ENVIRONMENTAL IMPACT ANALYSIS

Pursuant to Section 15125(a) of the California Environmental Quality Act (CEQA) Guidelines, an environmental impact report (EIR) must include a description of the physical environmental conditions in the vicinity of the project. This is referred to as the environmental setting, or existing conditions. The purpose of this requirement is to give the public and decision makers an accurate and understandable picture of a project's likely near-term and long-term impacts.

The environmental setting will normally constitute the baseline physical conditions that the Lead Agency will compare the impacts of the Project against, to determine whether a project impact would be significant. Generally, the Lead Agency should describe physical environmental conditions as they exist at the time the notice of preparation (NOP) is published. The NOP for the Project was published on May 18, 2017. For the purposes of this Draft EIR, the environmental setting is established as existing conditions on May 18, 2017. For some topics that require a broad review of information available from state and federal sources, such as the evaluation of greenhouse gas emissions or population trends, precise information on the environmental setting in May 2017 is not available. When this is the case, the most recently available data or information prior to May 2017 is used to represent the environmental setting.

This chapter presents an analysis of each resource topic that is likely to be affected by the Project. The list of topics examined in this Draft EIR was established through preliminary environmental analysis and the public scoping process. Each subsection of this chapter describes the environmental setting (titled "Existing Conditions") as it relates to the specific resource topic. The environmental setting discussion is followed by an evaluation of potential impacts, their significance, and mitigation measures that would avoid, reduce, or compensate for potentially significant and significant impacts. The following topics are addressed in this chapter:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Services Systems

For topics not included in the list above, please refer to **Chapter 4.0, Introduction to Environmental Analysis** for a summary of effects found not to be significant. These topics include agricultural resources and mineral resources.

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