

2.0 ENVIRONMENTAL IMPACT ANALYSIS

This section of the Draft SEIR discusses the possible environmental effects of the revised project. Consistent with the requirements for a Supplemental EIR, only those issues for which potential impacts or the analysis related to those impacts are substantively different are included in this SEIR. The key issues and approach to the analysis contained in the SEIR are described below. Note that any analysis, impacts, or mitigation measures described in this SEIR would supersede those included in the July 2017 certified Final EIR. Otherwise, all information included in the certified Final EIR would still apply to the revised project.

KEY ENVIRONMENTAL ISSUES STUDIED IN THIS SEIR

In general, the resulting overall impact of development would be similar to what was previously described in the certified Final EIR, because the same amount of development would be contemplated. However, there could be differences in the analysis of impacts and mitigation measures for certain issue areas that relate to project phasing, which could affect the timing and need for certain mitigation measures or result in a different level of significance for such impacts during the time the project is being developed. This is potentially the case for the following issues areas, which are the focus of the analysis in this Supplemental EIR:

- **Air Quality** (Section 4.3 of the certified Final EIR)
- **Greenhouse Gas Emissions** (Section 4.6 of the certified Final EIR)
- **Land Use/Policy Consistency** (Section 4.9 of the certified Final EIR)
- **Transportation** (Section 4.12 of the certified Final EIR)

These issues as they relate to updated project conditions are studied in Sections 2.1, 2.2, 2.3 and 2.4 of this SEIR, respectively.

The proposed project modifications would also result in minor changes to a few descriptive passages of other sections of the certified Final EIR that refer to phasing. Such changes would occur with respect to the following issues:

- Aesthetics (Section 4.1 of the certified Final EIR). Impact AES-1. Minor change in description of views from Madonna Road related to project phasing.
- Agriculture (Section 4.12 of the certified Final EIR). Impact AG-3. Minor change in description of short-term agriculturally-related conflicts related to project phasing.
- Hydrology (Section 4.8 of the certified Final EIR). Impact HWQ-1. Minor change in description of grading related to project phasing.
- Noise (Section 4.10 of the certified Final EIR). Impact N-1. Minor change in description of construction related to project phasing.

Note that these changes are only descriptive and would not affect the analysis or mitigation measures included in that document for these issues. These minor descriptive changes are included in Section 2.5 of this SEIR.

Consistent with *CEQA Guidelines* Section 15163(d), only the new information in this SEIR needs to be recirculated, and not the original certified Final EIR in its entirety.

APPROACH TO THE SEIR ANALYSIS

The analysis for the identified issues will focus only on those portions of the original certified FEIR analysis that are substantively different than what was previously included. Setting information will be included only to the extent it is necessary to understand the analysis and impacts described. For complete setting information for a given issue, please refer to the certified Final EIR.

Similarly, the analysis will focus only on those impacts where a substantive modification to the original analysis may be required. The same approach will be used for the mitigation measures. Only those mitigation measures that are changed or otherwise modified as a result of the analysis, or new mitigation measures if they are necessary, will be included in this SEIR. As necessary to provide context and clarity, the original mitigation measure could also be referenced. Otherwise, the reader will find all the original analysis and mitigation measures within the certified Final EIR.

IMPACT CLASSIFICATION

“Significant effect” is defined by the *State CEQA Guidelines* §15382 as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. Within the impact analysis, the first subsection identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City, other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

Class I. Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.

Class II. Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the CEQA Guidelines.

Class III. Not Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a listing of mitigation measures (if recommended or required) and the residual effects or level of significance remaining after the implementation of the measures. In those cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. As noted previously, only those impacts that have the potential to be substantively different (i.e., a new impact or a substantial increase in the severity of a previously identified impact) than those described in the certified Final EIR will be included in this SEIR.