

5.0 INTRODUCTION TO THE ANALYSIS

FORMAT OF THE ENVIRONMENTAL ANALYSIS

This chapter contains an analysis of each environmental issue area determined to be a potential area of impact for the Mishka's Café Project (Proposed Project):

- 5.1 Land Use and Aesthetics
- 5.2 Cultural and Historic Resources

The analysis sub-chapters are organized to discuss the environmental setting, regulatory setting, project impact, method of analysis, standards of significance, and mitigation measures, as discussed below. References are consolidated in Chapter 7.

EXISTING CONDITIONS

According to Section 15125 of the California Environmental Quality Act (CEQA) Guidelines, an Environmental Impact Report (EIR) must include a description of the existing physical environmental conditions in the vicinity of the proposed project to provide the baseline condition against which project-related impacts are compared. Normally, the baseline condition is the physical condition that exists when the Notice of Preparation (NOP) is published, although CEQA Guidelines recognize that the date for establishing an environmental baseline cannot be rigid. The NOP for the Proposed Project EIR was published on June 12, 2006. Because only land use/ aesthetics and cultural/historic resources were identified as issues of concern with this project, the baseline condition as of the publication of the NOP is appropriate.

REGULATORY CONTEXT

The Regulatory Context provides a summary of federal, state, and local regulations, plans, policies, and laws that are relevant to each issue area.

IMPACTS AND MITIGATION MEASURES

This section is further divided into the following subsections, as described below.

Method of Analysis

This subsection identifies the methodology used in that sub-chapter to analyze potential environmental impacts.

Standards of Significance

CEQA Guidelines define a significant effect on the environment 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 and aesthetic significance” (CEQA Guidelines Section 15382). Definitions of significance vary with the physical conditions affected and the setting in which the change occurs. The CEQA

Guidelines set forth physical impacts that trigger the requirement to make mandatory findings of significance (CEQA Guidelines, Section 15091). For all environmental issues, this EIR identifies specific standards of significance. Where the substantial effect of an impact is not identified in the CEQA Guidelines, the criteria for evaluating the significance of potential impacts were determined and identified in this document.

Impacts and Mitigation Measures

This section describes the potential project specific or cumulative environmental impacts of the Proposed Project and each alternative based upon the thresholds of significance, and concludes whether the project specific environmental impacts would be considered significant, potentially significant, or less than significant. Each impact is summarized in an impact statement, followed by a more detailed discussion of the potential impacts and the significance of each impact before mitigation.

This EIR analyzes the Proposed Project and each alternative at an equal level of analysis in Chapter 5. Each impact is provided as a summary block prior to the impact discussion to allow for easy reference; each summary block will be preceded by:

- PP Proposed Project
- A1 Alternative 1: No Project/No Development Alternative
- A2 Alternative 2: Disassemble/Reassemble and Rehabilitate the Tank House and Construct New Three-Story Building
- A3 Alternative 3: Disassemble/Reassemble and Rehabilitate the Tank House and Construct New Two-Story Building
- A4 Alternative 4: Demolish the Tank House and Construct New Two-Story Building
- A5 Alternative 5: Disassemble/Reassemble and Rehabilitate the Tank House and Construct Greenhouse-Type Addition Alternative
- A6 Alternative 6: Disassemble/Reassemble and Rehabilitate In Situ Alternative

The impact number consists of the section of the EIR in which that impact is identified followed by a hyphen to indicate the number of the impact in that subchapter. For example, Impact 5.1-1 is the first impact identified in subchapter 5.1.

The analysis of environmental impacts considers both the construction and operational phases associated with implementation of the Proposed Project. As required by Section 15126.2(a) of the CEQA Guidelines, direct, indirect, short-term, long-term, on-site, and/or off-site impacts are addressed, as appropriate, for the environmental issue area being analyzed.

A significant effect is defined by Section 15382 of the CEQA Guidelines 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 Draft EIR uses the following terms to describe the level of significance of impacts identified during the course of the environmental analysis:

- **Significant and Unavoidable Impact (SU)**—Impact that exceeds the defined threshold(s) of significance and cannot be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures.
- **Significant Impact (S)**—Impact that exceeds the defined threshold(s) of significance. For purposes of this document, pre-mitigation impacts that exceed the defined threshold(s) of significance are referred to as significant; however, when the impacts cannot be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures, these impacts are referred to as significant and unavoidable.
- **Less-than-significant Impact (LS)**—Impact that does not exceed the defined threshold(s) of significance. This term is used for impacts for which mitigation measure(s) identified can reduce a pre-mitigation impact to a less-than-significant level.
- **No Impact (NI)**—The project would result in no impact.

As defined in Section 15370 of the CEQA Guidelines, mitigation includes any of the following:

- **Avoidance**—Avoiding the impact altogether by not taking a certain action or parts of an action
- **Minimization**—Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- **Restoration**—Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- **Elimination**—Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- **Compensation**—Compensating for the impact by replacing or providing substitute resources or environments

Mitigation Measures

This section is provided for both project specific and cumulative impacts for the Proposed Project or alternatives and provides feasible mitigation measures that could eliminate or reduce the severity of the identified impact. In addition to feasible mitigation measures, it is assumed that the project applicant would also continue to comply with all applicable local, state, and federal laws and regulations – as these laws and regulations are considered part of the project description. In many instances, local, state, or federal law already requires the actions that are necessary to reduce a project impact. Similarly, established design guidelines or other requirements that the City regularly recognizes and follows for development projects are also considered part of the project description. In this EIR, such requirements are identified and considered in the impact assessment prior to the identification of additional mitigation measures that would reduce the impacts' level of significance.

Significance after Mitigation

Following the description of applicable policies and regulations, as well as mitigation measures, each impact section concludes with a statement regarding whether the impact, following implementation of the mitigation measure(s) and/or the continuation of existing policies and regulations, would remain significant, and thus would be reduced to a less-than-significant level or be significant and unavoidable.