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INTRODUCTION TO THE ANALYSIS

INTRODUCTION

Chapter 4 analyzes the potential impacts of the Covell Village Project on a range of environmental issue areas. Sections 4.1 through 4.13 describe the focus of the analysis, references and other data sources for the analysis, the environmental setting as it relates to the specific issue, project-specific impacts and mitigations measures, and cumulative impacts of the proposed project for each issue area. The format of each of these sections is described below.

DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse change in the environment (Public Resources Code § 21068). The Guidelines implementing CEQA direct that this determination be based on scientific and factual data. The specific criteria for determining the significance of a particular impact are identified within the impact discussion in each section, and are consistent with significance criteria set forth in the CEQA Guidelines.

ISSUES ADDRESSED IN THIS DRAFT EIR

The Initial Study, included as Appendix C in this DEIR, identified environmental impacts as potentially significant and required further analysis. This Draft EIR provides the additional analysis necessary to address the technical environmental impacts not fully resolved in the Initial Study. Consistent with the conclusions of the Initial Study, the following environmental issues are addressed in this chapter of the Draft EIR:

- 4.1 Aesthetics
- 4.2 Agricultural Resources
- 4.3 Land Use
- 4.4 Transportation and Circulation
- 4.5 Air Quality
- 4.6 Noise
- 4.7 Cultural Resources
- 4.8 Biological Resources
- 4.9 Geology
- 4.10 Hazards
- 4.11 Hydrology, Water Quality, and Drainage
- 4.12 Public Services and Utilities
- 4.13 Population, Housing, and Employment

SECTION FORMAT

Each section in Chapter 4 addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **environmental setting** as it pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion. The *impacts and mitigation measures* discussion contains the **significance criteria**, followed by the **methods of analysis**. The *impact and mitigation measures* discussion includes impact statements prefaced by a number in bold-faced type. An explanation of each impact and an analysis of its significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below:

4.x-1 Statement of Impact

Proposed Project

Discussion of impact for the proposed project in paragraph format.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion.

High Density Alternative

Discussion of impact for the High Density Alternative in paragraph format.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures as well as the applicability of the mitigation measure to the alternative.

4.x-1(a) *Recommended mitigation measure(s) presented in italics and numbered in consecutive order.*

4.x-1(b) *etc. etc.*