

3.0.1 Introduction to Environmental Impact Analysis

The scope of this Environmental Impact Report (EIR) is based on the Project Description outlined in Chapter 2, as well as comments received during the scoping process, focusing on environmental issues that could result in potentially significant impacts. This chapter of the EIR addresses three primary environmental resources, which were determined to be potentially significant in the Notice of Preparation (NOP) and scoping process. These environmental elements are addressed in the following sections:

- Section 3.1, "Air Quality and Greenhouse Gas Emissions"
- Section 3.2, "Fire Protection"
- Section 3.3, "Noise"

Sections 3.1 through 3.3 provide a detailed discussion of the environmental setting, impacts associated with the proposed Project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measures also are discussed.

Secondary resource issues, analyzed in the prior Draft Mitigated Negative Declaration prepared for the Project, are discussed in Sections 4.1 through 4.14 and include a brief description of the environmental setting, potential impacts, and mitigation measures, where required.

3.0.2 Organization of Environmental Impact Analysis

Each resource or service analysis (Sections 3.1–3.3) addresses an environmental element and contains the following information of the proposed Project:

- **Introduction.** This section introduces the issue area and provides a general approach to the assessment.
- **Environmental Setting.** This section describes the physical environmental conditions in the Project area as they relate to the issue in question. According to the State California Environmental Quality Act (CEQA) Guidelines, the environmental setting normally constitutes the baseline physical conditions by which the lead agency determines whether or not an impact is significant.
- **Regulatory Setting.** This section summarizes the regulations, plans, and standards that apply to the proposed Project and relate to the specific issue area in question.
- **Environmental Impact Analysis.** This section discusses the significance criteria, the environmental impact analysis, and mitigation measures that may be necessary to reduce environmental impacts and the residual impacts following the implementation of recommended mitigation measures.

- **Thresholds of Significance.** This section identifies the significance criteria or, where applicable, the thresholds of significance that will be used to evaluate the proposed Project's impacts. The criterion or threshold for a given environmental effect is the level at which the County finds the effect to be significant. The significance criteria can be a quantitative or qualitative standard, or set of criteria, pursuant to which the significance of a given environmental effect may be determined. (State CEQA Guidelines, Section 15064.7)
- **Project Impacts.** The environmental analysis considers the proposed Project's potential impacts resulting from short-term construction and long-term operation of the Project. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:
 - ***Class I - Significant and unavoidable:*** Significant impacts that cannot be effectively mitigated. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels. Even after application of feasible mitigation measures, the residual impact would be significant.
 - ***Class II - Less than significant with mitigation:*** These impacts are potentially similar in significance to those of Class I, but can be reduced or avoided by the implementation of mitigation measures. After application of feasible mitigation measures, the residual impact would not be significant.
 - ***Class III - Less than significant:*** These impacts are less severe than Class I or Class II impacts and would not exceed the thresholds of significance established for the primary issue area. Additionally, while not required under CEQA to reduce an impact to a level of insignificant, mitigation measure(s) are often applied to an identified adverse but not significant impact to mitigate the impact to the maximum extent feasible in accordance with County policy.
 - ***Class IV - Beneficial impacts:*** Effects that are beneficial to the environment.
 - A determination of ***no impact*** is given when no adverse changes in the environment are expected.
- **Mitigation Measures.** This section defines mitigation measures to reduce adverse effects on the environment for Project impacts that are considered potentially significant based on the County's significance criteria.
- **Residual Impacts.** Residual impacts identify the remaining level of impact on the environment (either adverse or beneficial) after all applicable and feasible mitigations have been identified.