

4.1 INTRODUCTION

This section contains an analysis of each environmental issue area determined to be a potential area of impact for this project:

- 4.2 Circulation and Parking
- 4.3 Historic Resources
- 4.4 Land Use and Aesthetics
- 4.5 Noise

Each section is formatted as follows:

- Introduction – Describes the purpose and scope of the section.
- Setting – Describes the relevant physical and regulatory environment.
- Impacts and Mitigation Measures – Identifies standards for significance, impacts of the project, relevant analysis, pre-mitigation levels of significance, available feasible mitigation measures, and post-mitigation levels of significance.

Four categories of impact significance are used in this document:

- Less-than-significant – The impact would cause no substantial change in the existing or projected future environment, therefore, no mitigation is required. Said another way, while there may be some associated impact, it is insignificant or acceptable, as defined by the applicable thresholds of significance.
- Potentially Significant – May be used to denote an element of uncertainty. Treated the same as “significant” in terms of CEQA findings. Where used, the applicable circumstances are described.
- Significant – Under CEQA a significant effect is defined as a substantial adverse change in the environment (PRC Section 21068). The CEQA Guidelines direct that this determination ultimately be made by the decision-making body, and that it be based on scientific and factual data to the extent possible. The specific criteria (“standards for significance”) for making this determination are defined within each Section. Significant impacts can be mitigated to less-than-significant levels by implementation of identified mitigation measures.
- Significant and Unavoidable – The impact would cause a substantial adverse effect on the environment for which no mitigation has been identified to reduce the impact to a less-than-significant level. In some instances, as described herein, there may be no available mitigation.

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.