

4.0

INTRODUCTION TO THE ANALYSIS

INTRODUCTION

The Introduction to the Analysis chapter of the EIR analyzes the potential impacts of the proposed project on a range of environmental issue areas. Sections 4.1 through 4.10 describe the focus of the analysis, references and other data sources for the analysis, the environmental setting as related 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 the 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.

INITIAL STUDY

The Initial Study originally prepared for the proposed project (provided as an attachment to the Notice of Preparation [NOP] in Appendix A) as a part of this EIR includes a detailed environmental checklist addressing a range of technical environmental issues. It should be noted that the Initial Study was prepared for buildout of 259 residential units on the project site. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as either “no impact,” “less-than-significant,” “less-than-significant with mitigation incorporated,” and “potentially significant.” The Initial Study provided the following conclusions:

Impacts identified for the proposed project in the Initial Study as less-than-significant or nonexistent, which do not require mitigation, are presented below.

- *Air Quality (III e., p.23)*: The project would not include industrial or intensive agricultural uses, which are typically associated with objectionable odors. In addition, the project could potentially result in an elimination of odors associated with the existing horse ranch operations.
- *Biological Resources (IV c. f., p.25)*: The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means, as the

project site does not contain wetland, marsh, vernal pool or coastal area habitat. A County-wide Habitat Conservation Plan has not yet been adopted for Yolo County.

- *Cultural Resources (V a., p.27-28)*: The structures on-site are less than 50 years old and are not of a significant historical resource; therefore, the proposed project would have no impact on known historical resources.
- *Geology and Soils (VI ai-iv., c., e., p.30-32)*: The project site is not susceptible to fault rupture, seismic ground shaking, liquefaction, landslides, lateral spreading, or subsidence. Furthermore, the proposed project has been designed to connect to existing sewer systems.
- *Hazards and Hazardous Materials (VII a., c.-f., h. p.33)*: The project site is not located within an airport land use plan, within two miles of an airport, or located within an area where wildland fires occur. Therefore, the proposed project would result in no impacts pertaining to the aforementioned hazards.
- *Hydrology and Water Quality (VIII g.-j., p.38)*: The project site is not within a 100-year floodplain, nor located within an area subject to damage by seiche, tsunami, or mudflow. Therefore, implementation of the proposed project would result in no impact relating to these phenomena.
- *Land Use and Planning (IX a., c. p.39)*: The proposed project would not divide an existing community. A County-wide Habitat Conservation Plan has not yet been adopted for Yolo County.
- *Mineral Resources (X a., b., p.41)*: The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan or a known mineral resource that would be of value to the region and the residents of the State.
- *Noise (XI e., f., p. 43)*: The proposed project would not expose people to excessive noise levels associated with airport uses.
- *Population and Housing (XII b., c., p.44)*: The proposed project would not displace substantial housing or people because the site would result in a net gain of residential units.
- *Transportation and Circulation (XV c., p.48)*: The proposed project would not be expected to change existing air traffic patterns, either in terms of volume or location.

Impacts identified in the Initial Study as less-than-significant with the implementation of mitigation measures, are presented below.

- *Cultural Resources (V b.-d., p.27)*: A cultural resources report that included the project site did not identify any prehistoric sites within the project area; however, the potential exists for prehistoric resources to be uncovered during construction.

Although the impact would be considered potentially significant, implementation of the included mitigation measure would reduce the impact to a less-than-significant level.

- *Geology and Soils (VI b., d., p.30-31)*: Construction of the proposed project could contribute to short-term impacts on surface water quality through increased turbidity and sediment loading and could potentially place structures on expansive soils. Although the impact would be considered potentially significant, implementation of the included mitigation measure would reduce the impact to a less-than-significant level.
- *Hazards and Hazardous Materials (VII b., p. 34)*: The Phase I Assessment identified an on-site agricultural well and five on-site septic systems. The septic systems are accident and grading hazards, as they may include various waste fluids and other chemicals, which could potentially release hazardous materials. In addition, wells, such as the agricultural well located on the project site, would require proper abandonment. Although the impacts would be considered potentially significant, implementation of the included mitigation measure would reduce the impact to a less-than-significant level.

All remaining issues were identified in the Initial Study as potentially significant and are discussed in this Draft EIR.

ISSUES ADDRESSED IN THIS DRAFT EIR

The Initial Study, included as an attachment to the NOP in Appendix A of this Draft EIR, identified environmental impacts as potentially significant and requiring 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:

- Land Use and Agricultural Resources;
- Population, Housing, and Employment;
- Transportation and Circulation;
- Air Quality;
- Noise;
- Biological Resources;
- Aesthetics;
- Hydrology, Water Quality, and Drainage;
- Public Services and Facilities; and
- Climate Change.

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 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

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.

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.