

4.0

INTRODUCTION TO THE ANALYSIS

4.0.1 INTRODUCTION

The technical chapters of the EIR analyze the potential impacts of buildout of the proposed project on a range of environmental issue areas. Chapters 4.1 through 4.8 describe the following: the focus of the analysis; references and other data sources for the analysis; the environmental setting as the setting relates to the specific issue; standards of significance; method of analysis; project-specific impacts and mitigation measures. Additionally, Chapters 4.1 through 4.8 describe the cumulative impacts of the project combined with past, present and reasonably probable future projects for each issue area. The format of each of the technical chapters is described at the end of this chapter. It should be noted that all technical reports are either attached to this EIR or available at the City by request.

4.0.2 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.

4.0.3 ENVIRONMENTAL ISSUES ADDRESSED IN THIS EIR

The EIR provides the analysis necessary to address the technical environmental impacts of the proposed project. The following environmental issues are addressed in this EIR:

- Air Quality;
- Cultural Resources;
- Greenhouse Gas Emissions and Energy;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Transportation and Circulation; and
- Utilities and Service Systems.

See Chapter 5, Section 5.4 for additional information on the scope of the cumulative impact analysis for each environmental issue addressed in the EIR.

As discussed in the Introduction chapter of this EIR, the proposed project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). Qualifying in-fill projects that are consistent with SACOG's MTP/SCS are granted CEQA streamlining benefits, including the following:

1. The EIR is not required to reference, describe, or discuss (1) growth-inducing impacts, or (2) any project-specific or cumulative impacts from cars and light-duty truck trips generated by the project on global warming or the regional transportation network. (Pub. Resources Code, §21159.28, subd. (a).)
2. Alternative locations, densities, and building intensities to the proposed project need not be considered. (Pub. Resources Code, §21159.28, subd. (b) and 21155.2, subd. (c)(2).)
3. Aesthetic and parking impacts should not be considered significant impacts on the environment. (Pub. Resources Code, § 21099, subd. (d)(1).)

Considering the project's consistency with SACOG's MTP/SCS, the environmental analysis within this EIR need not and shall not address the foregoing issue areas.

4.0.4 SECTION FORMAT

Each technical chapter 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 **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impact and mitigation** discussion includes impact statements prefaced by a number in bold-faced type (for both project-level and cumulative analyses). An explanation of each impact and an analysis of the impact's 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.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance.

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. The following levels of significance are used in the EIR: less than significant, significant, or significant and unavoidable. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures. Mitigation Measures shall apply to both the Preferred Site Plan and Alternative B, unless otherwise noted.

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

4.x-1(b) *Required additional mitigation measure, if necessary.*

Cumulative Impacts and Mitigation Measures

The following discussion of cumulative impacts is based on implementation of the proposed project in combination with cumulative development within the applicable area or region.

4.x-2 Statement of Cumulative Impact

Discussion of cumulative impacts for the proposed project in paragraph format.

As discussed in detail in Chapter 5, Statutorily Required Sections, of the EIR, the cumulative setting for the proposed project is generally considered to be development anticipated to occur upon buildout of the Davis General Plan (i.e., Davis city limits), as well as buildout of a number of approved or reasonably foreseeable projects within the project region. Specifically for the Noise and Transportation and Circulation sections of the EIR, the cumulative analysis involves two cumulative scenarios. The first cumulative scenario is the Cumulative Year 2035 Conditions, which assumes buildout of the City of Davis General Plan, the revised Nishi Project, referred to as Nishi 2.0, and 13 approved or pending projects within the project vicinity, based on consultation with the City of Davis. The second Cumulative Year 2035 scenario, referred to as the “Super Cumulative” Year 2035 Conditions scenario is the Cumulative Year 2035 Conditions as described above with the addition of the Mace Ranch Innovation Center project.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR for cumulative impacts: less than significant, less than cumulatively considerable, cumulatively considerable, or significant and unavoidable. If an impact is determined to be cumulatively considerable, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures. Mitigation Measures shall apply to both the Preferred Site Plan and Alternative B, unless otherwise noted.

4.x-2(a) *Required mitigation measure(s) presented in italics and listed in consecutive order.*

4.x-2(b) *Required additional mitigation measure, if necessary.*