
IV. ENVIRONMENTAL IMPACT ANALYSIS

A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT

Section 15128 of the CEQA Guidelines states:

“An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study.”

An Initial Study was prepared for the proposed project (see Appendix A of this Draft EIR). Based on the detailed analysis contained in the Initial Study, the following environmental topics were scoped out of the Draft EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

With the exception of Air Quality, Greenhouse Gas Emissions, Cumulative Traffic Noise, and Transportation and Traffic, the Initial Study found that implementation of the proposed project would not result in significant environmental impacts that could not be completely mitigated to less-than-significant levels. Refer to Section IV.B (Transportation and Traffic) and Section IV.C (Air Quality) for a detailed analysis of the traffic and air quality impacts associated with the proposed project. Refer to Section V.C (Summary of Urban Decay Analysis) and Appendix C for an analysis of the potential urban decay impacts associated with the proposed project. Also, refer to the Initial Study in Appendix A for a discussion of the project’s significant and unavoidable cumulative traffic noise impacts. A summary of project impacts is provided in Table II-1. Table II-1 also includes a summary of the project’s potentially significant impacts that can be reduced to less-than-significant levels that were scoped out of the Draft EIR by the Initial Study.

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