

## **IV. SETTING, IMPACTS AND MITIGATION MEASURES**

This chapter contains an analysis of each issue that has been identified through preliminary environmental analysis and the public scoping session for the Benicia Business Park EIR, and, as such, comprises the major portion of the Draft EIR. Sections A through N of this chapter describe the environmental setting of the project as it relates to each specific environmental issue evaluated in the EIR and the impacts resulting from implementation of the project. Proposed mitigation measures to reduce potential impacts are recommended where appropriate.

### **A. DETERMINATION OF SIGNIFICANCE**

Under CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment.<sup>1</sup> The guidelines implementing CEQA direct that this determination be based on scientific and factual data. Each impact and mitigation measure section of this chapter is prefaced by a summary of criteria of significance.

### **B. ISSUES ADDRESSED IN THE DRAFT EIR**

The following environmental issues are addressed in this chapter:

- Land Use and Planning Policy
- Population, Employment and Housing
- Geology, Soils and Seismicity
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Biological Resources
- Transportation and Circulation
- Air Quality
- Noise
- Visual Resources
- Cultural and Paleontological Resources
- Public Services
- Utilities and Infrastructure
- Urban Decay

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<sup>1</sup> Public Resources Code 21068.

## C. FORMAT OF ISSUE SECTIONS

Each environmental topic considered in this chapter is comprised of two primary sections: (1) setting, and (2) impacts and mitigation measures. An overview of the general organization and the information provided in the two sections is provided below:

- *Setting.* The setting section for each environmental topic generally provides a description of the applicable physical setting for the project site and its surroundings at the beginning of the environmental review process (e.g., existing land uses, existing soil conditions, existing traffic conditions). An overview of regulatory considerations that are applicable to the specific environmental topic is also provided.
- *Impacts and Mitigation Measures.* The impacts and mitigation measures section for each environmental topic presents a discussion of the impacts that could result from implementation of the proposed project. The section begins with the criteria of significance, establishing the thresholds to determine whether an impact is significant. The latter part of the section presents the impacts from the proposed project and mitigation measures, if required. The impacts of the proposed project are organized into separate categories based on their significance according to the criteria listed in each topical section: less-than-significant impacts, which do not require mitigation measures, and significant impacts, which do require mitigation measures.

Significant impacts are numbered and shown in bold type, and the corresponding mitigation measures are numbered and indented. Impacts and mitigation measures are numbered consecutively within each topic and begin with an acronymic reference to the impact section (e.g., LU, for Land Use). The following acronyms are used for individual topics:

LU:	Land Use and Planning Policy
POP:	Population, Employment and Housing
GEO:	Geology, Soils and Seismicity
HYDRO:	Hydrology and Water Quality
HAZ:	Hazards and Hazardous Materials
BIO:	Biological Resources
TRANS:	Transportation and Circulation
AIR:	Air Quality
NOI:	Noise
VIS:	Visual Resources
CULT:	Cultural and Paleontological Resources
PUB:	Public Services
UTIL:	Utilities and Infrastructure
DECAY:	Urban Decay

These notations are found following each impact and each mitigation measure to identify its significance before and after mitigation:

LTS:	Less than Significant
S:	Significant
SU:	Significant and Unavoidable