4.0 ENVIRONMENTAL IMPACTS

This section evaluates the significant environmental impacts that could result from the implementation of the proposed projects. These potential impacts are analyzed for the following environmental issues: air quality; greenhouse gas emissions; land use and planning; noise; transportation and traffic; and cumulative impacts. Discussion is focused on the identification of changes that may be considered to be environmentally significant (a substantial, or potentially substantial, adverse change in the environment) relative to the existing environmental conditions.

Analysis of each environmental issue is organized to include the following subsections:

- **REGULATORY FRAMEWORK** – An identification of applicable federal, State and local regulations.
- **EXISTING SETTING** – A description of existing conditions that precede implementation of the proposed project.
- **THRESHOLDS OF SIGNIFICANCE** – The criteria by which the project components are measured to determine if the proposed project would cause a substantial or potentially substantial adverse change in the existing environmental conditions.
- **IMPACTS** – An analysis of the beneficial and adverse effects of the proposed project, including, where appropriate, assessments of the significance of potential adverse impacts relative to established thresholds (relative to existing conditions per CEQA).
- **MITIGATION MEASURES** – Wherever significant adverse impacts relative to existing conditions are identified in the impacts subsection, appropriate and reasonable measures are recommended to avoid or minimize impacts to the extent feasible.
- **SIGNIFICANCE OF IMPACTS AFTER MITIGATION** – A discussion of whether a significant and unavoidable impact would be reduced to a less-than-significant level or to no impact after mitigation under CEQA or remain significant and unavoidable.
- **CUMULATIVE IMPACTS** – Impacts anticipated from the proposed project, as well as other approved and reasonably foreseeable projects in the area that could result in overlapping impacts. Since the area of potential impact is different for each issue area, the analyses include a unique approach for each issue area.