
3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

3.1 INTRODUCTION

Chapter 3 of this Draft EA/EIR provides the affected environment (existing conditions) associated with the Proposed Action and the Alternatives as they are described in Chapter 2. Chapter 3 is organized by environmental issue area as follows:

3.2	Land Use
3.3	Transportation
3.4	Air Quality
3.5	Noise
3.6	Biological Resources
3.7	Cultural Resources
3.8	Employment, Population, and Housing
3.9	Aesthetics
3.10	Hydrology and Water Quality
3.11	Water Supply
3.12	Wastewater
3.13	Stormwater

Detailed technical analyses were prepared for some of the environmental issue areas. The relevant technical information supporting the documentation is provided in appendices to this document. The appendices include:

Appendix A	Notice Of Preparation/Notice Of Intent (NOP/NOI), Initial Study, And Comments on the NOP/NOI
Appendix B	Traffic Study
Appendix C	Air Quality Technical Worksheets
Appendix D	Noise Technical Worksheets
Appendix E	Floral And Faunal Compendia
Appendix F	Cultural Resources Technical Report
Appendix G	Detailed Height and Shade/Shadow Analysis for Proposed Action
Appendix H	Preliminary Hydrogeologic Investigation; Preliminary Drainage Study; Storm Water Pollution Prevention Plan
Appendix I	Site Plan, Height Analysis, Visual Simulations and Shade/Shadow Analysis for Alternate Design Alternative

The determination with regard to “significant” varies between NEPA and CEQA. Under NEPA, the term significant takes into account both context and intensity. Context means that the significance of an action must be analyzed in several contexts such as society as a whole, the affected region, the affected interests, and the locality. In the case of a site-specific action, significance depends upon the effects in the locale. Both short- and long-term effects are relevant. Intensity refers to the severity of the impact. In determining intensity, the following factors are considered: 1) impacts that may be both beneficial and adverse; 2) the degree to which the action affects public health and safety; 3) unique geographic characteristics, such as proximity to cultural resources, park lands, prime farmlands, wetlands, wild and scenic rivers, or ecologically critical areas; 4) the degree to which the effects on the quality of the human environment are likely to be highly controversial; 5) the degree to which the effects on the quality of the human environment are highly uncertain or involve unique or unknown risks; the degree to which the action may establish precedent; 6) whether the action is related to other actions with individually insignificant but cumulatively significant impacts; 7) the degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the National Register or may cause loss or destruction of significant scientific, cultural, or historical resources; 8) the degree to which the action may adversely affect an endangered or threatened species or habitat; and 9) whether the action threatens a violation of Federal, State, or local law or requirements imposed for the protection of the environment.

Under CEQA, a significant effect on the environment means a substantial, or potentially substantial, adverse change in a physical condition within the area affected by the project. An economic or social change by itself is not considered a significant effect on the environment. However, a social or economic change related to a physical change may be considered in determining whether the physical change is significant.