

4.0 INTRODUCTION TO THE ANALYSIS

4.0.1 INTRODUCTION

The technical chapters of this Subsequent Environmental Impact Report (SEIR) include the analysis of the potential impacts of buildout of the proposed project in comparison to the significant impacts identified in the Wildhorse Ranch Project EIR (2009 EIR).¹ Chapters 4.1 through 4.7 describe the focus of the analysis, references and other data sources for the analysis, the environmental setting related to each specific issue area, project-specific impacts and mitigation measures, and the cumulative impacts 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 SEIR or available from 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 [PRC] Section 21068). The CEQA Guidelines require that the determination of significance be based on scientific and factual data. The specific criteria for determining the significance of a particular impact are identified within each chapter and are consistent with significance criteria set forth in the CEQA Guidelines or as based on the professional judgment of the SEIR preparers.

Significance Criteria

The CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.” In addition, the Guidelines state, “An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” (CEQA Guidelines Section 15382).

As presented in Section 4.0.4 below, each impact analysis includes a determination of whether the proposed project would result in a new significant impact or a substantially more severe significant impact beyond what was previously identified in the 2009 EIR. In cases where a new or substantially more severe significant impact is identified, mitigation, if available, is required in order to reduce the specific impact to the maximum extent feasible. The level of significance of the impact following mitigation is then included. The following levels of significance that would occur following implementation of mitigation are used in this SEIR:

- 1) Less than Significant: Impacts that are adverse, but that do not exceed the specified thresholds of significance;
- 2) Significant: Impacts that exceed the defined standards of significance and require mitigation;

¹ City of Davis. *Wildhorse Ranch Project Final Environmental Impact Report*. Certified July 2009.



- 3) Less than Cumulatively Considerable: Where cumulative impacts have been identified, but the project's incremental contribution towards the cumulative impacts would not be considered significant;
- 4) Cumulatively Considerable: Where cumulative impacts have been identified and the project's incremental contribution towards the cumulative impacts would be considered significant; and
- 5) Significant and Unavoidable Impact: An impact (project-level or cumulative) that cannot be eliminated or reduced to a less-than-significant or less than cumulatively considerable level through the implementation of feasible mitigations measures.

Each environmental area of analysis uses a distinct set of significance criteria. The significance criteria are identified at the beginning of the Impacts and Mitigation Measures section in each of the technical chapters of this SEIR. Although significance criteria are necessarily different for each resource considered, the provided significance levels ensure consistent evaluation of impacts for all resource areas evaluated.

4.0.3 ENVIRONMENTAL ISSUES ADDRESSED IN THIS SEIR

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

- Aesthetics;
- Air Quality, Greenhouse Gas Emissions, and Energy;
- Biological Resources;
- Noise;
- Public Services and Utilities; and
- Transportation.

Chapter 4.7, Other Effects, addresses the remaining environmental issue areas not discussed in an individual technical chapter of the SEIR. See Chapter 5, Statutorily Required Sections, of this SEIR for additional information on the scope of the cumulative impact analysis for each environmental issue addressed in the SEIR.

4.0.4 CHAPTER 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 any changes to the project's **existing environmental setting** in comparison to the setting presented in the 2009 EIR 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 method of analysis discussion includes a description of the changes in circumstance and changes to the project that have occurred since the City's certification of the 2009 EIR. 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 as compared to the Wildhorse Ranch Project follow each impact statement. All mitigation measures pertinent to each individual impact, including applicable mitigation measures from the 2009 EIR, modified mitigation measures, and new mitigation measures, 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 Project-Specific Impact

Discussion of impact for the proposed project, as compared to the Wildhorse Ranch Project, in paragraph format.

A statement of whether the proposed project would result in a new significant impact or substantially more severe significant impact prior to mitigation is included at the end of each impact discussion. If an impact is determined to be a new or substantially more severe significant beyond what was identified in the 2009 EIR, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Applicable Mitigation Measure(s) from the 2009 EIR

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-1(a)² *Mitigation measure(s) applicable to the proposed project from the 2009 EIR presented in italics and listed in consecutive order.*

4.x-1(b) *Additional mitigation measures from the 2009 EIR, if necessary.*

Modified Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-1(c) *Mitigation measure(s) applicable to the proposed project which have been modified from the 2009 EIR presented in italics and listed in consecutive order. All new text is shown as double underlined and deleted text is shown as ~~struck through~~.*

4.x-1(d) *Additional modified mitigation measures, if necessary.*

New Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-1(e) *Project-specific mitigation measure(s) not included in the 2009 EIR presented in italics and listed in consecutive order.*

4.x-1(f) *Additional project-specific mitigation measures, if necessary.*

² It should be noted that all modified mitigation measures, from the 2009 EIR presented in this SEIR will be numbered using the same numbering system applied in the 2009 EIR.



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 as compared to the Wildhorse Ranch Project in paragraph format.

As discussed in detail in Chapter 5, Statutorily Required Sections, of this SEIR, the cumulative setting for the proposed project is generally considered to be development anticipated to occur upon buildout of a number of approved or reasonably foreseeable projects within the project region (i.e., the City of Davis and associated Sphere of Influence [SOI]).

A statement of whether a new or substantially more severe significant cumulative impact beyond what was identified in the 2009 EIR would occur is included at the end of each impact discussion. In the event that a cumulative significant impact is identified, a statement of whether the proposed project would result in a cumulatively considerable contribution to the cumulative significant impact, prior to mitigation, is included at the end of each impact discussion. If an impact is determined to potentially be cumulatively considerable, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Applicable Mitigation Measure(s) from the 2009 EIR

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-2(a) *Mitigation measure(s) applicable to the proposed project from the 2009 EIR presented in italics and listed in consecutive order.*

4.x-2(b) *Additional mitigation measures from the 2009 EIR, if necessary.*

Modified Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-2(c) *Mitigation measure(s) applicable to the proposed project which have been modified from the 2009 EIR presented in italics and listed in consecutive order. All new text is shown as double underlined and deleted text is shown as ~~struck through~~.*

4.x-2(d) *Additional modified mitigation measures, if necessary.*

New Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.



- 4.x-2(e) *Project-specific mitigation measure(s) not included in the 2009 EIR presented in italics and listed in consecutive order.*
- 4.x-2(f) *Additional project-specific mitigation measures, if necessary.*

