

4.0 INTRODUCTION TO THE ANALYSIS

INTRODUCTION

Chapter 4 analyzes the potential impacts of the proposed project on a range of environmental issue areas. Sections 4.1 through 4.16 describe the focus of the analysis, references and other data sources for the analysis, the environmental setting as it relates to the specific issue, project-specific impacts and mitigations measures, and cumulative impacts of the proposed project for each issue area. Impacts associated with the construction of infrastructure are also evaluated in the individual environmental issue areas examined in this Draft EIR (such as noise, transportation, and biological resources.) The format of each of these sections is described below.

DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse change in the environment (Public Resources Code § 21068). The Guidelines implementing CEQA direct that this determination be based on scientific and factual data. The specific criteria for determining the significance of a particular impact are identified within the impact discussion in each section, and are consistent with significance criteria set forth in the CEQA Guidelines.

ISSUES ADDRESSED IN THIS DRAFT EIR

Consistent with the conclusions of the Initial Study, the following environmental issues are addressed in this chapter of the Draft EIR:

- aesthetics;
- agricultural resources;
- air quality;
- biological resources;
- cultural resources;
- geology and soils;
- hazards and hazardous materials;
- hydrology and water quality;
- land use/ planning;
- mineral resources;
- noise;
- population and housing;
- public services and utilities;
- recreation and open space;
- transportation and circulation, and;
- utilities and service systems

SECTION FORMAT

Each section in Chapter 4 addressing a specific environmental issue begins with an **Introduction** describing the purpose of the section. This is followed by a description of the project **Setting** as it pertains to that particular issue. The setting description is followed by the **Regulatory Context** and the **Impacts and Mitigation Measures** discussion. This discussion contains the **Significance Criteria**, followed by the **Method of Analysis**. The **Impact and Mitigation** portion of this discussion includes impact statements prefaced by a number in bold-faced type. An explanation of each impact and an analysis of its significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. Each environmental issue will include a discussion of the proposed Jones Ranch project as well as the Island property. An example of the format is shown below:

4.x-1 Statement of Impact

Discussion of impact for the proposed project in paragraph format.

List of applicable goals and policies included in the General Plan.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion.

Mitigation Measure(s)

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

4.x-1a Recommended mitigation measure(s) presented in italics and numbered in consecutive order.

4.x-1b Mitigation Measure.

Cumulative Analysis

The Citywide impact analyses in chapters 4.1 through 4.16 are effectively the cumulative impact analyses. The analyses examine the cumulative effects of each resource topic through buildout of the proposed General Plan Update. It should also be stated that other development in Yuba County would result in increased effects to the Wheatland Study Area. For example, the Transportation and Circulation chapter (see Chapter 4.15) includes a qualitative discussion of the cumulative buildout of the Wheatland General Plan Update as well as other development in Yuba County. Other expected development outside of the City's Sphere of Influence, such as the Yuba Highlands project, would result in increased vehicle trips in the Wheatland study area; thereby, contributing to greater traffic loads on City streets.