

SECTION 3: ENVIRONMENTAL IMPACT ANALYSIS

Approach to Environmental Analysis

The Draft EIR (Draft EIR) for the Redlands Crossing Center (Project) provides analysis of impacts for all environmental topics. Sections 3.1 through 3.18 discuss the environmental impacts that may result from approval and implementation of the Project.

Organization of Issue Areas

This Draft EIR provides analysis of impacts for those environmental topics where it was determined in the Notice of Preparation (NOP) (Appendix A) or through subsequent analysis that the Project would result in “potentially significant impacts.” Sections 3.1 through 3.18 discuss the environmental impacts that may result with approval and implementation of the Project.

The following environmental issues are addressed in this chapter:

3.1	Aesthetics	3.11	Noise
3.2	Agricultural Resources	3.12	Population, Housing, and SCAG Consistency
3.3	Air Quality	3.13	Public Services
3.4	Biological Resources	3.14	Recreation
3.5	Cultural Resources	3.15	Transportation
3.6	Geology and Soils	3.16	Utilities and Service Systems
3.7	Hazards and Hazardous Materials	3.17	Greenhouse Gases
3.8	Hydrology and Water Quality	3.18	Urban Decay
3.9	Land Use and Planning		
3.10	Mineral Resources		

Each environmental issue area in Sections 3.1 through 3.18 include:

1. The environmental setting as it relates to the specific issue.
2. The regulatory framework governing that issue.
3. The significance criteria.
4. Applicable Notice of Preparation (NOP) comments.
5. An evaluation of the Project-specific impacts and, as appropriate, identification of mitigation measures.
6. A determination of the level of significance after mitigation measures are implemented.

Level of Significance

Determining the severity of Project impacts is fundamental to achieving the objectives of California Environmental Quality Act (CEQA). CEQA Guidelines § 15091 requires that decision-makers mitigate, as completely as is feasible, the potentially significant impacts identified in the Final EIR. If the EIR identifies any significant unmitigated impacts, CEQA Guidelines § 15093 requires decision-makers in approving a project to adopt a statement of overriding considerations that explains why the benefits of the project outweigh the adverse environmental consequences identified in the EIR.

The level of significance for each impact examined in this Draft EIR was determined by considering the predicted magnitude of the impact against the applicable threshold. The significance threshold determinations were determined based on a number of factors, including those included in State CEQA Guidelines Appendix G or those formally adopted by the City of Redlands pursuant to a public hearing process.

Format Used for Impact Analysis and Mitigation Measures

The format adopted in this Draft EIR to present the evaluation of impacts is as follows:

Summary Heading of Impact

Impact 3.1-1	<p>An impact summary heading appears immediately preceding the impact description (Summary Heading of Impact in this example).</p> <p>The impact number identifies the section of the report (3.1 in the example) and the sequential order of the impact (1 in the example) within that section. To the right of the impact number is the impact statement, which is quoted from the CEQA Guidelines' Appendix G, Environmental Checklist (Checklist).</p> <p>[CEQA <i>Environmental Issue Name</i> Threshold X(x)] This line cites the issue name and threshold number from the Checklist.</p>
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Impact Analysis

A narrative analysis follows the impact statement.

Level of Significance Before Mitigation

This section states the level of significance of the impact before any mitigation is proposed.

Mitigation Measures

In some cases, following the impact discussion, reference is made to state and federal regulations and agency policies that would fully or partially mitigate the impact. Also, policies and programs from applicable local land use plans that partially or fully mitigate the impact may be cited.

Project-specific mitigation measures, beyond those contained in other documents, are set off with a summary heading, and described using the format presented below:

MM AG-1 Project-specific mitigation is identified that would reduce the impact to the lowest degree feasible. The mitigation number links the particular mitigation to the environmental issue area it is associated with (AG for Agriculture in this example); the number identifies the sequential order of that mitigation for that impact (1 in this example).

Level of Significance After Mitigation

This section identifies the resulting level of significance of the impact following mitigation.

