

IV. SETTING, IMPACTS AND MITIGATION MEASURES

This chapter contains an analysis of each issue that has been identified through preliminary environmental analysis for the Vallejo WinCo Foods Project, and, as such, comprises the major portion of the Draft EIR. Sections A through J of this chapter describe the environmental setting of the project as it relates to each specific environmental issue evaluated in the EIR and the impacts resulting from implementation of the project. Proposed mitigation measures to reduce potential impacts are recommended where appropriate.

DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment.¹ The *CEQA Guidelines* direct that this determination be based on scientific and factual data. Each impact evaluation in this chapter is prefaced by criteria of significance, which are the thresholds for determining whether an impact is significant. These criteria of significance are based on those in Appendix G of the *CEQA Guidelines* and were developed in coordination with the City of Vallejo staff.

ISSUES ADDRESSED IN THE DRAFT EIR

The following environmental issues are addressed in this chapter:

- A. Land Use and Planning Policy
- B. Visual Resources
- C. Transportation and Circulation
- D. Air Quality
- E. Global Climate Change
- F. Noise
- G. Hydrology and Water Quality
- H. Public Services
- I. Utilities and Infrastructure
- J. Urban Decay

Preliminary analysis contained in the Initial Study (included in Appendix B) determined that development of the proposed project would result in either no impact, less-than-significant impacts, or less-than-significant impacts with implementation of standard mitigation measures to the following issue topics: agricultural and forestry resources; biological resources; cultural resources; geology and

¹ Public Resources Code Section 21068.

soils; hazards and hazardous materials; mineral resources; population and housing; public schools; and parks and recreation.

FORMAT OF ISSUE SECTIONS

Each environmental topic considered in this chapter is comprised of two primary sections: (1) setting, and (2) impacts and mitigation measures. An overview of the general organization and the information provided in the two sections is provided below:

- *Setting.* The setting section for each environmental topic generally provides a description of the existing physical conditions on for the project site and its surroundings at the beginning of the environmental review process (e.g., existing land uses, existing soil conditions, existing traffic conditions). An overview of regulatory considerations that are applicable to each specific environmental topic is also provided.
- *Impacts and Mitigation Measures.* The impacts and mitigation measures section for each environmental topic presents a discussion of the impacts that could result from implementation of the proposed project. The section begins with the criteria of significance, establishing the thresholds to determine whether an impact is significant. The latter part of the section presents the impacts from the proposed project and mitigation measures, if required. The impacts of the proposed project are organized into separate categories based on their significance according to the criteria listed in each topical section: less-than-significant impacts, which do not require mitigation measures, and significant impacts, which do require mitigation measures.

Significant impacts are numbered and shown in bold type, and the corresponding mitigation measures are numbered and indented. Impacts and mitigation measures are numbered consecutively within each topic and begin with an acronymic reference to the impact section (e.g., LU, for Land Use). The following acronyms are used for individual topics:

LU:	Land Use and Planning Policy
VIS:	Visual Resources
TRANS:	Transportation and Circulation
AIR:	Air Quality
GCC:	Global Climate Change
NOISE:	Noise
HYD:	Hydrology and Water Quality
PUB:	Public Services
UTIL:	Utilities and Infrastructure
DECAY:	Urban Decay

As discussed above, all impacts are evaluated according to the significance criteria: less-than-significant impacts (LTS), which do not require mitigation measures; significant impacts (S), which do require mitigation measures; and significant and unavoidable (SU) which cannot be mitigated. These notations are provided following each impact and each mitigation measure to identify their significance before and after mitigation.