

SECTION 5: ENVIRONMENTAL IMPACT ANALYSIS

The Edenglen Project EIR provides analysis of impacts for those environmental topics where it was determined in the Notice of Preparation (NOP) (see Appendix A of this EIR) that the proposed project resulted in “potentially significant impacts.” Each topical section includes the following information: introduction, description of the environmental setting (existing conditions), including related plans and policies; identification of thresholds of significance; analysis of potential significant project effects; identification of mitigation measures, if required to reduce the identified significant impacts; and identification of levels of significance after mitigation.

CEQA Guidelines §15064.7 addresses the thresholds of significance and encourages each public agency to develop thresholds of significance through a public review process. Subsequently these thresholds must be published and adopted by agency ordinance, code, or regulation. The thresholds used in this EIR have been derived from several sources including the NMC General Plan and NMC Final EIR, the State CEQA Guidelines and checklist, thresholds adopted from other agencies (such as the South Coast Air Quality Management District).

The mitigation measures identified include specific policies of the NMC General Plan that can be directly linked to reducing an identified project impact. Mitigation measures are recommended as feasible when a potentially significant impact has been identified and can be reduced to a level considered less than significant with implementation.

Sections 5.1 through 5.11 discuss the environmental impacts that may result with approval and implementation of the proposed project.

| EIR Document Section | Environmental Issue |
|----------------------|---------------------------------|
| Section 5.1 | Agricultural Resources |
| Section 5.2 | Hydrology and Water Quality |
| Section 5.3 | Biological Resources |
| Section 5.4 | Geology/Soils |
| Section 5.5 | Hazards and Hazardous Materials |
| Section 5.6 | Transportation/Circulation |
| Section 5.7 | Noise |
| Section 5.8 | Air Quality |
| Section 5.9 | Public Services |
| Section 5.10 | Utilities and Service Systems |
| Section 5.11 | Cultural Resources |