

CHAPTER 4

ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

This chapter provides a project-level analysis of the physical environmental effects of demolition of existing commercial buildings and the construction of a seven-story, mixed-use project (Project) with 175 residential condominium units and 11,498 square of ground floor and levee-front commercial space. The following sections evaluate the environmental impacts of the proposed Project:

- 4.1 Biological Resources
- 4.2 Cultural Resources and Tribal Cultural Resources
- 4.3 Geology and Soils
- 4.4 Energy Conservation
- 4.5 Land Use

4-1 SECTION ORGANIZATION

Each section in this chapter describes the environmental setting, assesses impacts, and identifies mitigation measures for significant impacts.

Environmental Setting

The Environmental Setting sections provide a general overview of the existing conditions throughout the City, and describe the existing physical environment. Applicable federal, state, and local laws and regulations relevant to a discussion of impacts in the topic category also are identified, when relevant.

Environmental Impacts and Mitigation Measures

The Environmental Impacts and Mitigation Measures section identifies thresholds of significance used to evaluate whether an impact is considered significant, based on standards identified in or criteria derived from the California Environmental Quality Act (CEQA) and State CEQA Guidelines as amended at the end of 2018. In some cases, agency policies and regulations or professional judgment are used to further define CEQA standards of significance.

The Impacts section first identifies issues for which no impacts have been identified. The section then evaluates and analyzes significant or potentially significant project impacts, states the level of significance prior to mitigation. Mitigation measures are provided for identified significant impacts. A statement regarding the level of significance of each impact after mitigation follows the mitigation measures for that impact. For impacts found to be less than significant, mitigation measures are not required.

4-2 SIGNIFICANCE DETERMINATIONS

In accordance with the California Environmental Quality Act (CEQA), specifically, Public Resources Code Section 21068, a “significant effect on the environment” means a substantial, or potentially substantial, adverse change in the environment. The significance thresholds used for each environmental resource topic are presented in each section of Chapter 4 following the setting and before the discussion of impacts. For the impact analyses, one of the following significance determinations will be made:

- **No Impact (NI).** This determination is made if there is no potential that the Proposed Project could affect the resource at issue.
- **Less than Significant (LS).** This determination applies if there is a potential for some limited impact on a resource, but the impact is not significant in accordance with the significance criterion.
- **Less than Significant with Mitigation (LSM).** This determination applies if there is the potential for a substantial adverse effect in accordance with the significance criterion, but mitigation is available to reduce the impact to a less-than-significant level.
- **Significant Unavoidable (SU).** This determination applies to impacts that are significant, but for which there appears to be no feasible mitigation available to substantially reduce the impact.