

IV. SETTING, IMPACTS AND MITIGATION MEASURES

This chapter contains an analysis of each issue that has been identified through preliminary environmental analysis and the public scoping sessions for the 39th and Adeline Mixed-Use Project EIR (held on September 27, 2007 in Emeryville and October 3, 2007 in Oakland), and, as such, comprises the major portion of the Draft EIR. Sections A through D 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 that are expected to result from implementation of the project. Proposed mitigation measures to reduce potential impacts are recommended, where appropriate.

A. DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment.¹ The guidelines implementing CEQA direct that this determination be based on scientific and factual data. Each impact and mitigation measure section of this chapter is prefaced by a summary of criteria of significance. These criteria have been developed using Appendix G of the *CEQA Guidelines* and applicable City of Oakland and City of Emeryville policies.

B. ISSUES ADDRESSED IN THE DRAFT EIR

The following environmental issues are addressed in this chapter:

- Land Use
- Planning Policy
- Cultural Resources
- Transportation and Circulation

C. FORMAT OF ISSUE SECTIONS

Each environmental topic considered in this chapter comprises 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 physical setting 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 the specific environmental topic is also provided.

¹ Public Resources Code 21068.

- *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 39th and Adeline Mixed-Use Project. The section begins with the criteria of significance, establishing the thresholds to determine whether an impact is significant. The latter part of this 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 require mitigation measures.

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., CULT). The following symbols are used for individual topics:

LTS:	Less than Significant
S:	Significant
SU:	Significant and Unavoidable

These notations are found following each impact and each mitigation measure to identify the significance of impacts before and after mitigation.