

4.0 ENVIRONMENTAL EVALUATION

This chapter consists of nine sections that evaluate the environmental impacts of the proposed Siena Hill project. Each section follows the same format, and consists of the following subsections:

- ◆ The Existing Setting section describes current conditions with regard to the environmental factor reviewed.
- ◆ The Standards of Significance section tells how an impact is judged to be significant in this EIR.
- ◆ The Impacts and Mitigation Measures section gives an overview of potential impacts, tells why impacts were found to be significant or less-than-significant, numbers and lists identified impacts, and identifies measures that would mitigate each impact.

In subsections 4.1 through 4.10 below, each numbered impact is considered significant prior to mitigation. Mitigation measures have been suggested that will reduce significant impacts to less-than-significant levels. Impacts would be less-than-significant after mitigation unless they are noted as significant and unavoidable in the text.

In this Draft EIR, all mitigation measures are phrased as if they are conditions of approval for the proposed project, which they would become if they are adopted as such by the City. Under CEQA, an EIR is required to identify mitigation measures that could reduce identified impacts to less-than-significant levels. However, the City is not required to adopt these mitigation measures, even after the EIR is certified. The City could also require alternative mitigation measures that are equally effective, or it could find that the identified measures are infeasible and allow the project without mitigation under a finding of overriding consideration.

Once the City takes action to approve the project and applies the mitigation measures, a mitigation monitoring and reporting program (MMRP) will be developed, as required by Public Resources Code Section 21081.6(a). The MMRP will identify responsibility for implementing and monitoring each

mitigation measure, along with information as to when the mitigation action would occur, monitoring triggers and reporting frequency.