

CHAPTER 3 – EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

3.1 INTRODUCTION

This chapter presents the findings of the environmental analyses conducted for the proposed Soldier Field Subdivision (project). The following environmental issues are evaluated in Sections 3.2 through 3.11: Land Use and Planning; Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Noise; Public Services; Utilities and Service Systems; and Transportation and Traffic.

3.1.1 Organization of Chapter 3

The narrative text of each of Sections 3.2 through 3.11 is organized as follows:

- **Existing Conditions** are the on-site and (as relevant) surrounding environmental conditions in existence at the time of publication of the Initial Study and NOP, pursuant to *CEQA Guidelines* Section 15125, as well as relevant regulatory standards and requirements.
- **Environmental Analysis** first specifies the applicable significance thresholds (i.e., criteria by which the level of significance of each potential impact is evaluated), then describes changes that would result in the existing physical environment should the proposed project be implemented, in accordance with *CEQA Guidelines* Sections 15126 and 15126.2. Pursuant to *CEQA Guidelines* Section 15143, the analysis focuses on the changes that might be significant impacts if the project is implemented.

Project impacts are numbered sequentially within each section. For example, potential impacts discussed in Section 3.2 are numbered 3.2-1, 3.2-2, etc.; impacts in Section 3.8 are numbered 3.8-1, 3.8-2, etc. A summary of the potential impact is presented first; its level of significance is specified second; environmental analysis is provided third; and any required mitigation is identified last. If mitigation is required, the section concludes with the residual level of significance (after mitigation).

3.1.2 Mitigation Measures

Pursuant to *CEQA Guidelines* Sections 15002, 15021, and 15126.4, mitigation measures are required (as feasible) when significant impacts are identified. If a mitigation measure itself would cause a significant impact in addition to the impact caused by the project alone, that impact is also discussed, although at a lesser level of detail than the basic impact (pursuant to *CEQA Guidelines* Section 15126.4 (A)(1)(d)). “Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design” (*CEQA Guidelines* Section 15126.4(a)(2)).

Each mitigation measure is numbered so that it directly correlates to the impact it addresses. Therefore, a measure to mitigate Impact 3.8-1 is numbered Mitigation Measure 3.8-1.