

## 4 Environmental Impact Analysis

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This section discusses the possible environmental effects of Ukiah 2040 for the specific issue areas that were identified through the scoping process as having the potential to experience significant effects. A “significant effect” as defined by the *CEQA Guidelines* Section 15382:

means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. In the impact analysis, the first subsection, identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City and other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text with the discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per Section 15093 of the CEQA Guidelines.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the project in conjunction with other planned and pending developments in the area listed in Section 3, *Environmental Setting*. The Executive Summary of this EIR summarizes all impacts and mitigation measures that apply to the project.

Ukiah 2040 contains four geographic elements: the Planning Area, the proposed sphere of influence (SOI), the City limits, and the Annexation Areas. Ukiah 2040 proposes land use changes within the

City limits and Annexation Areas, which can result in buildout. As such, the analysis of environmental impacts in this EIR is focused in these areas.

Information about the setting within the Planning Area and proposed SOI are provided for informational purposes but because Ukiah 2040 does not include new or amended land use designations to the proposed SOI and Planning Area, development within these areas for the purpose of this analysis is assumed to be consistent with current development patterns and buildout opportunities. Therefore, impacts within the Planning Area and proposed SOI are not discussed further in this EIR. While specific project-level impacts to the SOI and Planning Area are not analyzed in detail throughout this EIR, impacts from future projects in accordance with existing zoning and land use regulations within these areas would likely be similar to those analyzed within this EIR. For example, ground disturbing activities discussed within Section 4.4, *Biological Resources* would also apply to projects of similar nature within the SOI and Planning Area. Projects within these areas may use this EIR for tiering and streamlining purposes if they are consistent with the impacts analyzed herein. However, if future projects within these areas propose land use or zoning changes, or development that is not consistent with current allowable development intensities as well as impacts analyzed within this EIR, additional CEQA, such as a Subsequent EIR may be required.