

4.0 ENVIRONMENTAL IMPACT ANALYSIS

As described in Section 1.0, *Introduction*, this document has been prepared as a Subsequent EIR (SEIR) to the 2003 San Juan Oaks Golf Club General Plan Amendment/ Zone Change/Vesting Tentative Subdivision Map EIR (2003 EIR) pursuant to Public Resources Code (PRC) Section 21166 and CEQA Guidelines Section 15162(a).

This section discusses the potentially significant environmental effects of the proposed Project for the specific environmental topic areas, after appropriate consideration of the 2003 EIR analysis. In most cases, because of substantial changes to the Project, changes in circumstances under which the Project is being undertaken which may require major revisions to the 2003 EIR, and changes in the environmental setting since 2003, and the need to analyze new topic areas not required to be analyzed in 2003, the current analysis considers the potential for the Project to substantially alter and/or potentially increase the severity of impacts disclosed in the 2003 EIR. Therefore, the analysis in this section has been prepared pursuant to PRC Section 21166 and CEQA Guidelines Section 15162(a).

“Significant effect” is defined by the *State CEQA Guidelines* Section 15382 as:

“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, but may be considered in determining whether the physical change is significant.”

The assessment of each environmental topic area begins with the setting and is followed by the impact analysis. Within the impact analysis, the first subsection identifies the methodologies used and the “significance thresholds,” which are those criteria set forth in Appendix G of the CEQA Guidelines, as well as any other thresholds specifically adopted by San Benito County (as the CEQA Lead Agency) or other resource agencies, as applicable. The next subsection describes each impact of the proposed Project, feasible mitigation measures for the identified significant impacts, and the level of significance after mitigation. Each effect under consideration for an environmental topic area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded impact listing 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 significance threshold level with implementation of reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.

Significant but Mitigable: An impact that can be reduced to below the significance threshold level with implementation of reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.

Less than Significant: An impact that may be adverse, but does not exceed the significance 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:** No impact would occur.*

***Beneficial Impact:** The project would result in a beneficial impact on the environment.*

Following each environmental impact discussion is a listing of feasible mitigation measures (if required) and the residual effects or level of significance remaining after the implementation of the measures. In those cases where the mitigation measure for an impact could have a significant environmental impact in another environmental topic area, this impact is discussed as a residual effect. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed Project in conjunction with other past, present and reasonably foreseeable future development in the area.

