

4 INTRODUCTION TO THE ANALYSIS

This chapter contains individual sub-chapters that describe the potential physical and environmental impacts of the proposed Redevelopment Plan. Each sub-chapter describes the existing setting and background information necessary to help the reader understand the conditions that would cause an impact to occur. In addition, each sub-chapter includes a section that describes how an impact is determined to be significant or not significant. Finally, the individual sub-chapters recommend mitigation measures to reduce significant impacts.

4.1 SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

The Initial Study (Appendix A) prepared for the 65th Street Redevelopment Plan identified several areas that required further analysis. These areas are discussed in sub-chapters 4.1 through 4.8 of this EIR and include:

- Land Use and Planning
- Transportation and Traffic
- Air Quality
- Noise
- Biological Resources
- Hazards and Hazardous Materials
- Cultural and Historic Resources
- Stormwater, Wastewater, and Flooding

Several issues are addressed in the Initial Study but are not discussed in this EIR. These include aesthetics, agricultural resources, geology and soils, mineral resources, population and housing, public services, recreation, and utilities and service systems. These issues were eliminated from detailed analysis in the EIR for one of three reasons: 1) existing regulations will ensure that any impacts will be reduced to a less than significant level, 2) the issue is social or economic and not a physical environmental impact, or 3) the issue does not apply to the Project Area evaluated in this draft EIR. The Initial Study documents the justification for considering issues potentially significant, or less-than-significant. Please refer to the Initial Study for a discussion of why these issues were identified as less-than-significant, and are not evaluated further in this EIR.