

## CHAPTER 4.0 ENVIRONMENTAL ANALYSIS

### INTRODUCTION

This section documents the environmental analysis for those parameters for which the proposed Plaza Banderas Hotel Project may result or would result in potentially significant adverse impacts. These parameters were identified based on the nature and extent of the potential impacts anticipated as a result of project implementation and comments received during the NOP public comment period and at the Scoping Meeting conducted from the proposed project.

The purpose of Chapter 4.0 (Environmental Analysis) is to describe the existing environmental conditions on the subject property and in the environs and to identify the potential impacts or consequences that may result from implementation of the proposed project. In order to facilitate the analysis of each issue in this EIR, a standard format was developed to analyze each issue thoroughly. This format is presented below with a brief discussion of the information included within each topic.

#### Existing Environmental Setting

This introductory section describes the existing environmental conditions related to each issue analyzed in the Draft EIR. In accordance with Section 15125 of the State CEQA Guidelines, both the local and regional settings are discussed as they exist prior to implementation of the proposed project. The existing conditions provide the basis against which the potential environmental impacts are evaluated.

#### Significance Criteria

Specific criteria have been identified upon which the significance of project-related potential impacts are determined. The significance criteria which are the basis of the environmental analysis contained in the Draft EIR are derived from the significant effects presented in Appendix G of the State CEQA Guidelines, the City's "Local Guidelines for Implementing the California Environmental Quality Act," State, and federal policies and programs which may apply, and other commonly accepted technical and non-technical standards.

#### Analysis of the Proposed Project

This section of the Draft EIR identifies and describes the potential impacts, both adverse and beneficial, which will result from project implementation. All project-related impacts have been clearly and adequately analyzed in accordance with Section 15126 of the State CEQA Guidelines. Impacts that have been avoided or reduced to a level of insignificance are identified as "insignificant" and discussed accordingly. In order to facilitate the impact analysis, the following outline has been utilized.

- Short-Term (Construction) Impacts
- Long-Term (Operational) Impacts

### **Mitigation Measures**

Where a potential significant environmental effect has been identified in the environmental analysis, mitigation measures have been included in this section of the document which "... minimize significant adverse impacts ... for each significant environmental effect identified in the EIR", as prescribed in Section 15126 of the State CEQA Guidelines.

### **Unavoidable Significant Adverse Impacts**

Unavoidable significant adverse impacts are those effects that either cannot be mitigated or they remain significant even after mitigation. These significant effects will be identified in this section of the Draft EIR. Prior to approval of the proposed project, the San Juan Capistrano City Council will be required to adopt a Statement of Overriding Considerations that identifies and describes the public benefit(s) associated with project implementation that offset the significant impacts.