

4.0 OVERVIEW OF EIR METHODOLOGY AND SIGNIFICANCE DETERMINATION

The EIR includes as much detail as possible to maximize information available for public review and thus avoid and/or minimize the need for future environmental documentation. (Refer to Section 2.0 *Introduction and Purpose*, of this EIR for further explanation of the EIR process). The EIR includes information gathered from the Notice of Preparation and Comments (Appendix A), available literature, reference documents, and consultation with potentially affected agencies (see Page 2.0-4, *Incorporation by Reference*). In addition, several project technical studies were prepared for review and incorporation into this EIR:

- URBEMIS Air Quality Model (Appendix B)
- Biological Resources Letters (Appendix C)
- Cultural Resources Assessment Reports (Appendix D)
- Preliminary Design Report (Appendix E)
- Geotechnical Report (Appendix E)

The analysis of the project impacts, as contained in this EIR, is presented to support and explain the significance determination for each of the impacts. The significance determinations are based on a number of factors (“significance criteria”) as explained in each impact section. These criteria are based on Appendix G of the *CEQA Guidelines*, *General Plan* policies, City and County ordinances, generally accepted professional standards, and established quantified thresholds.

For each potential environmental impact of the proposed project, this EIR makes one of three possible determinations of significance: not significant, less than significant with mitigation, or significant and unavoidable with mitigation. These significance determinations are described below.

A. Not Significant

This determination is made when any of the three following cases apply:

- 1) *No Impact*: Because of the nature or location of the project, the potential impact would not occur. For example, underground facilities do not have potential long-term visual impacts.
- 2) *Less Than Significant Impact*: Although a potential impact may occur, the level of impact would not be on the specified significance criteria. For example, construction-related air emissions that fall below the adopted air quality standards are less than significant.
- 3) *Potentially Significant Impact “Mitigated” Through Existing Requirements (No EIR mitigation required)*: In this case, there would be an impact that, although potentially significant, would be reduced to a less than significant level through adherence to and/or implementation of various existing requirements. Such requirements include, but are not limited to, the OCSD policies, the City of Brea’s ordinances and General Plan policies, engineering and design requirements (through the *Uniform Building Code* and other regulations), and the requirements of other regional, State, and Federal agencies.

B. Less Than Significant Impact with Mitigation Incorporated

This determination is made when a potentially significant impact can be reduced, avoided or offset to less than significant levels by incorporating EIR project-specific mitigation measures.

C. Significant and Unavoidable Impact with Mitigation

This determination is made for a potential impact that would be significant and unavoidable, that would be significant because either no mitigation is available, or the recommended mitigation measures are not sufficient to reduce the impact to a less than significant level. This significance determination requires that a Statement of Overriding Considerations (pursuant to *CEQA Guidelines* Section 15093) be adopted by the lead agency (OCSD) prior to approving the project.