

4 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

4.1 APPROACH TO THE ENVIRONMENTAL ANALYSIS

4.1.1 INTRODUCTION TO THE IMPACT ANALYSIS

CONTENTS OF ENVIRONMENTAL ANALYSIS SECTIONS

Discussion of each resource area of concern is contained in Sections 4.2 through 4.15. These sections describe the existing environmental setting, the potential for the proposed project (Alternative 1) and the project alternatives (Alternatives 2 through 5) to significantly affect the environment, and mitigation measures to reduce or avoid potentially significant impacts. Section 4.15 contains a discussion of the cumulative impacts of project implementation considered together with other development with the potential to exacerbate impacts. The issues evaluated in Chapter 4 include all environmental topics originally identified for review in the notice of preparation (NOP) for the draft environmental impact statement (EIS) except those issues for which no impact would occur. Appendices A and B contain the NOP, TRPA's Initial Environmental Checklist, the Scoping Summary of environmental issues raised, and copies of the written scoping comments received during the scoping period. Sections 4.2 through 4.15 of this EIS are organized into the following major subsections:

Regulatory Background: This section presents the regulatory framework and planning document context, if any, under which the proposed project would be implemented.

Affected Environment: This section describes the existing regional and local environmental conditions relevant to the issue. The affected environment differs by resource area, and is determined by the potential for environmental impact. For example, air quality impacts resulting from the proposed project are assessed for the regional air basin whereas cultural resource impacts are assessed for the project site only.

Environmental Consequences and Recommended Mitigation Measures: This section presents thresholds of significance and discusses potentially significant effects of Alternatives 1 through 5 on the existing environment, including, where pertinent, the environment beyond the project boundaries. Specific guidance relative to TRPA thresholds is cited, as appropriate.

Project impacts are numbered sequentially for Alternatives 1 through 5 in each section. For example, impacts in Section 4.3 are numbered 4.3.1-1, 4.3.1-2, 4.3.1-3, and so on for Alternative 1 (Proposed Project) and impacts in Section 4.3 for Alternative 2 (Grand Private Estate) are numbered 4.3.2-1, 4.3.2-2, 4.3.2-3, and so on. A **bold** font impact statement precedes the discussion of each impact and provides a summary of each impact and its level of significance. The discussion that follows includes the substantial evidence on which conclusions are made.

This section also provides mitigation measures to reduce potentially significant effects of the proposed project to the extent feasible. The mitigation measures are numbered to correspond with the impact addressed by the mitigation measure.

This section also describes whether mitigation measures would reduce project impacts to less-than-significant levels. This section is presented in accordance with Section 5.8.B(3) of TRPA's Code of Ordinances, which requires identification of significant unavoidable impacts and with Section 5.8.D of TRPA's Code of Ordinances, which calls for "required findings" in conjunction with the identification of significant unavoidable impacts.

4.1.2 ANALYSIS OF PROJECT ALTERNATIVES

The Sierra Colina Village Project alternatives, Alternatives 1 through 5, are analyzed at an equal level of detail in this chapter. Impacts, and associated mitigation measures if necessary, are identified for each alternative in each of the resource sections. Because Alternatives 1 through 4 contemplate some level of development on the project site, some alternatives have many of the same or similar impacts. In these instances the reader is referred to the impact discussion of Alternative 1 to reduce redundancy.