SECTION 4.0
Environmental Consequences

4.1 Introduction

This section describes the environmental consequences that would result from the development of the Proposed Action and alternatives. The analysis presented in this section has been prepared in accordance with the Council on Environmental Quality's (CEQ) National Environmental Policy Act (NEPA) Regulations (40 CFR 1502.16). The direct environmental effects of each alternative are provided for issue areas discussed in **Section 3.0**. These issue areas include Land Resources, Water Resources, Air Quality, Biological Resources, Cultural and Paleontological Resources, Socioeconomic Conditions, Transportation, Land Use and Agriculture, Public Services, Noise, Hazardous Materials, Visual Resources and Environmental Justice.

4.1.1 Determination of Significance

The CEQ NEPA Regulations (40 CFR 1508.27) define significance of effects in terms of context and intensity. Context refers to society as whole, the affected region or interests, and the locality. The significance of effects varies depending on the setting of the proposed action. Intensity refers to the severity of effect. The following issues were considered in evaluating intensity:

- Effects may be both beneficial and adverse
- Degree of public health or safety effects
- Unique resource characteristics of the geographic area
- Degree of controversy over environmental effects
- Uncertainty and unknown risks of effects
- Degree to which the action may set a precedence
- Cumulative effects
- Effects on scientific, cultural, or historic resources
- Effects to endangered or threatened species or its habitat
- Violation of federal, state, or local environmental regulations

In evaluating potential impacts, the private option for water and wastewater was assumed for all alternatives unless otherwise specified. If the municipal option were selected, direct impacts to the eastern portion of the project site would be substantially lessened as no new water or wastewater facilities would be constructed on these parcels.