
SECTION 5: ENVIRONMENTAL IMPACT ANALYSIS

Organization of Issue Areas

This Draft Environmental Impact Report (Draft EIR) provides analysis of impacts for those environmental topics where it was determined in the Notice of Preparation (as provided in Appendix A) or through subsequent analysis that the proposed project would result in “potentially significant impacts.” Sections 5.1 through 5.12 discuss the environmental impacts that may result with approval and implementation of the proposed project.

Issues Addressed in this EIR

The following environmental issues are addressed in this Section:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Utilities

Each environmental issue area in Sections 5.1 through 5.12 contains a description of:

1. An introduction that identifies the information used to prepare the section.
2. The existing conditions as it relates to the specific issue.
3. The thresholds of significance used to evaluate the issues.
4. An evaluation of the project-specific and cumulative impacts.
5. A listing of mitigation measures to reduce significant impacts
6. A determination of the level of significance after mitigation measures are implemented.

Level of Significance

Determining the severity of project impacts is fundamental to achieving the objectives of CEQA. CEQA Guidelines § 15091 requires that decision-makers mitigate, as completely as is feasible, the significant impacts identified in the Final EIR. If the EIR identifies any significant unmitigated

impacts, CEQA Guidelines § 15093 requires decision-makers, in approving a project, to adopt a statement of overriding considerations that explains why the benefits of the project outweigh the adverse environmental consequences identified in the EIR.

The level of significance for each impact examined in this Draft EIR was determined by considering the predicted magnitude of the impact against the applicable threshold. Thresholds were developed using criteria from the City of Newport Beach; CEQA Guidelines and checklist; state, federal, and local regulatory schemes; local/regional plans and ordinances; accepted practice; consultation with recognized experts; and other professional opinions.

Format Used for Impact Analysis and Mitigation Measures

The format adopted in this EIR to present the evaluation of impacts is described and illustrated below.

Summary Heading of Impact

Impact 5.1-A: **An impact summary heading appears immediately preceding the impact description (Summary Heading of Impact in this example). The impact abbreviation identifies the section of the report (i.e., 5.1, 5.2) and the sequential order of the impact (i.e., A, B) within that section. To the right of the impact number is the impact statement, which identifies the potential impact.**

Project-Specific Analysis

A narrative analysis follows the impact statement.

Cumulative

A narrative analysis about the cumulative effects follows the cumulative statement.

Mitigation Measures (Project Specific and Cumulative)

In some cases, following the impact discussion, reference is made to state and federal regulations and agency policies that would fully or partially mitigate the impact. Also, policies and programs from applicable local land-use plans that partially or fully mitigate the impact may be cited.

Project-specific and cumulative mitigation measures beyond those contained in other documents are set off with a summary heading and described using the format presented below:

MM 5.1-A.1 Project-specific and cumulative mitigation that would reduce the impact to the lowest degree feasible is identified. The mitigation number links the particular mitigation to the impact with which it is associated (i.e., 5.1-A, 5.1-B); the final number identifies the sequential order of that mitigation for that impact (i.e., 1, 2).

Level of Significance After Mitigation (Project Specific and Cumulative)

This section identifies the resulting level of significance of the impact following mitigation.

