

## CHAPTER 1.0 EXECUTIVE SUMMARY

### 1.1 Description of the Proposed Project

#### 1.1.1 Project Location

The City of Newport Beach is an urbanized coastal community located in western Orange County. Newport Beach is bordered by the Cities of Irvine on the north and northeast and by Costa Mesa on the north and northwest. Crystal Cove State Park, in unincorporated Orange County, is located southeast of the City's corporate boundaries. On the west, the incorporated limits of the City extend to the Santa Ana River; the City of Huntington Beach is located west of the Santa Ana River. The Pacific Ocean comprises the southern boundary of the City.

The site is located at 2333 Pacific Avenue in the City of Newport Beach. The subject property currently consists of a single parcel encompassing 4,412 square feet (i.e., 0.1 acre). The site is current vacant but has been altered by some grading and vegetation clearance. The site supports a variety of native and non-native landscape species.

#### 1.1.2 Project Description

The project applicants, Kim and Caroline Megonigal, are proposing to construct a 3,566 square-foot, single-family residence. The proposed residence will consist of three levels: 1,827 square feet on the first floor; 934 square feet on the second floor; and 805 square feet on the uppermost level (includes a 428-square foot, 2-car garage). Vehicular access is from Pacific Drive at the intersection of Begonia Avenue and Pacific Drive. In addition to the indoor living area, 1,004 square feet of outdoor patio space on the three levels is provided. The applicant is requesting approval of Modification Permit No. 2007-080 to allow planter walls and a water feature to exceed the three-foot height limit requirement in the front yard setback. In addition, because the proposed planter walls and water feature would also encroach up to 13 feet into the Begonia Avenue right-of-way, an encroachment permit from the City's Public works Department will also be required.

The following discretionary approvals are requested or required by the City in order to implement the project:

- Modification Permit (MD2007-080)

#### 1.1.3 Project Phasing

The applicant is proposing to construct the entire project in a single construction phase over a period of approximately 20 months.

#### 1.1.4 Project Objectives

Implementation of the proposed project will achieve the following intended specific objectives, which have been identified by the project applicant:

- Construction of a custom, single-family residence consistent with the General Plan and Zoning designations adopted for the project that:

- (1) provides adequate floor area within a personalized floor plan to accommodate the applicant's living needs;
- (2) provides views of the harbor and Pacific Ocean to the south and west from each level;
- (3) provides outdoor living areas that are directly accessible from indoor spaces on each level;
- (4) provides access from Pacific Drive to an enclosed garage; and
- (5) minimizes impacts on public views from Begonia Park.

## 1.2 Alternatives

### 1.2.1 Summary of Alternatives

CEQA requires that an EIR describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and to evaluate the comparative merits of the alternatives. Chapter 10 sets forth potential alternatives to the proposed project and evaluates them as required by CEQA. Several alternative development scenarios have been identified as a means of reducing potentially significant impacts associated with implementation of the proposed project. These alternatives include:

- Alternative Site
- No Project/No Development
- Alternative Design (Remove Upper Level)
- Alternative Access (Bayside Drive)

### 1.2.2 Environmentally Superior Alternative

Chapter 10 describes the criteria that were used to select those alternatives for detailed analysis and to screen others from further detailed consideration. CEQA also requires that the EIR identify the environmentally superior alternative among all of the alternatives considered. The No Development alternative identified and analyzed in Chapter 10.0 will eliminate all of the project-related effects (which are identified as less than significant). However, CEQA requires that if the "no project" alternative is the environmentally superior alternative, an environmentally superior alternative among the other alternatives shall be identified. Based on the comparative analysis of alternatives provided in Chapter 10, the Alternative Design (Remove Upper Level) project alternative would be considered to be environmentally superior in that its implementation would result in a reduction of impacts to public views, which were determined to be less than significant.

## 1.3 Areas of Controversy

The areas of controversy identified during the scoping process and at public hearings conducted prior to the preparation of the EIR, are addressed in the EIR and include:

- Public Views
- Sensitive Habitat/Species
- Consistency with General Plan and Coastal Land Use Plan Policies

## 1.4 Issues to be Resolved

The environmental analysis presented in an initial study prepared for the proposed project and in Chapter 4.0 and Chapter 5.0 of the Draft EIR identify potentially significant project-related impacts; however, in those instances, specific mitigation measures have been included to reduce the potential significant adverse effects to a less than significant level. No significant unavoidable adverse impacts will occur as a result of project implementation.

## 1.5 Impact Summary Table

Table 1-1 summarizes the significant adverse impacts of the proposed project. The table also provides a summary of the potential impacts found to be less than significant, and which do not require mitigation. Each environmental resource area covered in the main text is summarized. Also, impacts found to be significant are listed along with the proposed mitigation measures. The residual impacts after application of mitigation measures are also indicated for each significant impact.

## 1.6 Summary of Standard Conditions

The proposed project will incorporate, where necessary or required, standard conditions as imposed by the City and/or other responsible agencies. The standard conditions that will be implemented are presented below.

### Air Quality

SC-1 Since the South Coast Air Basin is in non-attainment with respect to ozone and PM<sub>10</sub>, and the construction emissions would add to the regional burden of these pollutants, a vigorous set of air pollution control measures is recommended during the construction phases. The measures include:

- During grading activities, any exposed soil areas shall be watered at least four times per day. Stockpiles of crushed cement, debris, dirt or other dusty materials shall be covered or watered twice daily. On windy days or when fugitive dust can be observed leaving the proposed project site, additional applications of water shall be applied to maintain a minimum 12 percent moisture content as defined by SCAQMD Rule 403. Soil disturbance shall be terminated whenever windy conditions exceed 25 miles per hour.
- Truck loads carrying soil and debris material shall be wetted or covered prior to leaving the site. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily.
- All diesel-powered machinery exceeding 100 horsepower shall be equipped with soot traps, unless the Contractor demonstrates to the satisfaction of the City Building Official that it is infeasible.
- The construction contractor shall time the construction activities, including the transportation of construction equipment vehicles and equipment to the site, and delivery of materials, so as not to interfere with peak hour traffic. To minimize obstruction of through traffic lanes adjacent to the site, a flag person shall be

retained to maintain safety adjacent to existing roadways, if deemed necessary by the City.

- The construction contractor shall encourage ridesharing and transit incentives for the construction workers.
- To the extent feasible, pre-coated/natural colored building materials shall be used. Water-based or low VOC coatings shall be used that comply with SCAQMD Rule 1113 limits. Spray equipment with high transfer efficiency, or manual coatings application such as paint brush, hand roller, trowel, etc. shall be used to reduce VOC emissions, where practical. Paint application shall use lower volatility paint not exceeding 100 grams of ROG per liter.

#### Land Use

- SC 4.1-1 All development proposed for the proposed single-family residence shall be reviewed for consistency with applicable provisions of the California Building Code, Noise Ordinance, Uniform Fire Code, and other applicable codes and ordinances prior to issuance of building permits.

#### Biological Resources

- SC 4.2-1 Bluff landscaping shall consist of native, drought tolerant plant species determined to be consistent with the California coastal bluff environment. Invasive and non-native species shall be removed. Irrigation of bluff faces to establish re-vegetated areas shall be temporary and used only to establish the plants. Upon establishment of the plantings, the temporary irrigation system shall be removed.

#### Aesthetics

- SC 4.3.1 Lighting shall be in compliance with applicable standards of the Zoning Code. Exterior on-site lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent sites or create a public nuisance. "Walpak" type fixtures are not permitted.
- SC 4.3-2 Prior to issuance of the certificate of occupancy or final of building permits, the applicant shall schedule an evening inspection by the Code and Water Quality Enforcement Division to confirm control of light and glare.

**Table 1-1  
 Summary of Impacts, Mitigation Measures and Level of Significance After Mitigation**

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Aesthetics</b>		
<p>The project has been redesigned to conform to the building and development standards prescribed in the R-1 zoning district and to avoid significant visual impacts. Project implementation will not result in significant impacts from an important vantage point identified in the Natural Resources Element of the General Plan. As a result, no significant visual or aesthetic impacts are anticipated.</p>	<p>Although no significant impacts will occur as a result of project implementation, the following measure will be implemented to ensure that views through the site are maintained.</p> <p>MM 4.3-1 Prior to the issuance of a building permit, the applicant shall dedicate in perpetuity a view easement over the “Outdoor Room” identified on the approved plans and all open space areas on the project site that shall restrict the maximum height of landscaping and accessory structures to that of the top of the guardrails of the “Outdoor Room.” The view easement shall be a three-dimensional space projected vertically from a horizontal plane at the elevation of the top of the guardrails of the “Outdoor Room” and horizontally to all property lines. The restrictions of the view easement shall not apply to the building and structures depicted on the approved project plans or to patio furniture. The form and legal description of the view easement shall be prepared by the applicant and reviewed and approved by the Planning Director.</p>	No Significant Impact
<b>Agriculture</b>		
<p>No Prime Farmland, Farmland of State or Local Importance, or Unique Farmland occurs within or in the vicinity of the site. The site and adjacent areas are designated as “Urban and Built-up Land” and “Other Land” on the Orange County Important Farmland Map. Furthermore, neither the site nor the adjacent areas are designated as prime, unique or important farmlands by the State Resources Agency or by the Newport Beach General Plan.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	No Significant Impact
<b>Air Quality</b>		
<p>Long-term emission sources associated with the proposed single-family residence include vehicular exhaust from daily traffic (i.e., based on about 10 vehicle trips per day), energy consumption, site and landscape maintenance, and incidental emissions from use of a variety of household cleaning and hair care products. Neither short-term (i.e., construction) nor long-term (i.e., operational) emissions</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	Less than Significant

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
<p>associated with the proposed project would exceed SCAQMD recommended significance thresholds. These thresholds were developed to provide a method of assessing a project's individual impact significance, and also to determine whether the project's impacts could be cumulatively considerable. The proposed project would not, therefore, result in a cumulatively considerable net increase of any criteria pollutant.</p>		
<p>Although the project would increase the resident population on the project site, the proposed project includes only one single-family residence. The incremental increase in potential greenhouse gases associated with the proposed single-family residence would not be significant in the context of the contribution of worldwide GHG impacts.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<b>Biological Resources</b>		
<p>Although project implementation will result in the loss of 261 square feet (0.006 acre) of degraded coastal bluff scrub, its elimination will not result in a significant impact because it is of low quality and it has been substantially compromised by fragmentation and influences from human activities. As a result, it is not recognized as an ESHA. Its value as a long-term habitat is not considered to be important and no significant impacts to important biological resources would occur as a result of project implementation.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<b>Cultural Resources</b>		
<p>No historic resources are identified either on the site or in the immediate vicinity of the subject property. The site is not identified by the City as possessing potentially important historic resources. Therefore, project implementation will not result in potentially significant impacts to historic resources.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<p>No archaeological resources are known to be present in the project area. Project implementation includes excavation of the property to accommodate the proposed single-family residence. It is unlikely that the disturbance of the subsurface soils would result in significant impacts to cultural resources due to the site alteration associated with the existing development in the area and the nature of the bedrock materials that underlie the site (i.e., marine).</p>	<p>Although no significant impacts to cultural resources are anticipated, an archaeological monitor will be present during grading to ensure that if any cultural materials are encountered, appropriate measures will be implemented in accordance with existing City policies as reflected below.</p> <p>MM-1 A qualified archaeological/paleontological monitor shall be retained by the project applicant who will be present during the grading and landform alteration phase. In the event that cultural resources and/or fossils are encountered during construction activities, ground-disturbing excavations in the vicinity of the discovery shall be</p>	<p>Less than Significant</p>

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
	redirected or halted by the monitor until the find has been salvaged. Any artifacts and/or fossils discovered during project construction shall be prepared to a point of identification and stabilized for long-term storage. Any discovery, along with supporting documentation and an itemized catalogue, shall be accessioned into the collections of a suitable repository. Curation costs to accession any collections shall be the responsibility of the project applicant.	
The site contains the Monterey Formation deposits, which are known to contain abundant fossilized marine invertebrates and vertebrates. The presence of recorded fossils in the vicinity of the project areas exists. Like other sites in the City that are underlain by the Monterey Formation, the site should be considered to have a high paleontological sensitivity and fossils may be encountered during grading and excavation.	Refer to MM-1, above.	Less than Significant
<b>Soils and Geology</b>		
There are no known local or regional active earthquake faults on the site, and the site is not within an Alquist-Priolo Zone. The Newport-Inglewood Fault-Rose Canyon Fault is located less than two miles to the south of and off-shore from the site. Another active fault that could generate seismic activity that affects the subject property and surrounding area is the Elsinore Fault. The Newport-Inglewood and Elsinore Fault Zones could produce earthquakes of magnitude 6 – 7 on the Richter Scale, with local strong ground motion equivalent to at least VIII – IX on the modified Mercalli Scale. Although episodes on those faults could cause ground shaking at the project site, it is highly unlikely that the site would experience surface rupture.	No significant impacts are anticipated and no mitigation measures are required.	Less than Significant
Implementation of the proposed project will necessitate grading and excavation necessary to accommodate the proposed single-family residence that will temporarily expose on-site soils to potential erosion. In that interim period, it is possible that some erosion may occur, resulting in some sedimentation.	MM-2 Prior to issuance of the grading or building permit, an erosion control plan shall be submitted to and approved by the City's Chief Building Official.	Less than Significant
The orientation of the bedrock on the site is dipping into the slope, which is the preferred orientation for maintaining slope integrity. However, superficially, the cliff portions of the subject property are unstable as evidenced by the talus deposits that are present at the base of the steep slopes. However, all slopes on the site were determined to be grossly stable. The maximum slope height is 47 feet and slope angle ranges from 10 degrees to 90 degrees. Calculated factors of safety are in excess of 1.5 (static) and 1.1	MM-3 Prior to issuance of a grading permit, the applicant shall submit a soils engineering report and final geotechnical report to the City's Building Department for approval. The project shall be designed to incorporate the recommendations included in those reports that address site grading, site clearing, compaction, caissons, bearing capacity and settlement, lateral pressures, footing design, seismic design, slabs on grade, retaining wall design,	Less than Significant

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
(Pseudo-static) of factors of safety required by the City of Newport Beach.	subdrain design, concrete, surface drainage, setback distance, excavations, cut-fill transitional zones, planters and slope maintenance, and driveways.	
<b>Hazards and Hazardous Materials</b>		
There is no indication that the subject site has been contaminated that would adversely affect site development. Although grading and site preparation activities will expose subsurface soils and result in the generation of fugitive dust, no hazardous emissions will occur as a result of project implementation. Therefore, no significant impacts will occur.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
With the exception of commonly used household hazardous materials (e.g., insecticides, herbicides, cleaning agents, etc.), the single-family residence proposed for the site will not utilize hazardous or acutely hazardous materials that would be emitted into the environment. Therefore, no significant impacts to existing schools will occur as a result of the proposed project.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
A search of various databases concerning hazardous wastes and substances sites was conducted through Environmental Data Resources, Inc. (EDR) as part of the environmental analysis. This search, which is on file with the City of Newport Beach, determined that the subject property is not included on any lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, project implementation will not create a significant hazard either to the public or the environment.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
<b>Hydrology and Water Quality</b>		
This small-scale project would not result in a significant increase in water demand and all of the project's potable and non-potable water needs will be met through a connection to the City's domestic water system. The proposed single-family residence represents an insignificant increase in the demand for domestic water, which has been anticipated by the City in its long-range plans. No water wells are proposed or required to meet the water demands of this project.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
Existing surface runoff generated on the subject property occurs as sheet flow and drains in a southerly direction over the bluff where it enters the City's storm drain system before discharging into Newport Bay, which has been identified as containing "environmentally sensitive areas" as defined by the 2003 Orange County Drainage Area Management Plan (DAMP) and the Water Quality Control Plans for the Santa Ana Basin. The actual amount of stormwater runoff generated from the building footprint and paved areas (totaling	Compliance with applicable building, grading and water quality codes and policies, which are performed during the plan check stage, will ensure that surface flows can be accommodated and water quality protected.	No Significant Impact



Potential Impact	Mitigation Measures	Level of Significance After Mitigation
approximately 2,300 square feet) would be insignificant. As a result, no significant impacts are anticipated.		
The subject property is not located within the 100-year flood plain as delineated on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) for the City of Newport Beach. No homes would be placed within the 100-year flood plain and no significant impacts would occur.	No significant impacts are anticipated and no mitigation measures are required. -	No Significant Impact
Although some temporary impacts associated with construction of the proposed residential structure may occur, no long-term outdoor storage, maintenance, fueling or work areas are proposed. Vehicle parking areas are to be fully enclosed. The project will be designed to comply with all requisite codes and policies prescribed by the City of Newport Beach to ensure that stormwater impacts during or after construction are minimized or eliminated to the maximum extent possible.	Compliance with applicable building, grading and water quality codes and policies, which are performed during the plan check stage, will ensure that surface flows can be accommodated and water quality protected.	No Significant Impact
<b>Land Use and Planning</b>		
The proposed project, which includes the construction of one single-family detached residential dwelling unit on a 4,412-square foot lot in Corona del Mar, is consistent with the Land Use Element of the Newport Beach General Plan and with the Coastal Land Use Plan. The proposed project is also compatible with the existing land uses in the area. As a result, no significant long-term land use impacts are anticipated	Although no significant land use impacts are anticipated and the project is consistent with the adopted goals and policies articulated in the City's General Plan and Coastal Land Use Plan, MM 4.3-1 (i.e., dedication of a view easement) has been prescribed to ensure that future views from Begonia Park are preserved and protected.	Less than Significant
<b>Mineral Resources</b>		
Neither the Newport Beach General Plan (Recreation and Open Space Element) nor the State of California has identified the project site or environs as a potential mineral resource of Statewide or regional significance. No mineral resources are known to exist and, therefore, project implementation will not result in any significant impacts.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
<b>Noise</b>		
The proposed residence is similar in nature as other single-family residences in the immediate project vicinity. Although on-site noise levels associated with residential activities (where none currently exist) would increase, it is anticipated that any such increase in long-term noise associated with the residential use would be those occurring as a result of outdoor activities and would be typical of noise levels in similar residential neighborhoods. If future residents and their guests should engage in activities that result in temporary,	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
<p>loud noise levels that exceed the limits set forth in Chapter 10.26 of the City's Municipal Code, the City is empowered to take actions to abate that activity. This project would not result in exposure of neighboring residents or future residents on site to noise levels that exceed City standards. Therefore, no significant long-term noise impacts are anticipated.</p>		
<p>Short-term (construction) noise level increases will occur from the use of construction equipment associated with grading and excavation, and building and construction activities. Earthmoving equipment includes excavating machinery such as backhoes, bulldozers, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Potential noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. The exposure of persons to the periodic increase in noise levels will be short-term and will cease after construction is completed.</p>	<p>MM-4 All construction equipment, stationary and mobile, shall be equipped with properly operating and maintained muffling devices. All construction equipment shall be located or operated as far as possible away from nearby residential units.</p> <p>MM-5 A construction schedule shall be developed that minimizes the duration of potential project-related and cumulative construction noise levels.</p> <p>MM-6 The construction contractor shall notify the residents of the construction schedule for the proposed project, and shall keep them informed on any changes to the schedule. The notification shall also identify the name and phone number of a contact person in case of complaints. The contact person shall take all reasonable steps to resolve the complaint.</p>	<p>Less than Significant</p>
<p><b>Population and Housing</b></p>		
<p>The proposed project is consistent with the adopted land use designation and zoning applicable to the subject property. Development of the site with one single-family residence in accordance with the adopted long-range plans for the subject property would not result in significant growth and, furthermore, would not result in the potential for unanticipated growth because the project is located in an area that is virtually built out. As "in-fill" development, construction of the proposed project would not necessitate the implementation of new infrastructure such as major roadway improvements and/or the extension of infrastructure that could induce unanticipated growth and development. All of the infrastructure, including sewer and water facilities, storm drains, roadways, etc., exist in the immediate vicinity of the project site and have adequate capacity to serve the proposed project. Therefore, no significant growth-inducing impacts will occur as a result of project implementation.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
Project implementation will not result in the displacement of any existing residential dwelling units that would necessitate replacement elsewhere in the City; no significant impacts will occur.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
<b>Public Services</b>		
The project includes all necessary fire protection devices, including fire sprinklers. The project must comply with the current Building and Fire Codes adopted by the City. A code compliance analysis will be conducted by City staff to ensure that adequate water pressure and related features required by the City are provided to ensure that the project complies with the CFC and related City codes. Adequate water supplies and infrastructure, including fire hydrants, exist in the vicinity of the project, and there is no requirement for other new facilities or emergency services.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
Development of the subject site with one single-family would not require an expansion to local law enforcement resources and therefore would not result in any environmental impacts involving construction of new law enforcement facilities. No significant impacts are anticipated.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
The proposed project would not generate a significant number of new students in the District. New or expanded school facilities would not be required to provide classroom and support space for these low numbers of school age children. However, as indicated above, the project applicant must pay the applicable school fee to the school district, pursuant to Section 65995 of the California Government Code, in order to offset the incremental cost impact of expanding school resources to accommodate the increased student enrollment associated with one new residence.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
No increased demand for other public services is anticipated and there would be no need to construct any new public facilities. No significant impacts are anticipated.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact
<b>Recreation</b>		
Although residents of the proposed project would occasionally visit local and regional parks and beaches, use of those public facilities by the future residents would not represent a substantial change in the intensity of usage and the impact would not result in substantial physical deterioration of those park areas. Development of the site with one single-family residence will not require the construction of new or the expansion of existing recreational facilities in the City of Newport Beach given the small increase in population. No significant impacts to recreational facilities are anticipated.	No significant impacts are anticipated and no mitigation measures are required.	No Significant Impact

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
<b>Transportation/Traffic</b>		
<p>During the construction phase, there will be periods of time when a heavy truck traffic would occur that could result in some congestion on Pacific Drive and nearby local/residential street system. It is estimated that a total of 52 heavy trucks would be generated as a result of the grading that would be necessary to haul the estimated 630 cubic yards of soil export from the site. However, once grading has been completed, the number of heavy trucks entering and leaving the project area would be limited to those transporting equipment and materials to the site. Other construction-related traffic impacts are associated with vehicles carrying workers to and from the site and medium and heavy trucks carrying construction materials to the project site, which may result in some minor traffic delays; however, potential traffic interference caused by construction vehicles would create a temporary/short-term impact to vehicles using neighboring streets in the morning and afternoon hours.</p>	<p>The following mitigation measure is proposed to minimize the level of impact associated with temporary construction traffic:</p> <p>MM-7 Prior to commencement of each major phase of construction, the Contractor shall submit a construction staging, parking and traffic control plan for approval by the Public Works Department, which shall address issues pertaining to potential traffic conflicts during peak traffic periods, potential displacement of on-street parking, and safety.</p> <ul style="list-style-type: none"> <li>▪ This plan shall identify the proposed construction staging area(s), construction crew parking area(s), estimated number and types of vehicles that will occur during that phase, the proposed arrival/departure routes and operational safeguards (e.g. flagmen, barricades, shuttle services, etc.) and hourly restrictions, if necessary, to avoid traffic conflicts during peak traffic periods, displacement of on-street parking and to ensure safety.</li> <li>▪ If necessary, the construction staging, parking and traffic control plan shall provide for an off-site parking lot for construction crews which will be shuttled to and from the project site at the beginning and end of each day until such time that the project site can accommodate off-street construction vehicle parking. Until that time, construction crews shall be prohibited from parking in the adjacent residential neighborhood.</li> <li>▪ The plan shall identify all construction traffic routes, which shall avoid narrow residential streets unless there is no alternative, and the plan shall not include any streets where some form of construction is underway within or adjacent to the street that would impact the efficacy of the proposed route.</li> <li>▪ Dirt hauling shall not be scheduled during weekday peak hour traffic periods or during the summer season (Memorial Day holiday weekend through and including the Labor Day holiday weekend).</li> </ul>	<p>Less than Significant</p>

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>▪ The approved construction staging, parking traffic control plan shall be implemented throughout each major construction phase.</li> </ul>	
<p>Long-term traffic impacts would not occur as a result of project implementation. The trip generation associated with one home is less than 10 trips per day. The addition of 10 trips on the City's circulation system would not result in potentially significant impacts to either roadway segments or intersections.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<p>During the construction phases, temporary displacement of public on-street parking may be caused by construction crew members utilizing that parking, and possibly while large truck delivery and pick up of machinery and construction materials. This will occur during construction and will cease when construction concludes. The project provides parking in accordance with the Zoning Code (two enclosed spaces). No public parking is presently afforded along the curb in front of the project site as it is painted as a "red curb;" therefore, construction of the proposed driveway approach will not displace any existing public parking.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<b>Utilities &amp; Service Systems</b>		
<p>Water demand and wastewater generation will not increase significantly as a result of the development of one home on the site. The proposed project is consistent with the zoning and land use designations, which are the basis of future water demand demands and wastewater generation within the City. The project will connect to existing water and wastewater facilities in Pacific Avenue or other nearby roadways. No expansion of these facilities is necessary as existing capacity is adequate. No significant impacts are anticipated.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<p>The project will result in additional impervious surface areas by the new building, walkways and other hardscape. The additional hardscape will result in a slight increase in runoff during storm periods. The site will be designed in accordance with the California Building Code to ensure that stormwater runoff will be directed to existing facilities, which have capacity to collect and convey the runoff before its discharge into Newport Bay. Therefore, the slight increase in project-related storm flows will not result in a potentially significant impact.</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>
<p>Although project implementation could result in the generation of some refuse during the construction phase, it would be small and would not adversely affect existing capacities at the County's sanitary landfills. Furthermore, the project will not result in a significant</p>	<p>No significant impacts are anticipated and no mitigation measures are required.</p>	<p>No Significant Impact</p>

Potential Impact	Mitigation Measures	Level of Significance After Mitigation
increase in solid waste production due to the increase on one single-family residence. Existing landfills are expected to have adequate capacity to service the site and use. No significant impacts are anticipated.		