

## **SECTION 1.0 EXECUTIVE SUMMARY**

### **1.1 INTRODUCTION**

The California Environmental Quality Act (CEQA) and the CEQA Guidelines require the preparation of an objective, full-disclosure document in order to (1) inform agency decision makers and the general public of the direct and indirect environmental effects of a proposed action; (2) provide mitigation measures to reduce or eliminate potential significant adverse impacts; and (3) identify and evaluate reasonable alternatives to a project. This Environmental Impact Report (EIR) addresses the potential environmental effects associated with the implementation of the proposed Sunset Ridge Park Project (Project) and alternatives to the Project.

The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences of projects under their discretionary approval authority prior to taking action on them. An EIR is a public document designed to provide the public and local and State governmental agency decision makers with an analysis of potential environmental consequences in order to support informed decision making.

This EIR has been prepared pursuant to CEQA requirements and State CEQA Guidelines. The City of Newport Beach (City), as the Lead Agency, has relied on the expertise of City staff and consultants and has reviewed and revised, as necessary, all submitted drafts, technical studies, and reports to reflect its own independent judgment.

In addition to providing an analysis of the proposed Project, the EIR discusses alternatives to the proposed Project and includes a Mitigation Program to offset, minimize, or otherwise avoid significant environmental impacts.

The following Project EIR includes the identification of Project alternatives; areas of controversy and issues to be resolved; potential significant impacts; and the Mitigation Program determined through the analysis presented in this EIR.

### **1.2 PROJECT LOCATION**

The Sunset Ridge Park Project site (Project site) encompasses approximately 18.9 acres. Approximately 13.7 acres of the Project site are located within the incorporated boundary of the City of Newport Beach, and approximately 5.2 acres are in unincorporated Orange County within the City's Sphere of Influence. The entire site is within the coastal zone, as established by the California Coastal Act.

The Project site is generally bound on the north by residential development; to the east by Superior Avenue with residential development and Hoag Memorial Hospital Presbyterian (Hoag Hospital) east of the road; to the south by West Coast Highway with residential development south of the highway; and to the west by existing oil field operations and undeveloped open space (Newport Banning Ranch). The Newport Banning Ranch property has a City General Plan land use designation that would allow for either open space uses or mixed-use development; the proposed access road for Sunset Ridge Park would traverse this property. There is no direct vehicular access to the Project site from West Coast Highway. Exhibit 3-1, Regional Location, and Exhibit 3-2, Local Vicinity, depict the Project site in a regional and local context, respectively.

### 1.3 PROJECT SUMMARY

The City proposes to develop an active and passive public park on site. The proposed park would include one baseball field and two soccer fields, a playground and picnic area, a memorial garden and an overlook with seating and shade structure, pedestrian paths, restroom facilities, and parking. The parking lot would provide 75 parking spaces and include a designated drop-off area. In addition, up to 22 parallel parking spaces may be provided along the park access road near the parking lot. The proposed park would include pedestrian access via two entries from the sidewalk along Superior Boulevard and one entry from the sidewalk along West Coast Highway. Vehicle ingress and egress would be provided via an access road to the park extending from West Coast Highway through the Newport Banning Ranch property. Use of this adjacent property for the park access road would require an access easement from the Newport Banning Ranch property owner. No nighttime lighting other than for public safety would be provided.

As a part of the Project, the City proposes to widen a portion of the northern side of West Coast Highway from Superior Avenue to a point west of the proposed park access road consistent with the standards of the *City of Newport Beach General Plan's* Circulation Element and the Orange County Transportation Authority's Master Plan of Arterial Highways. The City is proposing a signal on West Coast Highway at the proposed access road. Because West Coast Highway is a State Highway, California Department of Transportation (Caltrans) approvals would be required. Where the widening would occur on Newport Banning Ranch property, a dedication from Newport Banning Ranch would be required.

Construction of the proposed Project is planned to occur in a single construction phase of between 16 and 18 months. Approximately 130,000 cubic yards (cy) of cut and 96,000 cy of fill may be required during grading activities, with a net export of approximately 34,000 cy. The City proposes that all of the exported soil would go to identified locations on the adjacent Newport Banning Ranch property. Existing oil field roads on the Newport Banning Ranch property would provide truck access to transport the export material from the park site to Newport Banning Ranch. The potential environmental effects of this export are assumed in the environmental analysis for the Sunset Ridge Park Project.

The Project does not require a General Plan amendment or zone change. The City of Newport Beach General Plan land use designation for the 13.7 acres under City ownership of the Project site within the City of Newport Beach is Parks and Recreation (PR), and the land use designation for the 5.2 acres within the City's Sphere of Influence on the Newport Banning Ranch property is Open Space/Residential Village (OS/RV).

The zoning designation for the portion of the Project site in the City is Open Space-Active (OS-A). That portion of the site within the City's Sphere of Influence does not have a City zoning designation. The County zoning designation for that portion of the site in Newport Banning Ranch proposed for the park access road is Local Business with an Oil Production Overlay (C1[O]). In any district where the district symbol is followed by the letter "O," thus (O), oil drilling and production of oil, gas, and other hydrocarbon substances is permitted.

With respect to the proposed export soil sites and haul road on the Newport Banning Ranch property, these areas traverse areas both within the City and within the City's Sphere of Influence. Zoning designations for these areas are as follows:

- **City of Newport Beach:** The area located within the jurisdictional boundaries of the City of Newport Beach is zoned "Planned Community District 25" (PC-25).

- **County of Orange:** R-4(O), Suburban Multi-family residential uses. The letter “O” identifies that oil drilling and production of oil, gas, and other hydrocarbon substances is permitted.
- **County of Orange:** C1(O), Local Business with an Oil Production Overlay.

The entire Project site is within the boundary of the coastal zone as established by the California Coastal Act, and is therefore under the land use planning and regulatory jurisdiction not only of local government agencies but also the California Coastal Commission. Site development must be consistent with the requirements of the Coastal Act. The City’s certified Coastal Land Use Plan (CLUP) designation for that portion of the Project site within the City proposed for park use is Parks and Recreation. All of the Newport Banning Ranch property is a Deferred Certification Area (DCA).

A summary of impacts associated with the Project, as well as a summary of mitigation measures, is provided later in this section.

#### **1.4 PROJECT OBJECTIVES**

The City of Newport Beach has identified the following objectives for the proposed Sunset Ridge Park Project:

- To implement the goals and policies of the *City of Newport Beach General Plan*, including developing Sunset Ridge Park with active and passive park uses;
- To develop a community park consistent with the City’s General Plan standards, including facilities for picnicking, active sports, and other facilities that serve a larger population;
- To develop an active and passive park to serve the West Newport Beach community;
- To develop a community park that is easily accessible, via arterial roads, to the public and is centrally located in the West Newport Beach area;
- To provide additional parkland in the West Newport Beach area, which currently experiences a parkland deficit; and
- To develop the Project site in conformance with the Deed Restriction, which stipulates that the property purchased from Caltrans be used as a park.

#### **1.5 PROJECT ALTERNATIVES**

CEQA Guidelines Section 15126.6(a) requires that “an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which would 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 evaluate the comparative merits of the alternatives”. The alternatives are evaluated and depicted graphically in Section 6, Alternatives to the Proposed Project, of this EIR. The following subsections provide a brief summary of each of the alternatives.

### **1.5.1 ALTERNATIVES CONSIDERED BUT NOT CARRIED FORWARD**

Section 15126.6 of the CEQA Guidelines identifies the following factors that may be used to eliminate alternatives from detailed consideration in an EIR: (1) failure to meet most of the basic project objectives; (2) infeasibility or (3) inability to avoid significant environmental impacts.

#### **Access Road Alternative**

The Superior Avenue Access Road Alternative assumes that active and passive park uses are developed on the Sunset Ridge Park site. Vehicular access into the Project site would be provided from Superior Avenue between the existing Newport Crest Condominium development to the north and West Coast Highway to the south and across from the existing parking lot entrance on the east side of Superior Avenue. Therefore, no park development or access into the park from West Coast Highway would be provided through the adjacent Newport Banning Ranch property to the west. As such, the overall size of the Project site inclusive of road improvements would be 13.7 acres because the Newport Banning Ranch property would not be a part of this alternative.

The reduction in acreage from 18.9 acres to 13.7 acres would result in a reduction in usable active and passive park uses because all vehicular access to the park would need to be located on the City's property.

Under this alternative scenario, vehicular right-turn ingress and right-turn egress would be provided from southbound Superior Avenue; no access from northbound Superior Avenue could be provided. Adjacent to the site in the southbound direction, Superior Avenue is curved and declines in elevation at an approximate 8 percent grade. A signal could not be provided along the park site on Superior Avenue to slow vehicular traffic to allow for safe access into the site. Further, a park access entrance and road in this location would traverse the Scenic Easement which precludes permanent structures within the easement. For these reasons, this alternative is not considered feasible.

### **1.5.2 ALTERNATIVES ANALYZED**

Alternatives analyzed in this EIR are summarized below.

#### **Alternative A: No Development/No Development Alternative**

Alternative A assumes existing conditions on the Project site; no development would occur. As such, the site would remain vacant.

#### **Alternative B: Alternative Site**

This alternative involves the development of an active and passive park at another location.

#### **Alternative C: Passive Park Alternative**

The Passive Park Alternative assumes that only passive park uses would be developed on the site. Under this alternative scenario, no playing fields would be constructed. Sunset Ridge Park would be developed with pedestrian paths, gardens, restroom facilities, and parking. This alternative would require a zone change from Open Space-Active (OS-A) to Open Space-Passive (OS-P).

## **Alternative D: Grading/Design Alternatives**

The EIR assesses potential impacts associated with both increasing the elevation of the park to minimize the volume of grading required for Project implementation, and with lowering the elevation of the park to reduce the visibility of park facilities from adjacent residences to the north. Additionally, alternative roadway alignments are addressed.

## **Environmentally Superior Alternative**

CEQA requires the identification of an environmentally superior alternative. CEQA Guidelines Section 15126.6(e)(2) states that if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

### **1.6 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

Section 15123(b)(2) of the CEQA Guidelines indicates that an EIR summary should identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public. The EIR has taken into consideration the comments received from the public, agencies, and jurisdictions in response to the Notice of Preparation (NOP). Written comments received during the 30-day NOP period are provided in Appendix A.

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. With respect to the proposed Project, the key issues include the decisions required by the City, as Lead Agency, regarding:

- Whether the EIR adequately addresses the potential environmental impacts of the proposed Project. Issues of concern raised during the public review period included:
  - Whether the proposed active park Project is compatible with off-site land uses, particularly with residential development.
  - Whether the Project would significantly impact biological resources.
  - Whether there is a need for additional parks, particularly active parkland, in the City.
  - Whether the Project would adversely affect public and private views.
  - Whether the Project would have significant traffic impacts and whether access to and parking for the site could be provided in an alternative location.
  - Whether the Project land uses would have significant noise impacts.
  - Whether the Project would create safety and security issues
- Whether the recommended Mitigation Program, including Project Design Features, Standard Conditions and Mitigation Measures, should be approved and/or modified;
- Whether the Project benefits override the environmental impacts that cannot be feasibly avoided or mitigated to a less than significant level;

- Whether there are additional measures that should be applied to the Project besides those identified in the Mitigation Program; and
- Whether there are any alternatives to the proposed Project that would substantially lessen any of the significant environmental impacts of the Project and achieve most of the Project objectives.

## 1.7 **SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS**

Table 1-1 presents a brief summary of the potential significant environmental effects of the proposed Project, the Mitigation Program recommended to ensure that Project impacts are mitigated to the extent feasible, and the expected status of the potential environmental effects following implementation of the Mitigation Program. The Mitigation Program is comprised of Project Design Features (PDFs), Standard Conditions and Requirements (SCs), and Mitigation Measures (MMs), which all serve to preclude, reduce, and/or fully mitigate potential environmental impacts. The more detailed evaluation of these issues and the full text of the Mitigation Program are presented in Sections 4.1 through 4.11. Given the length of the mitigation measures, all measures are only briefly summarized in the table. A number, provided at the end of each summarized measure in Table 1-1, serves as the numerical reference to the full text in the Mitigation Program. The mitigation measures identify who is responsible, when the action would be implemented and who would be the approving authority, if applicable. The summary also identifies whether an alternative(s) to the proposed Project would reduce or avoid that effect. The Mitigation Monitoring and Reporting Program would be developed using the full text of the Mitigation Program.

As identified in Table 1-1, implementation of the proposed Project would result in significant impacts for the following topical issues:

Implementation of the Mitigation Program would reduce many of the potentially significant impacts to a less than significant level. However, the Project would still result in the following significant unavoidable impacts:

### **Air Quality**

**Local Construction Impacts:** During the three-month mass grading phase, on days when and if, soil is exported to distant off-site soils locations, nitrogen oxide (NO<sub>x</sub>) emissions could exceed the South Coast Air Quality Management District's (SCAQMD) CEQA significance thresholds. This temporary impact would be significant and unavoidable.

**Local Construction Impacts:** During the periods of mass grading when work would be concentrated within 164 feet of the Newport Crest condominiums, particulate emissions from the Project site have the potential for a short-term exceedance of the 24-hour PM<sub>10</sub><sup>1</sup> and PM<sub>2.5</sub> ambient air quality standards at the nearest residences. This temporary, local impact would be significant and unavoidable.

### **Noise**

**Construction Impacts:** Construction equipment would have the potential to generate temporary noise impacts well above the existing ambient noise levels. Due to the low existing

<sup>1</sup> Particulate matter with particles smaller than or equal to 10 microns in size (PM<sub>10</sub>) and smaller than or equal to 2.5 microns (PM<sub>2.5</sub>).

noise levels and the proximity of the noise-sensitive receivers, construction would result in a temporary significant increase in ambient noise to the residences adjacent to the site. Construction of the Project would result in an unavoidable short-term significant impact that would cease upon completion of the Project.

**TABLE 1-1  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
<b>SECTION 4.1 – LAND USE AND RELATED PLANNING PROGRAMS</b>			
<p><b>Threshold 4.1-1:</b> Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<p>The Project is consistent with applicable plans and policies. No significant impacts related to land use and planning would occur. However, mitigation is provided that addresses all potential impacts associated with the Project. <i>(Less than significant with mitigation)</i></p> <p>The Project is compatible land use with existing and proposed land uses bordering the site. No significant land use compatibility impacts would be associated with the Project. However, mitigation is provided that addresses all potential impacts associated with the Project. <i>(Less than significant with mitigation)</i></p>	<p>The overall Mitigation Program set forth in this EIR addresses all potential impacts associated with the Project. With the exception of short-term construction-related air quality and noise effects, all Project impacts can be mitigated to a level that is considered less than significant. Upon completion of construction, the short-term air quality and noise impacts would cease. As such, the Project is considered consistent with the intent of applicable planning programs and associated goals and policies.</p>	<p>Less Than Significant</p>
<b>SECTION 4.2 – AESTHETICS</b>			
<p><b>Threshold 4.2-1:</b> Would the project have a substantial adverse effect on a scenic vista?</p>	<p>Development of the proposed Project would alter existing views along Superior Avenue, which is designated as a Coastal View Road. However, the change would be minimal, and ocean views would still be maintained. The proposed Project would not contain permanent structures or paving in the Caltrans scenic easement. The Public View Point area would contain an overlook with seating and shade structure. The proposed Project would not have a substantial adverse effect on a scenic vista, and therefore, the Project's impact would be less than significant.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant</p>
<p><b>Threshold 4.2-2:</b> Would the project substantially degrade the existing visual character or quality of the site and its surroundings?</p>	<p>The Project would not adversely alter existing views of site or surrounding area; the Project allows for the development of a park with active and passive uses consistent with the General Plan. The</p>	<p>No mitigation is required.</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
	Project would not degrade the visual character of the site or surrounding areas, nor would it impede views of or from the Project site. <i>(Less than significant impact)</i>		
<p><b>Threshold 4.2-3:</b> Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<p>The Project would include low-profile security nighttime lighting but would not affect nighttime views as the Project site is in an urban environment that is currently subject to similar lighting. In addition, all light sources would be directed downward so as not to spill over to adjacent land uses. The Project would not involve use of building material that could cause a glare effect. <i>(Less than significant impact)</i></p>	<p><b>PDF 4.2-1:</b> All outdoor lighting would be appropriately shielded and oriented in order to prevent light spillage on adjacent, off-site land uses. Outdoor lighting associated with the restroom facilities and parking lot shall not adversely impact residential land uses to the north, but shall provide sufficient illumination for access and security purposes.</p> <p><b>SC 4.2-1:</b> The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Public Works Director and/or Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Public Works Director and/or Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.</p> <p><b>SC 4.2-2:</b> Prior to the opening of the Project to the public, the City shall prepare a photometric study in conjunction with a final lighting plan for approval by the Public Works Director and/or Planning Director. The survey shall show that lighting values are “1” or less at all property lines.</p>	<p>Less Than Significant</p>
<p><b>SECTION 4.3 – TRANSPORTATION AND CIRCULATION</b></p>			
<p><b>Threshold 4.3-1:</b> Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at</p>	<p>The Project would not result in a 0.01 or greater increase in intersection capacity utilization (ICU) at the intersection of West Coast Highway at Newport Boulevard, which is projected to exceed the City’ level of service (LOS) standards. All other traffic study intersections would continue to operate at acceptable levels of service.</p>	<p><b>SC 4.3-2:</b> Traffic control and truck route plans shall be reviewed and approved by the Public Works Department before their implementation. Large construction vehicles shall not be permitted to travel narrow streets as determined by the Public Works Department. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flag</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
intersections)?	<i>(Less than significant impact with mitigation)</i>	<p>persons. Construction workers shall be required to park on the Project site.</p> <p><b>MM 4.3-1:</b> The Project Manager shall provide advanced written notice of temporary traffic disruptions to the affected area's businesses and the general public. This notice shall be provided at least two weeks prior to disruptions.</p> <p><b>MM 4.3-2:</b> The Project Manager shall ensure that construction activities requiring more than 16 truck (i.e., multiple axle vehicle) trips per hour, such as excavation and concrete pours, shall be limited between June 1 and September 1 to avoid traffic conflicts with beach and tourist traffic. At all other times, such activities shall be limited to 25 truck (i.e., multiple axle vehicle) trips per hour unless otherwise approved by the City's Traffic Engineer. Haul operations shall be monitored by the Public Works Department, and additional restrictions may be applied if traffic congestion problems arise.</p>	
<b>Threshold 4.3-2:</b> Would the project exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?	Based on the significance criteria for Congestion Management Plan (CMP) intersections, the Project would not significantly impact the one CMP intersection within the traffic study area. <i>(Less than significant impact)</i>	No mitigation is required.	Less Than Significant
<b>Threshold 4.3-3:</b> Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access?	Implementation of the Project would not result in any significant impacts related to circulation or access (Option 2 is not recommended), and therefore would not significantly impact any emergency response evacuation plans. <i>(Less than significant impact with mitigation)</i>	<p>MMs 4.3-1 and 4.3-2 would be applicable.</p> <p><b>SC 4.3-1:</b> Sight distance at the Project's access point shall comply with City of Newport Beach standards.</p> <p><b>MM 4.3-3:</b> Prior to the start of grading, emergency fire access to the site shall be approved by the City Public Works Department and the Fire Department.</p> <p><b>MM 4.3-4:</b> Prior to the start of grading, the Project Manager shall demonstrate to the City Fire Department that all existing and new access roads surrounding the Project site shall be designated as fire lanes, and no parking shall be permitted unless the accessway meets minimum width requirements of the Public Works and</p>	Less Than Significant

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		Fire Departments. Parallel parking on one side may be permitted if the road is a minimum 32 feet in width.	
<b>Threshold 4.3-4:</b> Would the project result in inadequate parking capacity?	The park would have adequate parking. <i>(Less than significant impact)</i>	No mitigation is required.	Less Than Significant
<b>Threshold 4.3-5:</b> Would the project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	The Project would not conflict with any goals or policies of the City of Newport Beach General Plan or Local Coastal Plan. <i>(Less than significant impact)</i>	No mitigation is required.	Less Than Significant
<b>SECTION 4.4 – AIR QUALITY AND CLIMATE CHANGE</b>			
<b>Threshold 4.4-1:</b> Would the project conflict with or obstruct implementation of the applicable air quality plan?	Implementation of the Project would not affect existing air quality violations or result in new violations, nor would it exceed assumptions in the Air Quality Management Plan (AQMP). Therefore, the Project would not conflict with or obstruct implementation of the applicable air quality plan. <i>(Less than significant impact)</i>	No mitigation is required.	Less Than Significant
<b>Threshold 4.4-2:</b> Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	During the 3-month mass grading phase, NOx (nitrogen oxide) emissions could exceed the South Coast Air Quality Management District (SCAQMD) CEQA significance thresholds on days when, and if, soil is exported to distant off-site soils locations. The temporary impact would be significant and unavoidable because mitigation could exacerbate noise impacts by extending the construction schedule.	<b>SC 4.4-1:</b> During construction of the Project, the Project Manager shall be required to comply with SCAQMD Rules 402 and 403, which shall assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on	Significant and Unavoidable: Mass Daily Construction Emissions. Significant and Unavoidable: Local Construction Impacts Less Than Significant: Long-Term Daily Operations

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
	<p><i>(Significant and unavoidable impact)</i></p> <p>During the periods of mass grading when work would be concentrated within 164 feet of the Newport Crest Condominium development, particulate emissions from the Project site have the potential for a short-term exceedance of the 24-hour PM10 and PM2.5 ambient air quality standards at the nearest residences. The local construction impact would be temporary. <i>(Significant and unavoidable impact)</i></p> <p>Long-term operational emissions would be less than the SCAQMD thresholds. Therefore, the proposed project would not have the potential to violate any air quality standard or contribute substantially to an existing or projected air quality violation. <i>(Less than significant impact)</i></p>	<p>the Project Managers' specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Clearing and grubbing - Apply water in sufficient quantity to prevent generation of dust plumes.</li> <li>• Cut and fill - Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities.</li> <li>• Earth-moving activities - Pre-apply water to depth of proposed cuts; re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and stabilize soils once earth-moving activities are complete.</li> <li>• Importing/exporting of bulk materials - Stabilize material while loading to reduce fugitive dust emissions; maintain at least six inches of freeboard on haul vehicles; and stabilize material while transporting to reduce fugitive dust emissions.</li> <li>• Stockpiles/bulk material handling - Stabilize stockpiled materials; stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.</li> <li>• Traffic areas for construction activities - Stabilize all off-road traffic and parking areas; stabilize all haul routes; and direct construction traffic over established haul routes.</li> </ul>	
<p><b>Threshold 4.4-3:</b> Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable</p>	<p><b>Short-term Construction:</b> Export of soil to distant off-site locations, if required, could result in a cumulative impact to concentrations of ozone, a nonattainment pollutant. This would be a temporary</p>	<p>SC 4.4-1 is applicable.</p>	<p>Significant and Unavoidable: Temporary Short-Term Construction</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	construction related impact. ( <i>Significant and unavoidable impact</i> ) <b>Long-term Operations:</b> The Project would not cumulatively contribute to an increase of PM10, PM2.5, volatile organic compounds (VOC), or NOx. ( <i>Less than significant impact</i> )		Less Than Significant: Long-Term Operations
<b>Threshold 4.4-4:</b> Would the project expose sensitive receptors to substantial pollutant concentrations?	During the construction period, construction activities would expose nearby residents (sensitive receptors) to pollutant concentrations. Exposure to carbon monoxide (CO), NO <sub>2</sub> , and toxic air contaminants (TACs) would be less than significant. However, exposure to PM10 and PM2.5 emissions would exceed thresholds at times during the mass grading phase. Long-term impacts would be less than significant. ( <i>Significant and unavoidable impact</i> ).	SC 4.4-1 is applicable.	Significant and Unavoidable: During Mass Grading
<b>Threshold 4.4-5:</b> Would the project create objectionable odors affecting a substantial number of people?	Odors associated with Project construction would be temporary in nature and would dissipate rapidly from the source. Odors associated with use of the park would be typical of a park or residential area. ( <i>Less than significant impact</i> )	No mitigation is required.	Less Than Significant
<b>Threshold 4.4-6:</b> Would the project impede achievement of the State's mandatory requirement under AB 32 to reduce statewide GHG emissions to 1990 levels by 2020?	The estimated total Project greenhouse gas (GHG) emissions would be less than the screening level interim threshold established by the City of Newport Beach. ( <i>Less than significant impact</i> )	<b>PDF 4.4-1:</b> Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, shall be installed throughout the Project site. <b>PDF 4.4-2:</b> The Project shall be designed to be water-efficient. Water-efficient fixtures and appliances shall be installed in the restrooms. <b>PDF 4.4-3:</b> Watering methods shall be restricted (e.g., systems that apply water to non-vegetated surfaces shall be prohibited) and runoff shall be controlled in accordance with City of Newport Beach Best	Less Than Significant

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>Management Practices.</p> <p><b>PDF 4.4-4:</b> Low-impact development (LID) practices that maintain the existing hydrologic character of the site shall be implemented to manage storm water and to protect the environment. (Retaining storm water runoff on site can drastically reduce the need for energy-intensive imported water at the site.) Please refer to Section 4.10, Hydrology and Water Quality, of this EIR which addresses the Project features.</p> <p><b>PDF 4.4-5:</b> The City of Newport Beach Water Conservation Ordinance, Section 14.16 of the Municipal Code shall be applicable to the Park. The ordinance includes but is not limited to the LID practices of PDF 4.4-5 and a requirement for an approved water use plan to be prepared and implemented.</p> <p><b>PDF 4.4-6:</b> Approximately 130 to 140 trees shall be planted where there are now no existing trees, thus increasing GHG sequestration.</p>	
<b>SECTION 4.5 – NOISE</b>			
<p><b>Threshold 4.5-1:</b> Would the project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p><b>Threshold 4.5-2:</b> Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Construction equipment would have the potential to generate temporary noise impacts above the existing ambient noise levels. The City Noise Ordinance identifies that noise sources associated with construction are exempt from the City's Noise Ordinance standards, provided said activities take place between the hours of 7:00 AM and 6:30 PM on weekdays, and from 8:00 AM to 6:00 PM on Saturdays. Due to the low existing noise levels and the proximity of the noise-sensitive receivers and duration, construction would result in a temporary substantial increase in ambient noise to the residences adjacent to the site from the use of mobile grading equipment. To reduce potential</p>	<p><b>PDF 4.5-1:</b> The Project includes landscaped berms between active park uses and the Newport Crest Condominium development to provide for noise attenuation.</p> <p><b>SC 4.5-1:</b> Grading and construction plans shall include a note indicating that loud noise-generating project construction activities (as defined in Section 10.28.040 of the noise ordinance) shall take place between the hours of 7:00 AM and 6:30 PM on weekdays, and from 8:00 AM to 6:00 PM on Saturdays. Loud noise generating construction activities are prohibited on Sundays and federal holidays.</p> <p><b>MM 4.5-1:</b> Prior to the start of grading, the Project Manager shall produce evidence acceptable to the Public Works Director and/or Planning Director, that:</p> <ul style="list-style-type: none"> <li>a. All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating</li> </ul>	<p>Significant and Unavoidable: Temporary Short-Term Construction</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
	<p>construction noise impacts, a temporary barrier with a length of approximately 1,500 feet and the height of approximately 20 feet would be required. Due to size and the fact that it would block the views from the adjacent residences, the construction of a temporary noise barrier would not be feasible. This unavoidable short-term significant impact would cease upon completion of construction activities. <i>(Significant and unavoidable impact)</i>.</p>	<p>and maintained mufflers.</p> <ul style="list-style-type: none"> <li>b. Stationary equipment, such as generators and air compressors, would be located as far from local residences as feasible.</li> <li>c. Equipment maintenance and staging areas would be located as far away from local residences, as feasible.</li> <li>d. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.</li> </ul>	
<p><b>Threshold 4.5-3:</b> Would the project expose people to or generate excessive groundborne vibration or groundborne noise levels?</p>	<p>Vibration may be noticeable for short periods during construction, but it would be temporary and periodic and would not be excessive. <i>(Less than significant impact)</i></p>	<p>No mitigation is required.</p>	<p>Less Than Significant</p>
<p><b>Threshold 4.5-4:</b> Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Project-related traffic noise increases would be less than significant. The effects of grading would not result in significant increases in traffic noise to nearby noise-sensitive receptors.</p> <p>While park activities would generate perceptible noise increases to some noise-sensitive persons, the noise levels would be below the City's 55 dB <math>L_{eq}</math> daytime noise standard. There would be no exposure of persons to or generation of noise levels in excess of the applicable standards nor would there be a substantial increase in permanent noise levels. <i>(Less than significant impact)</i></p>	<p>PDF 4.5-1 is applicable.</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
<b>SECTION 4.6 – BIOLOGICAL RESOURCES</b>			
<p><b>Threshold 4.6-1:</b> Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p><b>Special Status Plants:</b> The Project would not have a substantial adverse effect on any special status plant species. <i>(Less than significant impact)</i></p> <p><b>General Habitat Loss and Wildlife Loss:</b> Construction of the Project would result in the loss of approximately 5.06 acres of native habitat that provides nesting, foraging, roosting, and denning opportunities for a variety of wildlife species.</p> <p>On-site vegetation could support nesting birds. Impacts to migratory nesting birds are prohibited under the Migratory Bird Treaty Act (MBTA). In addition, common raptor species such as red-tailed hawk have potential to nest on the Project site.</p> <p>The loss of any active nesting bird/raptor nest occurring on the Project site would be considered significant. Impacts on nesting birds/raptors would be reduced to less than significant levels with implementation the Mitigation Program. <i>(Less than significant impact with mitigation)</i></p> <p><b>Special Status Wildlife:</b> Impacts to special status wildlife would be less than significant with implementation of the Mitigation Program. <i>(Less than significant impact with mitigation)</i></p>	<p><b>MM 4.6-1:</b> Project-related activities likely to have the potential to disturb suitable bird nesting habitat shall be prohibited from February 15 through August 31, unless a Project Biologist acceptable to the City of Newport Beach surveys the Project area prior to disturbance to confirm the absence of active nests. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within a particular buffer shall be prohibited until nesting is complete; the buffer distance shall be determined by the Biologist in consideration of species sensitivity and existing nest site conditions. Limits of avoidance shall be demarcated with flagging or fencing. The Biologist shall record the results of the recommended protective measures described above and shall submit a memo summarizing any nest avoidance measures to the City of Newport Beach to document compliance with applicable State and federal laws pertaining to the protection of native birds.</p> <p>Similarly, for preserved vegetation that occurs within 50 to 100 feet of construction activities, if construction is occurring during the nesting season, preserved vegetation shall be surveyed for the presence of nesting birds.</p> <p><b>MM 4.6-2:</b> To the maximum extent practicable, habitats that provide potential nest sites for raptors/burrowing owls shall be removed from September 1 through January 31. If Project construction activities are initiated during the raptor/burrowing owl nesting season (February 1 to August 31), a nesting raptor/burrow survey shall be conducted. Seven days prior to the</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>onset of construction activities, a qualified Biologist shall survey within the limits of the proposed Project disturbance area for the presence of any active raptor nests/burrows (common or special status). Any nest/burrow found during survey efforts shall be mapped on the construction plans. If no active nests/burrows are found, no further mitigation would be required, and survey results shall be provided to the CDFG.</p> <p>If nesting activity is present, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. To protect any nest/burrow site, the following restrictions on construction are required between February 1 and August 31 (or until nests/burrows are no longer active, as determined by a qualified Biologist): (1) Clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest/burrow and (2) access and surveying shall be restricted within 200 feet of any occupied nest/burrow. Any encroachment into the 300- and/or 200-foot buffer area(s) around the known nest/burrow shall only be allowed if a qualified Biologist determines that the proposed activity shall not disturb the nest occupants. During the non-nesting season, proposed work activities can occur only if a qualified Biologist has determined that fledglings have left the nest/burrow.</p> <p>If an active nest/burrow is observed during the non-nesting season, a qualified Biologist shall monitor the nest site; when the raptor/owl is away from the nest, the Biologist shall flush any raptors to open space areas or exclude the owl from the burrow and then remove the burrow so the owl cannot return.</p> <p><b>MM 4.6-3:</b> The NCCP/HCP does not authorize Incidental Take resulting from the conversion of habitat occupied by coastal California gnatcatchers in Existing Use Areas. Consistent with FESA processes, the City has two options to mitigate for the impacts to the coastal</p>	

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>California gnatcatcher:</p> <ul style="list-style-type: none"> <li>a. On-site avoidance of habitat that would constitute Incidental Take of gnatcatcher habitat or</li> <li>b. Mitigation of Incidental Take through a Section 7 or Section 10 process.</li> </ul> <p>In addition, the following construction-related minimization measures shall be required:</p> <ul style="list-style-type: none"> <li>1. All activities involving the removal of gnatcatcher/coastal sage scrub habitat shall be prohibited during the breeding and nesting season (February 15 to July 15) unless otherwise directed by the USFWS.</li> <li>2. The use of any large construction equipment during site grading shall be prohibited within 200 feet of an active gnatcatcher nest during the breeding and nesting season of these species (February 15 to July 15) unless otherwise directed by the USFWS.</li> <li>3. All areas containing habitat suitable for occupation by the gnatcatcher adjacent to the impact area shall be delineated by the use of orange snow fencing or the use of lath and ropes/flagging.</li> <li>4. All grubbing operations shall be monitored by a qualified Biologist. The monitoring Biologist shall ensure that only the amount of coastal sage scrub habitat approved for removal by the USFWS will be removed.</li> <li>5. The monitoring Biologist shall flush gnatcatchers from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. It shall be the responsibility of the monitoring Biologist to assure that gnatcatchers shall not be directly impacted by brush-clearing and earth-moving equipment in a manner that also allows for construction activities on a timely basis.</li> </ul>	

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>6. If construction occurs during the nesting season, a summary of construction monitoring activities shall be provided to the USFWS and the CDFG following completion of construction.</p> <p>7. Following the completion of initial clearing activities, all areas of coastal sage scrub habitat to be avoided by construction equipment and personnel shall be marked with temporary fencing or other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment shall be permitted within such marked areas.</p> <p><b>MM 4.6-4:</b> Implementation of the Project would result in the loss of 0.41 acre of coastal sage scrub habitat. Permanent impacts on coastal sage scrub vegetation shall be mitigated at a two to one (2:1) ratio on the Project site or in suitable off-site locations in the Newport Beach/Costa Mesa area. A 2:1 ratio for mitigation is appropriate for the habitat impacted which is non-typical for gnatcatchers and subject to degradation by invasive, non-native species. A coastal sage scrub restoration plan shall be prepared by the City prior to the start of grading. The City shall be responsible for implementing the restoration plan. Restoration shall consist of seeding and planting of containers of appropriate coastal sage scrub species and cactus cuttings. The restoration areas shall be maintained and monitored by the City until the success criteria documented in the restoration plan have been met.</p> <p>The restoration plan shall contain the following items (please refer to Section 4.6 for the entire text of the mitigation measure):</p> <ol style="list-style-type: none"> <li>1. Responsibilities and qualifications of the personnel to implement and supervise the plan.</li> <li>2. Site selection.</li> </ol>	

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>3. Site preparation and planting implementation 4. Schedule. 5. Maintenance plan/guidelines. 6. Monitoring Plan. 7. Long-term preservation. 8. Identification of performance standards for the revegetation of coastal sage scrub.</p> <p>In addition, earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that would remain undeveloped. Prior to the start of grading, the natural open space limits shall be marked by the Construction Supervisor and the Project Biologist. These limits shall be identified on the grading plan. No earth-moving equipment shall be allowed within the open space areas.</p> <p><b>MM 4.6-5:</b> Implementation of the Project would result in the loss of 0.06 acre of riparian habitat. Prior to the final submittal of a permit application for a CDFG permit agreement, the City shall develop a riparian restoration and enhancement plan for the CDFG. The objective of the plan shall be to ensure no net loss of habitat values as a result of Project activities. This may include preservation, restoration, and enhancement within and off the Project site. The mitigation ratio shall be negotiated with the resource agencies, but shall be no less than 1:1 to ensure no net loss of habitat. The City shall implement the mitigation plan as approved by the resource agencies and according to guidelines and performance standards.</p> <p>Prior to implementation, a detailed riparian restoration and enhancement plan shall be developed and shall contain the following items (please refer to Section 4.6 for the entire text of the mitigation measure):</p> <p>1. Responsibilities and qualifications of the personnel</p>	

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		to implement and supervise the plan. 2. Site selection. 3. Site preparation and planting implementation. 4. Schedule. 5. Maintenance plan/guidelines. 6. Monitoring Plan. 7. Long-Term Preservation.	
<b>Threshold 4.6-2:</b> Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Grading activities could impact riparian habitat and sensitive natural communities (coastal sage scrub). This impact would be reduced to a level considered less than significant with implementation of the Mitigation Program. <i>(Less than significant impact with mitigation)</i>	MM 4.6-4 and MM 4.6-5 are applicable.	Less Than Significant
<b>Threshold 4.6-3:</b> Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	The Project would not impact resources under the jurisdiction of the U.S. Army Corps of Engineers (USACE) or the Regional Water Quality Control Board (RWQCB).  Only areas under the jurisdiction of the California Department of Fish and Game (CDFG) are present on the Project site. A total of 0.44 acre of streambed under the jurisdiction of the CDFG would be impacted by the Project. The impact on CDFG jurisdictional areas would be considered significant. <i>(Less than significant impact with mitigation)</i>	<b>MM 4.6-6:</b> A Jurisdictional Delineation Report shall be submitted to each regulatory agency (i.e., the USACE, the CDFG, and the RWQCB) with a request for their concurrence. To facilitate this concurrence, the City shall coordinate and participate in a “Pre-Application Field Meeting” with the USACE, the CDFG, and the RWQCB. The meeting shall be scheduled prior to the submittal of permit applications. The meeting shall review (1) the Project; (2) the impacts that would result from Project implementation; and (3) the proposed mitigation. The intent of this meeting is to obtain a formal Jurisdictional Determination by the USACE and the CDFG.  Upon receipt of the Jurisdictional Determination, the City shall submit to the CDFG the required permit applications required for direct or indirect impacts on areas within this agency’s jurisdiction. The City shall be obligated to those mitigation measures required by the resource agency relative to impacts on CDFG	Less Than Significant

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		jurisdiction. Mitigation shall include, but is not limited to, an in-lieu fee and/or avoidance, enhancement, or replacement of in-kind biological value.	
<b>Threshold 4.6-4:</b> Would the project interfere substantially with the movement of any native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	The Project would not interfere with the movement of any native resident or migratory wildlife corridors, or impede the use of native nursery sites. <i>(Less than significant impact)</i>	No mitigation is required.	Less Than Significant
<b>Threshold 4.6-5:</b> Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	The Project would not conflict with any goals or policies of the <i>City of Newport Beach General Plan</i> or Local Coastal Plan, or the California Coastal Act. <i>(Less than significant impact)</i>	No mitigation is required.	Less Than Significant
<b>Threshold 4.6-6:</b> Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	The Project would not conflict with the provisions of an adopted HCP/NCCP because it does not impact areas identified as part of the Central/Coastal Subregion Reserve System nor does it use the Take allocations associated with projects in the Subregion that are outside the Existing Use Areas. <i>(Less than significant Impact)</i>	No mitigation is required.	Less Than Significant
<b>SECTION 4.7 – CULTURAL AND PALEONTOLOGICAL RESOURCES</b>			
<p><b>Threshold 4.7-1:</b> Would the project would cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p> <p><b>Threshold 4.7-2:</b> Would the project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p>	The Project would not impact any known historic or archaeological resources. However, there is a potential for disturbance of undiscovered resources during grading activities. <i>(Less than significant impact with mitigation)</i>	<b>MM 4.7-1:</b> The Project Manager shall provide written evidence to the City of Newport Beach Public Works and/or Planning Department that a qualified Archaeologist has been retained to observe grading activities and to salvage and catalogue archaeological resources, as necessary. The Archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the Project Manager, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts, as appropriate. If	Less Than Significant

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>archaeological resources are found to be significant, the Archaeologist shall determine appropriate actions, in cooperation with the City and Project Manager, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Public Works Director and/or Planning Director.</p> <p>Based on their interest and concern about the discovery of cultural resources and human remains during Project grading, consideration should also be given to retaining a Native American Monitor to observe some or all grading activities.</p> <p>Nothing in this mitigation measure precludes the retention of a single cross-trained observer who is qualified to monitor for both archaeological and paleontological resources.</p>	
<p><b>Threshold 4.7-3:</b> Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>There are all sensitive rock formations on the Project site with the potential to yield significant fossils during construction. Grading activities could impact significant paleontological resources. <i>(Less than significant impact with mitigation)</i></p>	<p><b>MM 4.7-2:</b> The Project Manager shall provide written evidence to the City of Newport Beach Public Works and/or Planning Department that a qualified Paleontologist has been retained to observe grading activities and conduct salvage excavation of paleontological resources as necessary. The Paleontologist shall be present at the pre-grading conference; shall establish procedures for paleontological resources surveillance; and shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the fossils as appropriate.</p> <p>Any earth-moving activity associated with development, slope modification, or slope stabilization that requires moving large volumes of earth shall be monitored according to the paleontological sensitivity of the rock units that underlie the affected area. All vertebrate fossils and representative samples of megainvertebrates and plant fossils shall be collected. Productive sites that yield vertebrates should be excavated, and</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>approximately 2,000 pounds (lbs) of rock samples should be collected to be processed for microvertebrate fossil remains. The Society of Vertebrate Paleontology (SVP) recommends that a standard sample of 6,000 lbs be collected for microvertebrate sites (BonTerra Consulting 2009b). It is recommended that such a large volume only be required in very unique situations, such as in an area where no fossils have ever been reported and the results would greatly alter scientific interpretations of the area, or if the site is so rich that the diversity of known taxa (species) would be greatly enhanced by processing a larger volume.</p> <p>If any scientifically important large fossil remains are uncovered during earth-moving activities, the Paleontologist shall divert heavy equipment away from the fossil site until s/he has had an opportunity to examine the remains. If warranted, a rock sample will be collected for processing. The Paleontologist shall be equipped to rapidly remove fossil remains and/or matrix (earth), and thus reduce the potential for any construction delays.</p> <p>If scientifically important fossil remains are observed and if safety restrictions permit, the Project Manager shall allow the Paleontologist to safely salvage the discovery. At the Paleontologist's discretion, the Project Manager may assist in the removal of the fossil remains and rock sample to reduce any construction delays.</p> <p>All fossils shall be documented in a detailed Paleontological Resource Impact Mitigation Report. Fossils recovered from the field or by processing shall be prepared; identified; and, along with accompanying field notes, maps and photographs, accessioned into the collections of a designated, accredited museum such as the Natural History Museum of Los Angeles or the San Diego Natural History Museum.</p> <p>Because of slope modification, fossil-bearing exposures of the Quaternary marine deposits may be destroyed. If</p>	

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>feasible, a few stratigraphic sections with fossil-bearing horizons should be preserved for educational and scientific purposes.</p> <p>Recommendations specific to each lithologic unit are provided (please refer to Section 4.7 for the entire text of the mitigation measure):</p> <ul style="list-style-type: none"> <li>a. Monterey Formation</li> <li>b. Quaternary Marine Terrace Deposits</li> <li>c. Younger Alluvium and Aeolian Deposits</li> </ul> <p>Nothing in this mitigation measure precludes the retention of a single cross trained observer, qualified to monitor for both archaeological and paleontological resources.</p>	
<p><b>Threshold 4.7-4:</b> Would the project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>There is no indication that there are burials present on the Project site. Native American tribes note that ancestors were often buried in coastal locations and there is evidence to support this supposition. However, grading activities could impact unknown human remains, including those interred outside formal cemeteries. <i>(Less than significant impact with mitigation)</i></p>	<p><b>SC 4.7-1:</b> In accordance with <i>California Health and Safety Code</i>, Section 7050.5, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are or believed to be Native American, s/he shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with <i>California Public Resources Code</i>, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendents shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
<p><b>Threshold 4.7-5:</b> Would the project conflict with any applicable plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<p>The Project would not conflict with any goals or policies of the <i>City of Newport Beach General Plan</i> or <i>Local Coastal Plan</i>. (<i>Less than significant impact</i>)</p>	<p>No mitigation is required.</p>	<p>Less Than Significant</p>
<p><b>SECTION 4.8 – GEOLOGY AND SOILS</b></p>			
<p><b>Threshold 4.8-1:</b> Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</p>	<p>The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone; however, strong seismic ground shaking at the site can be expected associated with regional earthquake activity. (<i>Less than significant impact with mitigation</i>)</p>	<p><b>PDF 4.8-2:</b> Geotechnical design recommendations contained within the Geotechnical Study for the Proposed Sunset Ridge Park Project would be incorporated into the final Project design, unless supplemental geotechnical investigations provide information requiring revision of these recommendations.</p> <p><b>SC 4.8-1:</b> A qualified Geotechnical Engineer shall review the final grading plans, foundation plans and specifications when available to verify that all Project Design Features have been appropriately considered and incorporated into final plan development.</p> <p><b>MM 4.8-1:</b> A final design-level geotechnical exploration shall be performed after the final grading plans are made available to confirm that the data and assumptions applied in the development of final Project plans and specifications remain appropriate.</p>	<p>Less Than Significant</p>
<p><b>Threshold 4.8-2:</b> Would the project expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death from seismic-related ground failure, including liquefaction?</p> <p><b>Threshold 4.8-5:</b> Is the project located on a geologic unit or soil that is unstable, or that would become</p>	<p>The potential for liquefaction and associated lateral spreading on the Project site is low. The site is not underlain by active or potentially active faults; accordingly there would be no potential for ground failure on the site associated with surface fault expression. (<i>Less than significant impact</i>)</p>	<p>PDF 4.8-2, SC 4.8-1, and MM 4.8-1 are applicable.</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			
<b>Threshold 4.8-3:</b> Would the project expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death from landslides?	The <i>City of Newport Beach General Plan</i> and the CDMG (1998) indicate that there is some on-site potential for landsliding under seismic conditions. With grading, on-site slopes would be flatter and be in compliance with required factors of safety. <i>(Less than significant impact with mitigation)</i>	<b>MM 4.8-2:</b> Additional slope stability analyses shall be performed when the final slope configuration is available to confirm that Project slopes would be seismically stable. Final slope configuration would be adjusted if needed to ensure impacts are less than significant.	
<b>Threshold 4.8-4:</b> Would the project result in substantial soil erosion or the loss of topsoil?	Existing site conditions are conducive to rill and gully erosion based upon the lack of vegetation and amount of exposed soil surface. With the Mitigation Program incorporated into the Project, the loss of topsoil associated with Project-induced erosion would be reduced over existing conditions. <i>(Less than significant impact)</i>	PDF 4.8-2, SC 4.8-1, and MM 4.8-1 would be applicable. <b>PDF 4.8-1:</b> Landscape and irrigation plans have been designed to minimize irrigation near natural areas/slopes.	Less Than Significant
<b>Threshold 4.8-6:</b> Is the project located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	On-site soils have a low expansion potential <i>(Less than significant)</i>	PDF 4.8-2, SC 4.8-1, and MM 4.8-1 would be applicable.	Less Than Significant
<b>SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS</b>			
<b>Threshold 4.9-1:</b> Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	The Project site is not listed on of federal, State, local, tribal, or other hazardous materials databases. There are numerous facilities in the Project vicinity; however, based on distance and other facility-specific characteristics, these off-site facilities are not considered to hazardous environmental conditions to the Project site. In addition, the oil well sites on the	<b>MM 4.9-1:</b> Any contaminated soils or other hazardous materials removed from the Project site shall be transported only by a Licensed Hazardous Waste Hauler who shall be in compliance with all applicable State and federal requirements, including U.S. Department of Transportation regulations under Title 49 of the CFR (Hazardous Materials Transportation Act), California Department of Transportation standards, Occupational Safety and Health Administration	Less Than Significant

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
	Project site have been abandoned and remediated. Any contaminated oil field equipment would be removed; any contaminated soil would be remediated, as necessary. <i>(Less than significant impact)</i>	standards, and the Resource Conservation and Recovery Act (42 United States Code §6901 et seq.). The City of Newport Beach Public Works and/or Planning Department shall verify that only Licensed Haulers who are operating in compliance with regulatory requirements are used to haul hazardous materials.  <b>MM 4.9-2:</b> The State Regional Water Quality Control Board – Santa Ana Region (Santa Ana RWQCB), through its regulatory authority to meet the Water Quality Control Plan (Basin Plan) objectives set forth in compliance with the Porter-Cologne Water Quality Control Act, shall oversee contaminated soil mitigation efforts including but not limited to on-site treatment, as necessary, confirmation of impacted soil delineation, excavation, and final report review and approval. The Orange County Health Care Agency (OCHCA) may also provide oversight of soil remediation and mitigation efforts as determined by the Santa Ana RWQCB. Interim storage and handling of impacted materials shall be performed under the Santa Ana RWQCB oversight responsibilities including the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and erosion control requirements through the County M34 National Pollutant Discharge Elimination System (NPDES) permit requirements as well as compliance with air quality construction emission requirements of the South Coast Air Quality Management District (SCAQMD).	
<b>SECTION 4.10 – HYDROLOGY AND WATER QUALITY</b>			
<p><b>Threshold 4.10-1:</b> Would the project violate any water quality standards or waste discharge requirements?</p> <p><b>Threshold 4.10-6:</b> Would the project otherwise substantially degrade water quality?</p> <p><b>Threshold 4.10-7:</b> Would the project result in significant alteration of</p>	The Project has been developed in concert with site-design best management practices (BMPs) intended at avoiding or reducing the water quality impacts of the Project. In addition, the Project would use all applicable BMPs for construction, post-construction/operation, and water quality treatment to ensure compliance with the NPDES MS4 permit, Construction	<b>PDF 4.10-1: Construction Best Management Practices:</b> The Project shall incorporate a combination of best management practices (BMPs) for erosion control, sediment control, wind erosion, tracking control, storm water and non-storm water management, and waste management/pollution control. These BMPs shall be implemented to ensure potential effects on local site hydrology, runoff and water quality remain in compliance with all appropriate permits, City policies, and the	Less Than Significant

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
<p>receiving water quality during or following construction?</p> <p><b>Threshold 4.10-8:</b> Would the project result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, or storage, delivery areas, loading docks or other outdoor work areas?</p> <p><b>Threshold 4.10-9:</b> Would the project result in the potential for discharge of storm water to affect the beneficial uses of the receiving waters?</p>	<p>General Permit, the DAMP, the Project's WQMP, and the City's water quality policies. <i>(Less than significant impact)</i></p>	<p>Project's Water Quality Management Plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP). These BMPs shall include appropriate measures as identified in Appendix I of this EIR.</p> <p><b>PDF 4.10-2: Structural BMPs for Post-Construction/Project Operation:</b> Structural BMPs shall be implemented to ensure that the long-term effects of Project operation on local hydrology, drainage patterns, and water quality remain less than significant and in compliance with Project permits, City policies, and the Project's WQMP and SWPPP. These BMPs include storm drain stenciling and signage, smart trash storage area design, installment of efficient irrigation systems and landscaping practices, and slope protection measures (e.g., vegetation, terrace drains, and energy dissipaters) as identified in Appendix I of this EIR.</p> <p><b>PDF 4.10-3: Non-Structural BMPs for the Post-Project Construction:</b> Non-Structural BMPs shall be implemented to ensure that the long-term effects of Project operation on local hydrology, drainage patterns, and water quality remain less than significant and in compliance with Project permits, City policies, and the Project's WQMP and SWPPP. These non-structural measures would be implemented along with the structural measures identified in PDF 4.10-2 to ensure Project effects are minimized. Non-structural BMPs shall include education and outreach, activity restrictions for the site, landscape and pesticide management, BMP maintenance, litter control, and other appropriate measures as described in Appendix I of this EIR.</p> <p><b>PDF 4.10-4: Site-Design BMPs:</b> Site-design BMPs were developed early in the planning process for the Sunset Ridge Park Project in order to reduce environmental impacts and to minimize or avoid hydrologic and water quality effects. These concepts are focused on minimizing (1) storm water runoff, (2) the</p>	

**TABLE 1-1 (Continued)  
SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>impervious surface area of Project features, (3) the conservation of natural areas, (4) contiguous impervious areas. Additional detail on these Site Design BMPs can be found in Appendix I of this EIR.</p> <p><b>PDF 4.10-5: Treatment-Control BMPs:</b> Treatment-control BMPs shall be incorporated into the Project design to ensure that pollutant constituents contained within site runoff and drainage for both storm water and non-storm water discharges are adequately treated, such that all flows discharging into the reinforced concrete box (RCB) culvert at West Coast Highway are in compliance with water quality objectives and preserve the beneficial uses of the Santa Ana River Tidal Prism. These treatment-control BMPs shall include vegetated swales and detention basins, a vegetated dry creek to treat parking lot flows, an underground filter facility that would both detain and treat flows, rain gardens, and pervious pavers as identified in Appendix I of this EIR.</p> <p><b>SC 4.10-1:</b> All landscape materials and irrigation systems shall be maintained in accordance with the approved Landscape Plan (see Appendix I of this EIR for more information). All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleanings as part of regular maintenance.</p> <p><b>SC 4.10-2:</b> A Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to comply with the General Permit for Construction Activities shall be prepared, submitted to the State Water Resources Control Board (SWRCB) for approval, and made part of the construction program. The City shall maintain a copy of the NOI and application check as proof of filing with the SWRCB. The SWPPP shall detail measures and practices that will be in effect during construction to</p>	

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>minimize the Project's impact on water quality.</p> <p><b>SC-4.10-3:</b> The City shall prepare and submit a Water Quality Management Plan (WQMP) for the proposed Project, subject to the approval of the Building Department, Code and Water Quality Enforcement Division. The WQMP shall provide appropriate BMPs to ensure that no violations of water quality standards or waste discharge requirements occur; it shall also identify the entity responsible for the long-term inspection, maintenance, and funding for all BMPs.</p> <p><b>SC 4.10-4:</b> A list of "good housekeeping" practices shall be incorporated into the long-term (post-construction) operation of the site in order to minimize the likelihood that pollutants that could impair water quality will be used, stored, or spilled on the site. These may include frequent parking area vacuum sweeping, removal of wastes or spills, limited use of harmful fertilizers or pesticides, and the diversion of storm water away from potential sources of pollution (e.g., trash receptacles and parking structures).</p> <p><b>MM 4.10-1:</b> The City shall comply with applicable provisions of the Construction General Permit; Dewatering General Permit; the regional NPDES permit requirements, including the DAMP; and any other federal, State, or local requirements have been incorporated into construction-phase BMPs. The required BMPs shall be specified in terms and conditions of Project Managers' contract specifications. The City shall be responsible for ensuring the implementation of required BMPs.</p> <p><b>MM 4.10-2:</b> In accordance with NPDES, DAMP, and WQMP requirements, appropriate and effective storm water BMPs shall be implemented on the Project site to accommodate storm water runoff from developed areas and to ensure that applicable water quality standards are met. Site-design and treatment-control BMPs shall be implemented during proposed Project construction in</p>	

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
		<p>accordance with final plans and specifications. Treatment-control BMPs would be maintained by the City of Newport Beach.</p> <p><b>MM 4.10-3:</b> The final approved Project Plans and Specifications shall include implementation of the WQMP requirements and Project Design Features. The final approved Project plans and specifications shall include implementation of all relevant BMPs and the approved drainage concept plan contained in either Site Design Option 1 or Option 2.</p> <p><b>MM 4.10-4:</b> The City shall comply with California's General Permit of Storm Water Discharges Associated with Construction Activity by: (1) providing a copy of the Notice of Intent submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing and (2) preparing a Storm Water Pollution Prevention Plan (SWPPP).</p>	
<p><b>Threshold 4.10-2:</b> Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<p>Groundwater levels fluctuate in the area and are estimated between 54–86 feet below ground surface (bgs) on the Project site, based on the site's topographic variability. Site-design BMPs maintain the use of natural drainage areas to convey surface water runoff, and the subsurface drain system would convey seepage flows to the reinforced concrete box (RCB) in West Coast Highway consistent with existing conditions. <i>(Less than significant impact).</i></p>	<p>No mitigation is required.</p>	<p>Less Than Significant</p>
<p><b>Threshold 4.10-3:</b> Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or</p>	<p>Although peak flow velocities slightly increase for flows exiting the site, the incorporation of on-site detention systems and treatment-control BMPs would reduce peak velocities so they are equal to or less than those under existing conditions. Flow volume increases are expected to be</p>	<p>PDFs 4.10-1 through 4.10-5 are applicable.</p> <p><b>PDF 4.10-6: Inspection/Maintenance Responsibilities for BMPs:</b> Inspection and maintenance of BMPs shall be implemented by the City of Newport Beach prior to completion of the Project. These responsibilities are presented in Appendix I of this EIR for structural and non-structural BMPs. Upon final design of treatment-</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
<p>off-site?</p> <p><b>Threshold 4.10-10:</b> Would the project create the potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?</p> <p><b>Threshold 4.10-11:</b> Would the project create significant increases in erosion on the project site or surrounding areas?</p>	<p>minor. <i>(Less than significant impact)</i></p>	<p>control BMPs, a similar matrix shall be developed that specifies maintenance responsibilities for treatment-control measures.</p> <p>The City of Newport Beach shall retain all maintenance records for a period of at least five years from the date generated. Those records shall be available for review by government agencies. The methods used for inspection and maintenance shall conform to the guidelines outlined in the Orange County Drainage Area Management Plan.</p>	
<p><b>Threshold 4.10-4:</b> Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site?</p>	<p>Although peak flow velocities slightly increase for flows exiting the site, the incorporation of BMPs would reduce peak flow rates commensurate with existing conditions. Site drainage patterns would be similar with the Project to existing conditions. <i>(Less than significant impact)</i></p>	<p>PDFs 4.10-1 through 4.10-6 are applicable.</p>	<p>Less Than Significant</p>
<p><b>Threshold 4.10-5:</b> Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<p>Although peak velocities and runoff volumes slightly increase for flows exiting the site under post-Project conditions, the incorporation of BMPs and detention systems would reduce peak flow rates and retain flows commensurate with existing conditions. This would ensure that flows through the existing RCB as they leave the site would not change from existing conditions. <i>(Less than significant impact)</i></p>	<p>PDFs 4.10-1 through 4.10-6 are applicable.</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

Thresholds Applied	Environmental Impacts/Level of Significance Before Mitigation	Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures	Level of Significance After Mitigation
<b>SECTION 4.11 – PUBLIC SERVICES AND UTILITIES</b>			
<p><b>Fire Protection and Emergency Services</b></p> <p><b>Threshold 4.11-1:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection?</p>	<p>Fire protection services can be provided to the Project site without significantly impacting existing and planned development within the City. Adequate emergency access to the Project site can be provided. <i>(Less than significant impact)</i></p>	<p><b>PDF 4.11-1:</b> The City shall provide a locked gate at the Project entry to ensure that no vehicles enter the site after dusk. The City shall provide a locking system on the gate that ensures emergency personnel, vehicles, and equipment can enter once the park is closed.</p> <p><b>SC 4.11-1:</b> Prior to the City Council’s approval of the Project site plan, the Fire Department shall review and approve the site plan in order to ensure adequate access to the Project site via the access road. In addition, the site plan shall provide adequate on-site space to park Fire Department apparatus.</p>	<p>Less Than Significant</p>
<p><b>Police Protection Services</b></p> <p><b>Threshold 4.11-2:</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police Protection?</p>	<p>Police protection services can be provided to the Project site without significantly impacting existing and planned development within the City. <i>(Less than significant impact)</i></p>	<p>PDF 4.11-1 is applicable.</p>	<p>Less Than Significant</p>

**TABLE 1-1 (Continued)**  
**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION PROGRAM**

<b>Thresholds Applied</b>	<b>Environmental Impacts/Level of Significance Before Mitigation</b>	<b>Mitigation Program Summary: Project Design Features, Standard Conditions, and Mitigation Measures</b>	<b>Level of Significance After Mitigation</b>
<p><b>Water Facilities</b></p> <p><b>Threshold 4.11-3:</b> Would the project require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p><b>Threshold 4.11-4:</b> Is there sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<p>There are existing water facilities in the vicinity of the Project site and the proposed Project would involve the construction of new facilities to serve the Project. There is sufficient water supply available to serve the proposed Project. No new or expanded water entitlements would be required and no mitigation would be required.</p>	<p><b>PDF 4.11-2:</b> Sunset Ridge Park shall be integrated into the central irrigation controller system for purposes of water management and conservation.</p>	<p>Less Than Significant</p>