

## SECTION 4.0 ENVIRONMENTAL SETTING, THRESHOLDS OF SIGNIFICANCE, ENVIRONMENTAL IMPACTS, MITIGATION PROGRAM AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

Sections 4.1 through 4.11 of this EIR provide analysis of impacts for those environmental impact categories where it was determined that the proposed Project could result in “potentially significant impacts,” as identified in the Initial Study (Appendix A). Each topical EIR section includes the following information: description of the existing environmental setting; identification of thresholds of significance; analysis of potential Project effects; identification of cumulative impacts; identification of a Mitigation Program, if required, to reduce the identified impacts; and, identification of the level of significance of impacts after mitigation, including any unavoidable significant adverse impacts.

The impact analysis is formatted to analyze the potential impacts of the Project related to each identified threshold of significance.

The Mitigation Program identified to reduce potential project impacts consists of Project Design Features (PDFs), Standard Conditions and Requirements (SCs), and mitigation measures (MMs). The components of the mitigation program are described below.

- *Project Design Features* – PDFs are specific design elements proposed by the Project applicant that have been incorporated into the Project to prevent the occurrence of, or reduce the significance of, potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures as defined by CEQA. However, PDFs are identified for each topical issue in the Mitigation Program and are included in the Mitigation Monitoring and Reporting Program (MMRP) to be developed for, and implemented as a part of, the proposed Project. In the absence of the implementation of a PDF, a significant impact could occur.
- *Standard Conditions and Requirements* – Existing requirements and standard conditions are based on local, State, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. Typical standard conditions and requirements include compliance with the provisions of the California Building Code, South Coast Air Quality Management District Rules, local agency impact fees, etc. The City may impose additional conditions on the Project during the approval process, as appropriate, including those that are standard to all projects, typical to a project of a particular nature, or specific to the proposal.
- *Mitigation Measures* – Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs and SCs, Project-specific mitigation measures have been recommended.

The City may substitute, at its discretion, any PDF or mitigation measure (and timing thereof) that has: (1) the same or superior result as the original PDF and/or mitigation measure and (2) the same or superior effect on the environment. The City of Newport Beach Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” and, if determined necessary, may refer said determination to the City Council.

Sections 4.1 through 4.11 of this EIR incorporate the approaches described above.