

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The environmental impact report (EIR) process, as defined by the California Environmental Quality Act (CEQA) (*California Public Resources Code* [PRC] §§21000 et seq.), requires 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 potentially significant environmental effects of a proposed action; (2) identify feasible or potentially feasible mitigation measures to reduce or eliminate potentially significant adverse impacts; and (3) identify and evaluate reasonable alternatives to a project. In accordance with Section 15168 of the State CEQA Guidelines (Title 14 of the *California Code of Regulations* [CCR] Chapter 3, §§15000 et seq.), this Program Environmental Impact Report (EIR) has been prepared for the City of Newport Beach General Plan Housing Implementation Program (proposed Project or Project).

This Program EIR has been prepared by the City of Newport Beach to evaluate the potential environmental effects of the implementing actions associated with the City's 6th Cycle Housing Element for 2021-2029 (referred herein as the "2021-2029 Housing Element"). To fulfill its share of regional housing needs and facilitate the future development of housing on identified housing sites, the Project requires a General Plan Amendment and amendments to the Newport Beach Municipal Code (Municipal Code) and Local Coastal Program.

1.2 PROJECT OVERVIEW

The City of Newport Beach is located in coastal Orange County, California. The project area encompasses housing sites throughout the City of Newport Beach and its Sphere of Influence (collectively referred to herein as the City). The City includes approximately 31,472 acres of land area generally northwest of the City of Laguna Beach, southeast of the City of Costa Mesa, east of the City of Huntington Beach, and southwest of the City of Irvine. Newport Beach is bordered to the west by the Pacific Ocean.

The Housing Element is one of the state-mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs across all segments of the community. The 2021-2029 Housing Element was adopted by the City Council on September 13, 2022, and was subsequently found in compliance with State housing law (certified) by the State of California Department of Housing and Community Development (HCD) on October 5, 2022.

The Regional Housing Needs Assessment (RHNA) is a State Housing law requirement that is part of the periodic process of updating local General Plan Housing Elements. It is a process that determines the existing and projected housing need (i.e., RHNA allocation) for all jurisdictions (cities and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, and affordability. Each jurisdiction must demonstrate that its Housing Element can accommodate its RHNA allocation at all income levels. The City's 6th Cycle RHNA allocation is 4,845 housing units, including 1,456 Very-Low-Income units and 930 Low-Income units.

In addition to the 6th Cycle RHNA allocation, this Program EIR analysis accounts for additional housing units as a buffer to address future "no net loss" to preclude the need to identify replacement sites during

6th Cycle implementation.¹ Therefore, this Program EIR conservatively analyzes a total development capacity of 9,914 units including future development capacity of up to 9,649 units (4,845 RHNA plus a 5,069-unit buffer) on 247 housing sites, 25 units of pipeline projects, and 240 ADUs. However, only a portion of the housing units identified on housing sites will be necessary to accommodate the City’s RHNA planning obligation of 4,845 housing units.

The City is not required to build housing units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. The proposed Project would not directly construct new housing but would facilitate the development of residential units by adopting implementing actions associated with the 2021-2029 Housing Element.

The 2021–2029 Housing Element identifies six Focus Areas in the City that have sufficient capacity to meet its RHNA allocation for the 6th Cycle. The six Focus Areas in the 2021–2029 Housing Element are:

- Airport Area
- West Newport Mesa
- Dover-Westcliff
- Newport Center
- Coyote Canyon
- Banning Ranch

As a part of the proposed Project, amendments to the General Plan Land Use Element goals and policies are proposed, including proposed modifications to land use goals and policies, as well as new policies. These changes further the implementation of the 2021–2029 Housing Element. Amendments are also proposed to the City’s Local Coastal Program Coastal Land Use Plan including proposed modifications to existing policies, as well as new policies. To facilitate future development of housing within the identified Focus Areas, five corresponding “Housing Overlay Zones” are proposed to increase the maximum allowable density for future housing projects on identified housing sites within each Focus Area. A Housing Overlay Zone is not proposed for Banning Ranch. A sixth Housing Overlay Zone is applicable to 5th Cycle housing sites. In addition to the Housing Overlay Zones, the Municipal Code would also be amended to add Multi-Unit Objective Design Standards, and Zoning maps would be amended to identify the Housing Overlay Zoning Districts.

1.3 PROJECT OBJECTIVES

In accordance with State CEQA Guidelines Section 15124, the following primary objectives support the Project’s purpose, assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this Program EIR, and ultimately aid decision-makers in preparing findings and overriding considerations, if necessary.

The adopted and statutorily compliant (certified) 2021–2029 Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The 2021–2029 Housing Element was prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that

¹ State Housing laws require cities and counties to identify RHNA obligations by income category. A future housing applicant is not required to meet affordability goals. The City is obligated to ensure there is no net loss when projects are developed such that there are adequate opportunities for the City to meet its RHNA obligations. If there is a net loss, the City has 120 days to provide rezoning that accommodates the net loss. Therefore, Newport Beach includes a buffer to avoid the net loss scenario.

result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City.

The objective of the proposed Project is to ensure compliance with State housing law and implementation of the 2021–2029 Housing Element, including an update to the City’s Land Use Element and rezoning of housing opportunity sites.

1.4 ALTERNATIVES TO THE PROJECT

State CEQA Guidelines Section 15126.6(a) requires an EIR to “describe the 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 will avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.”

The State CEQA Guidelines emphasize that the selection of project alternatives be based primarily on the ability to reduce impacts relative to a proposed project, “...even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.”² The State CEQA Guidelines further direct that the range of alternatives be guided by a “rule of reason,” such that only those alternatives necessary to permit a reasoned choice are addressed.³

The following alternatives are evaluated in **Section 6.0: Alternatives to the Proposed Project**.

1.4.1 Alternative A: No Project Alternative

Alternative A is the “No Project” alternative required by the State CEQA Guidelines Section 15126.6(e) which allows the decision-makers to compare the potential impacts of the proposed Project with the potential impacts of not approving the proposed Project. CEQA Guidelines Section 15126.6(e)(3)(A) states “When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the ‘no project’ alternative will be the continuation of the existing plan, policy or operation into the future. Typically this is a situation where other projects initiated under the existing plan will continue while the new plan is developed. Therefore, the projected impacts of the proposed plan or alternative plans would be compared to the impacts that would occur under the existing plan.”

Following certification by HCD, the City is required to ensure the continued and effective implementation of the 2021-2029 Housing Element programs including, but not limited to, the provision of sufficient adequately zoned land to accommodate its share of the regional growth and its required share of lower income dwelling units consistent with the General Plan and RHNA obligations. The No Project Alternative is the circumstance under which the actions required to implement the 2021-2029 Housing Element would not occur. Although the City would continue to have an approved and certified housing element, the City would not provide adequate opportunities to implement the 2021-2029 Housing Element because the City would not approve and/or amend (1) General Plan goals and policies; (2) Housing Opportunity Overlay zoning districts for the focus areas, including housing sites in the Coastal Zone; and (3) Local Coastal Program policies.

² State CEQA Guidelines Section 15126.6(b).

³ State CEQA Guidelines Section 15126.6(f).

1.4.1 Alternative B: RHNA with Reduced Buffer

Alternative B assumes a reduced buffer, representing a range of units between the City's RHNA allocation (4,845 units) and the proposed Project (9,914 units). The City is obligated to ensure there is no net loss when projects are developed such that there are adequate opportunities for the City to meet its RHNA obligations, particularly in order to demonstrate that Low-Income and Very-Low-Income units are being constructed. Because future housing projects on the identified housing sites would occur incrementally over time, largely based on economic conditions, market demand, and other planning considerations, it is speculative to know how many of the housing sites will be developed, the number of housing units on a housing site, or the affordability characteristics of the projects. Therefore, all sites may be developed or developed at their full capacity. However, should the City have an insufficient number of remaining sites to meet its RHNA obligations in the income categories resulting in a net loss, the City has 120 days to provide rezoning that accommodates the net loss. Alternative B does not assume a quantitative reduction in the number of housing sites or number of housing units because of residential development would occur at the individual property owners' discretion.

1.4.2 Alternative C: RHNA Only

Alternative C assumes a maximum development capacity of 4,845 housing units, which is the City's 6th Cycle RHNA allocation. This alternative would not provide any buffer to address future "no net loss" to preclude the need to identify replacement sites during 6th Cycle implementation. This alternative would represent an approximate 50 percent reduction in overall development capacity as compared to the proposed Project. This alternative would still require amendments/updates to the General Plan Land Use Element policies, Municipal Code, and Local Coastal Program. It is not possible to know which combination of housing sites would be developed at what densities.

1.5 SUMMARY OF EFFECTS WITH NO IMPACT

Throughout preparation of the Program EIR, the CEQA Environmental Checklist was used to determine the impact categories that would require evaluation to determine the potentially significant environmental effects of the proposed Project. The following includes a discussion of the impact categories where the Project would have "no impact" and a summary discussion of why this determination was reached. There is no further evaluation of these Environmental Checklist questions in the Program EIR.

1.5.1 Aesthetics

The State CEQA Guidelines ask for an evaluation of the following:

- Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

There are no State designated scenic highways within the City. According to the Scenic Highway System List, State Route 1, otherwise known as Pacific Coast Highway, is eligible for the State Scenic Highway System but is not designated as a State scenic highway. A State scenic highway changes from "eligible" to "officially designated" when the local jurisdiction adopts a scenic corridor protection program, applies to Caltrans for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a Scenic Highway. The City must also adopt ordinances to preserve the scenic quality of the corridor or document that such regulation already exists in local codes. If in the future, the City decides

to pursue these actions, it would also be required to take actions to preserve views within the corridor. However, these procedures are beyond the scope of this Project. For this reason, no impact would occur and this topic is not addressed in the Program EIR.

1.5.2 Agriculture and Forestry Resources

The State CEQA Guidelines ask for an evaluation of the following:

- Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?
- Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

None of the housing sites contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.⁴ No portion of the City is covered by a Williamson Act Contract. Additionally, the City does not include forest resources, including timberlands. With respect to zoning, the City has a Residential-Agricultural (R-A) Zoning District. Title 20, Planning and Zoning, of the City of Newport Beach Municipal Code (Municipal Code) states that the R-A Zoning District "...is intended to provide for areas appropriate for detached single-family residential dwelling units and light farming uses, each located on a single legal lot." None of the housing sites has this zoning designation.⁵ For these reasons, no impacts would occur and these topics are not addressed in the Program EIR.

1.5.3 Geology and Soils

The State CEQA Guidelines ask for an evaluation of the following:

- Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The City is almost entirely built out with established utility services. Further, a majority of housing sites are developed and connected with existing wastewater infrastructure. For the few housing sites which are currently undeveloped, there is existing infrastructure within the vicinity that could support future growth and development. The use of septic tanks or alternative wastewater disposal systems is not assumed. For this reason, no impact would occur and this topic is not addressed in the Program EIR.

⁴ California Department of Transportation. (ND). *California Important Farmland Finder*. Retrieved from: <https://maps.conservation.ca.gov/DLRP/CIFF/>

⁵ *City of Newport Beach 2021-2029 Housing Element*, Appendix B.

1.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION PROGRAM

Table 1-1: Summary of Impacts and Mitigation Program provides a summary of the potential environmental effects of the proposed Project, the Mitigation Program recommended to ensure that the effects of future housing development associated with the proposed Project are mitigated to the extent feasible, and the expected status of effects following the implementation of the Mitigation Program. The more detailed evaluation of these issues, as well as the full text of the Mitigation Program, is presented in Program EIR Sections 4.1 through 4.18.

Given the length of some measures in the Mitigation Program, some measures are summarized in the table. Each measure is identified by a number that can be used to reference the full text of the measure in the applicable Program EIR section. Where a measure applies to more than one topic, it is presented (either summarized or full text) in the primary section to which it applies, and is then cross-referenced.

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Section 4.1: Aesthetics			
Applicable General Plan and Coastal Land Use Plan Policies	General Plan Policies		
	<ul style="list-style-type: none"> ▪ Policy LU 3.2 ▪ Policy LU 5.1 ▪ Policy LU 5.1.2 ▪ Policy LU 5.1.6 ▪ Policy LU 5.1.7 ▪ Policy LU 5.1.9 ▪ Policy LU 5.3 ▪ Policy LU 5.3.1 ▪ Policy LU 5.3.3 ▪ Policy LU 5.3.5 ▪ Policy LU 5.3.6 ▪ Policy LU 5.6.1 ▪ Policy LU 5.6.2 ▪ Policy LU 5.6.3 ▪ Policy LU 6.3.1 ▪ Policy LU 6.5.4 ▪ Policy LU 6.5.5 ▪ Policy LU 6.10.2 ▪ Policy LU 6.14.4 ▪ Policy LU 6.14.5 ▪ Policy LU 6.14.6 ▪ Policy LU 6.14.7 		
	Coastal Land Use Plan Policies		
	<ul style="list-style-type: none"> ▪ Policy LU 6.15.3 ▪ Policy LU 6.15.6 ▪ Policy LU 6.15.27 ▪ Policy LU 6.15.22 ▪ Policy LU 6.15.27 ▪ Policy LU 6.16.6 ▪ Policy LU 6.17.3 ▪ Policy LU 6.18.3 ▪ Policy LU 6.19.7 ▪ Policy LU 6.19.8 ▪ Policy LU 6.19.9 ▪ Policy LU 6.19.12 ▪ Policy NR 20.1 ▪ Policy NR 20.2 ▪ Policy NR 20.3 ▪ Policy NR 20.4 ▪ Policy NR 21.1 ▪ Policy NR 23.1 ▪ Policy NR 23.2 ▪ Policy NR 23.3 ▪ Policy NR 23.6 ▪ Policy NR 23.7 		
	<ul style="list-style-type: none"> ▪ Policy 4.4.1-2 ▪ Policy 4.4.1-3 ▪ Policy 4.4.1-4 ▪ Policy 4.4.1-5 ▪ Policy 4.4.1-7 		
	<ul style="list-style-type: none"> ▪ Policy 4.4.1-8 ▪ Policy 4.4.2-4 ▪ Policy 4.4.3-1 ▪ Policy 4.4.4-1 ▪ Policy 4.4.4-6 		

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Threshold 4.1-1 Have a substantial adverse effect on a scenic vista.	While housing sites are in the vicinity of public view points around the City, none of the housing sites are located immediately in front of or adjacent to view points. Therefore, future development on housing sites would not have the potential to obstruct views or degrade visual quality of scenic vistas within the City. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.1-2 Conflict with applicable zoning and other regulations governing scenic quality.	Future housing development would be required to adhere to General Plan policies that govern scenic quality. The proposed Project includes Land Use Element policy amendments, including updates to policies that would support the City's goal to maintain scenic quality and minimize potential impacts from future housing development. Future projects would be subject to compliance with adopted citywide design guidelines, intended to ensure that future projects provide well-designed corridors, community subareas, buildings, streets, and public spaces that contribute to a strong sense of place. Compliance with applicable City policies, the Municipal Code, including the proposed Objective Design Standards, and LCP requirements would minimize impacts to scenic quality. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.1-3 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	The General Plan EIR found that the introduction of new sources of lighting associated with development of Banning Ranch would be significant and unavoidable. Consistent with the Newport Beach General Plan EIR, if housing development occurs	Concerning Banning Ranch, there are no feasible mitigation measures to reduce this impact to a less than significant level. No mitigation is required for the other Focus Area sites.	Significant and Unavoidable Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	within the Banning Ranch Focus Area, impacts would be significant and unavoidable. Potentially Significant Impact.		
Section 4.2: Air Quality			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy NR 6.1 ▪ Policy NR 6.2 ▪ Policy NR 6.3 ▪ Policy NR 6.4 ▪ Policy NR 6.8 	<ul style="list-style-type: none"> ▪ Policy NR 6.9 ▪ Policy NR 7.1 ▪ Policy NR 7.2 ▪ Policy NR 7.3 ▪ Policy NR 8.1
Threshold 4.2-1 Conflict with or obstruct implementation of the applicable air quality plan.	The proposed Project would not be consistent with the land planning growth strategies set forth in the 2022 Air Quality Management Plan (AQMP) and would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds during short-term construction and long-term operations. The Project would result in a significant and unavoidable impact concerning consistency with the AQMP. Significant and Unavoidable Impact.	There are no feasible mitigation measures to reduce this impact to a less than significant level.	Significant and Unavoidable Impact
Threshold 4.2-2 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard.	Buildout of the proposed Project would result in construction and long-term operational emissions that would exceed the SCAQMD thresholds. Therefore, a significant and unavoidable impact would occur. Significant and Unavoidable Impact.	At a programmatic level of analysis, there are no feasible mitigation measures to reduce long-term emissions to levels below the SCAQMD's thresholds of significance.	Significant and Unavoidable Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
<p>Threshold 4.2-3 Expose sensitive receptors to substantial pollutant concentrations.</p>	<p>It is not feasible to conclude that air pollutant emissions from future development projects would be reduced to levels below the SCAQMD localized significance thresholds (LST) thresholds because LSTs are applicable at the project-specific level and are not applicable to long-term planning documents such as Housing Elements. It is not feasible to conclude that air pollutant emissions from future projects would be reduced to levels below the SCAQMD LST thresholds. Significant and Unavoidable Impact.</p> <p>The Project could expose sensitive receptors to substantial pollutant concentrations associated with diesel particulate matter emissions from heavy trucks which could result in health effects. Eight housing sites are located within the California Air Resources Board (CARB) specified buffer distances for freeways. The proximity of housing sites to SR-73 could potentially expose of future development to toxic air contaminants (TACs) from these sources. This impact would be less than significant level with MM AQ-1. Less Than Significant Impact.</p>	<p>Mitigation Measures MM AQ-1 would require a Health Risk Assessment for future residential development proposed within 500 feet of the SR-73 freeway right-of-way which would reduce impacts to less than significant level as impacts related to substantial pollutant concentrations would be less than significant.</p>	<p>Significant and Unavoidable Impact</p>
<p>Threshold 4.2-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.</p>	<p>Odors may be perceived during construction, but these are a temporary, short-term impact, typical of construction operations. Less Than Significant Impact.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact</p>

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Section 4.3: Biological Resources			
Applicable General Plan and Coastal Land Use Plan Policies		<p style="text-align: center;">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy NR 10.1 ▪ Policy NR 10.2 ▪ Policy NR 10.3 ▪ Policy NR 10.4 ▪ Policy NR 10.5 ▪ Policy NR 10.6 ▪ Policy NR 10.7 ▪ Policy NR 10.8 <ul style="list-style-type: none"> ▪ Policy NR 10.9 ▪ Policy NR 13.1 ▪ Policy NR 13.2 ▪ Policy LU 6.5.4 ▪ Policy S 6.3 ▪ Policy S 6.4 ▪ Policy S 6.5 <p style="text-align: center;">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 2.1.7-2 ▪ Policy 2.2.1-2 ▪ Policy 2.8.8-1 ▪ Policy 2.8.8-2 ▪ Policy 2.8.8-4 ▪ Policy 4.1.1-2 ▪ Policy 4.1.1-3 ▪ Policy 4.1.1-6 ▪ Policy 4.1.1-13 ▪ Policy 4.1.14-17 ▪ Policy 4.3-8 	
Threshold 4.3-1 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 CDWG or USFWS.	Sites with sensitive biological resources could result in direct impacts to special status wildlife and plant species. Additionally, the Project could potentially have direct impacts on nesting birds during construction or operation. This impact would be mitigated to a less than significant level with SC BIO-1 and MM BIO-1. Potentially Significant Impact.	<p>Standard Conditions of Approval</p> <p>SC BIO-1 requires a pre-construction bird survey to identify any active nests in and adjacent to a project site.</p> <p>Mitigation Measures</p> <p>MM BIO-1 requires that future development facilitated by the Project on housing sites would require biological studies and mitigation if applicable based on site-specific review of future development applications.</p>	Less Than Significant Impact
Threshold 4.3-2 Have a substantial adverse effect on any riparian habitat or other sensitive natural community	Future housing projects facilitated by the Project could directly impact sensitive vegetation communities. Disturbance or removal of these vegetation communities if	<p>Mitigation Measures</p> <p>MM BIO-1 requires that future development facilitated by the Project on housing sites would</p>	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife Service or U.S. Fish and Wildlife Service.	associated with future development on a site containing these resources could result in a significant impact. Additionally, an indirect impact to riparian habitats could result from the future development of existing vacant sites. This impact would be mitigated to a less than significant level with MM BIO-1. Potentially Significant Impact.	require biological studies and mitigation if applicable based on site-specific review of future development applications.	
Threshold 4.3-3 Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	While the Project does not propose alteration of a State or federally protected wetland on any housing sites, it is possible that potential future development facilitated by the Project could directly or indirectly impact wetlands through activities such as vegetation removal and grading activities. Adherence to federal and State laws and regulations and General Plan policies ensures that any future development facilitated by the Project would result in less than significant impacts on State or federally protected wetlands. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.3-4 Interfere substantially with the movement of any native or migratory fish or wildlife species; inhibit established native resident or migratory fish or wildlife corridors; or impede the use of native wildlife nursery sites.	Future housing development facilitated by the Project has the potential to impact nesting birds. With compliance with the established regulatory framework, future housing development impacts would be less than significant. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.3-5 Conflict with any local policies or ordinances protecting biological	Future development facilitated by the Project would be subject to the City’s development review process and required to comply with	No mitigation is required.	No Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
resources, such as a tree preservation policy or ordinance.	relevant federal, State, and local regulations protecting biological resources. General Plan policies and City Council Policy G-1 would ensure that future development would not conflict with any local policies or ordinances protecting biological resources, and therefore no impact would occur. No Impact.		
Threshold 4.3-6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.	Future development facilitated by the Project would be subject to the City’s development review process and required to comply with the provisions of the Central-Coastal NCCP/HCP. The Central-Coastal NCCP/HCP is included as part of the General Plan policies. The General Plan policies ensure that future development would not conflict with the provisions of the Central-Coastal NCCP/HCP, and therefore no impact would occur. No Impact.	No mitigation is required.	No Impact
Section 4.4: Cultural Resources			
Applicable General Plan and Coastal Land Use Plan Policies		<p align="center">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy HR 1.2 ▪ Policy HR 1.4 ▪ Policy HR 1.5 ▪ Policy HR 1.6 ▪ Policy HR 1.7 ▪ Policy HR 2.3 ▪ Policy LU 6.8.6 <p align="center">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 4.5-3 ▪ Policy 4.5-1 ▪ Policy 4.5-2 	<ul style="list-style-type: none"> ▪ Policy HR 2.1 ▪ Policy HR 2.2 ▪ Policy HR 2.4 ▪ Policy NR 18.1 ▪ Policy NR 18.3 ▪ Policy NR 18.4

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
<p>Threshold 4.4-1 Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p>	<p>Future housing development could cause a substantial adverse change in the significance of a historical resource on the housing sites. The developed housing sites could be (now or in the future) occupied by historic (≥50 years) buildings. Because the demolition of a historic significant resource would be a physical effect on the environment and neither the City’s General Plan or CEQA statutes precludes this demolition or alteration, the potential loss of historically significant structures and resources would be a significant unavoidable impact. This impact would not be mitigated to a less than significant level with MM CUL-1. Potentially Significant Impact.</p>	<p>Mitigation Measures MM CUL-1 requires the applicant to retain a qualified professional historian to determine whether the affected buildings or structures are historically significant. Despite compliance with MM CUL-1, there are no feasible mitigation measures to reduce this impact to a less than significant level.</p>	<p>Significant and Unavoidable Impact</p>
<p>Threshold 4.4-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p>	<p>The Project would potentially have direct impacts on archaeological and cultural resources. Future development facilitated by the Project would be subject to City Council Policy K-5, which requires preservation of significant archeological and tribal cultural resources (see SC CUL-1). This impact would be mitigated to a less than significant level with MM CUL-2. Potentially Significant Impact.</p>	<p>Standard Conditions of Approval SC CUL-1 requires preservation of significant archeological and tribal cultural resources, as set forth in City Council Policy K-5. Mitigation Measures MM CUL-2 requires the preparation of an archaeological survey where deemed necessary by the City.</p>	<p>Less Than Significant Impact</p>
<p>Threshold 4.4-3 Disturb any human remains, including those interred outside of dedicated cemeteries.</p>	<p>The Project would not directly construct new housing but would facilitate the development of residential units by adopting implementing actions associated with the 2021-2029 Housing Element. Human remains could be uncovered during future grading activities facilitated by the Project. Following compliance with the established regulatory</p>	<p>Standard Conditions of Approval SC CUL-2 requires compliance with California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 which mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.</p>	<p>Less Than Significant Impact</p>

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	framework and SC CUL-2, future development would have a less than significant impact concerning human remains. Less Than Significant Impact.		
Section 4.5: Energy			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy Action 5G ▪ Policy LU 6.15 	
Threshold 4.5-1 Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.	Fuel consumption during construction of future housing development facilitated by the Project would not be any more inefficient, wasteful, or unnecessary than other similar residential developments. The energy consumption associated with Project operations would occur from building energy (electricity and natural gas) use, water use, and transportation-related fuel use. Project operations would not substantially affect existing energy or fuel supplies or resources. The Project would be required to adhere to all federal, State, and local requirements for energy efficiency, including the latest Title 24 standards. As such, implementation of the proposed Project would not use large amounts of fuel or energy in an unnecessary, wasteful, or inefficient manner. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.5-2 Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency	The future housing development facilitated by the Project would be required to comply with these existing energy standards. Compliance with State and local energy efficiency standards would ensure that the Project meets all applicable energy	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	conservation policies and regulations. As such, the Project would not conflict with applicable plans for renewable energy or energy efficiency. Less Than Significant Impact.		
Section 4.6: Geology and Soils			
Applicable General Plan and Coastal Land Use Plan Policies		<p style="text-align: center;">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy S 3.9 ▪ Policy S 3.10 ▪ Policy S 3.11 ▪ Policy S 3.12 ▪ Policy S 4.3 ▪ Policy S 4.7 ▪ Policy NR 3.4 ▪ Policy NR 3.9 ▪ Policy NR 3.11 ▪ Policy NR 3.12 <p style="text-align: center;">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 4.5.1-2 	
Threshold 4.6-1 Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.	The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, because there are no delineated Alquist-Priolo Earthquake Fault zones in the City. No Impact.	No mitigation is required.	No Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Threshold 4.6-2 Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	The City is within a seismically active area that could be subject to strong seismic ground shaking with the highest risks originating from the Newport-Inglewood fault zone, the Whittier fault zone, the San Joaquin Hills fault zone, and the Elysian Park fault zone. Future residential development would be subject to the City's development review process and would be required to demonstrate consistency with General Plan policies, Municipal Code requirements, and seismic design standards required by the current California Building Code (CBC). Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.6-3 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, and landslides.	The housing sites are in a seismically active area and there are housing sites located in liquefaction and landslide hazard areas. Following compliance with all regulations and requirements for avoiding seismic impacts from development including compliance with the CBC, the Project would result in a less than significant impact concerning adverse effects involving seismic-related ground failure; no mitigation is required. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.6-4 Result in substantial soil erosion or the loss of top soil.	Future residential development facilitated by the Project could result in grading activities that would disrupt soil profiles, and thereby result in potential increased exposure of soils to wind and rain. However, future residential development would be required to comply with applicable General Plan and Municipal Code policies and regulations, the CBC,	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	NPDES permits, and the RWQCB Water Quality Control Plan and therefore would not result in substantial soil erosion or loss of topsoil. Less Than Significant Impact.		
Threshold 4.6-5 Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.	Some areas of the City are susceptible to earthquake-induced landslides, lateral spreading, subsidence, liquefaction, and/or collapse. However, adherence to the CBC, City’s codes, and General Plan policies would ensure the maximum practicable protection available for users of buildings and infrastructure and associated trenches, slopes, and foundations. Therefore, the Project would result in a less than significant impact concerning potential substantial adverse effects involving exposure to unstable geological units or soils. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.6-6 Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.	The City contains surficial soils and bedrock with fine-grained components that are moderately to highly expansive. The City’s Building Code adopts the latest CBC regulations, which also requires geotechnical investigations that identifies potentially unsuitable soil conditions and contains appropriate recommendations for foundation type and design criteria that conform to the analysis and implementation criteria described in Municipal Code Title 15 Building and Construction. General Plan Safety Element Policy S 4.7 requires that development not be located on unstable soils or geologic units. Through compliance with	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	applicable provisions of the CBC, General Plan Policy 4.7 and Municipal Code Title 15 requirements, the Project would not create substantial direct or indirect risks to life or property due to a project located on expansive soils. Less Than Significant Impact.		
Section 4.7: Greenhouse Gas Emissions			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy NR 6.1 ▪ Policy NR 7.2 ▪ Policy NR 8.1 	
Threshold 4.7-1 Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	The proposed Project would generate increases in GHG emissions from both the construction and operation of new housing. Projects would need to demonstrate compliance with the City’s GHG thresholds. Due to the forecast population growth and GHG emissions associated with future development, and the lack of specificity of future development, program-level GHG emissions impacts would be potentially significant. This impact would not be mitigated to a less than significant level with MM GHG-1. Potentially Significant Impact.	Mitigation Measure MM GHG-1: Prior to demolition, grading, or building permit approval, and in accordance with SCAQMD’s guidance, a project-specific Greenhouse Gas Emissions Assessment shall be prepared for residential developments that would exceed SCAQMD’s 3,000 MTCO ₂ e proposed threshold of significance (or those in place at the time of the development application). Future development shall mitigate GHG emissions to below SCAQMD’s thresholds of significance to the extent feasible. Despite compliance with MM GHG-1 , there are no feasible mitigation measures to reduce this impact to a less than significant level.	Significant and Unavoidable Impact
Threshold 4.7-2 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gas.	The proposed Project would be consistent with the California Renewables Portfolio Standard Program, SB 100, Title 24 of the CCR (Energy Code and CALGreen), SB 375, RTP/SCS and recommendations of the State Attorney General, California Office of Planning and Research, and Climate Action Team. The	There are no feasible mitigation measures to reduce this impact to a less than significant level.	Significant and Unavoidable Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	<p>proposed Project would be consistent with applicable plans, policies, and regulations. However, due to the magnitude of the Project’s GHG emissions, at a programmatic level of analysis, impacts would be significant and unavoidable. Significant and Unavoidable Impact.</p>		
Section 4.8: Hazards and Hazardous Materials			
Applicable General Plan and Coastal Land Use Plan Policies		<p align="center">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy LU 6.15.3 ▪ Policy S 6.2 ▪ Policy S 6.4 ▪ Policy S 6.5 ▪ Policy S 6.7 ▪ Policy S 7.1 ▪ Policy S 7.2 ▪ Policy S 7.6 ▪ Policy S 8.6 <p align="center">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 2.8.1-1 ▪ Policy 2.8.1-2 ▪ Policy 2.8.1-3 ▪ Policy 2.8.8-1 ▪ Policy 2.8.8-2 ▪ Policy N 1.1 ▪ Policy N 1.2 ▪ Policy N 1.3 ▪ Policy N 1.4 ▪ Policy N 1.5 ▪ Policy N 1.5A ▪ Policy N 3.1 ▪ Policy N 3.2 ▪ Policy 2.8.8-3 ▪ Policy 2.8.8-4 ▪ Policy 2.8.8-5 ▪ Policy 2.8.8-6 ▪ Policy 4.3.1-8 	
<p>Threshold 4.8-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>Exposure of the public or the environment to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes. As a part of Project operations, hazardous materials would be limited to those associated with common household</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact</p>

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	fertilizers, pesticides, paint, solvents, and petroleum products. Through compliance with applicable laws, regulations, and General Plan policies, the Project would not create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Less Than Significant Impact.		
Threshold 4.8-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Implementation of the Project could potentially create a hazard to the public or the environment through exposure to contaminated materials, as a result of a previous hazardous material incident at a housing site or through the presence of asbestos-containing materials or lead-based paint. Compliance with the existing regulatory framework including General Plan policies would reduce Project impacts of creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.8-3 emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school.	Residential development is typically not associated with the handling of hazardous materials, substances, or waste in significant quantities that would have an impact to surrounding schools, aside from construction activities. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that potentially hazardous materials are used and handled in an	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	appropriate manner and would minimize the potential for safety impacts to occur. Less Than Significant Impact.		
Threshold 4.8-4 Be 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.	None of the housing sites are included on a hazardous site list compiled pursuant to California Government Code Section 65962.5. No Impact.	No mitigation is required.	No Impact
Threshold 4.8-5 Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area	There are housing sites located within the safety zones identified in the AELUP for John Wayne Airport. Housing in AELUP Safety Zone 3 would be restricted to low-density residential uses consistent with the AELUP and residential uses in Safety Zone 6 and Safety Zone 4 are considered less than significant. While future housing development and non-residential development in the City, inclusive of the Airport Area, would increase the number of residents and non-residents proximate to John Wayne Airport, individual projects would be subject to development review by the City and where a General Plan amendment, Specific Plan or PC amendment, or a rezone is required, the project would also be subject to the review of the ALUC. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.8-6	Future development would increase housing density in certain areas of the City, resulting	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	in greater population concentrations within certain areas. However, the Project would not result in changes to the City's existing circulation network. No land uses are proposed that would impair the implementation of, or physically conflict with, the City's Emergency Management Plan. Less Than Significant Impact.		
Threshold 4.8-7 Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	Future residential development facilitated by the Housing Implementation Program in VHFHSZ would consequently result in higher fire-related risks to people and structures. Compliance with the regulatory framework including the California Fire Code, and California Building Code would reduce impacts to a less than significant level. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Section 4.9: Hydrology and Water Quality			
Applicable General Plan and Coastal Land Use Plan Policies	General Plan Policies		
	<ul style="list-style-type: none"> ▪ Policy NR 1.1 ▪ Policy NR 3.4 ▪ Policy NR 3.5 ▪ Policy NR 3.7 ▪ Policy NR 3.9 ▪ Policy NR 3.11 ▪ Policy NR 3.14 ▪ Policy NR 3.15 ▪ Policy NR 3.16 ▪ Policy NR 3.19 ▪ Policy NR 3.20 ▪ Policy NR 4.1 ▪ Policy NR 4.3 ▪ Policy NR 4.4 ▪ Policy LU 6.4.10 ▪ Policy S 2.7 ▪ Policy S 3.9 ▪ Policy S 3.10 ▪ Policy S 3.11 ▪ Policy S 3.12 ▪ Policy S 5.1 ▪ Policy S 5.3 		

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
		<p style="text-align: center;">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 4.3.1-5 ▪ Policy 4.3.1-6 ▪ Policy 4.3.1-7 ▪ Policy 4.3.1-8 ▪ Policy 4.3.2-1 ▪ Policy 4.3.2-2 ▪ Policy 4.3.2-6 ▪ Policy 4.3.2-7 ▪ Policy 4.3.2-8 ▪ Policy 4.3.2-9 ▪ Policy 4.3.2-10 ▪ Policy 4.3.2-11 ▪ Policy 4.3.2-12 ▪ Policy 4.3.2-13 ▪ Policy 4.3.2-14 ▪ Policy 4.3.2-15 ▪ Policy 4.3.2-17 ▪ Policy 4.3.2-22 ▪ Policy 4.3.2-23 ▪ Policy 4.3.2-24 	
<p>Threshold 4.9-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.</p>	Future residential development facilitated by the Project could result in potential impacts related to water quality during the earthwork and construction, following construction, and after completion. Future projects would be subject to implement post-construction best management practices (BMPs) in project design to capture and treat runoff. Projects would be required to demonstrate consistency with General Plan, Municipal Code, and LCP requirements, including those intended to protect water quality. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
<p>Threshold 4.9-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable</p>	Future housing development facilitated by the Project would result in an incrementally increased demand for groundwater as supplied by the City, Irvine Ranch Water District, and Mesa Water District. Future housing projects would be required to incorporate features that would reduce	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
groundwater management of the basin	impervious area, as feasible, and promote water infiltration and groundwater recharge. Compliance with General Plan Natural Resources policies would ensure water conservation and reduce potential impacts to groundwater supply. Less Than Significant Impact.		
Threshold 4.9-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on-or off-site; ii) increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows.	Compliance with the existing regulatory framework and General Plan policies would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. Future housing development would be required to adhere to all federal, State, and local requirements for avoiding construction and operations impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City’s Erosion Control requirements codified under Municipal Code Section 15.10.130. Compliance with General Plan policies identified above and Municipal Code sections would minimize storm water runoff and would not exceed the capacity of existing or planned storm water drainage systems. Compliance with General Plan policies and Municipal Code regulations would reduce impacts related to flood flows. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.9-4 In flood hazard, tsunami, or seiche zones, risk release of	Three housing sites (sites 133, 134, and 334), all of which are within the Dover-Westcliff Focus Area, are in tsunami evacuation areas The General Plan Safety Element establishes	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
pollutants due to Project inundation.	goals to minimize adverse effects of coastal hazards including tsunamis. Future housing projects within tsunami evacuation areas would be covered by the established evacuation plan, including routes along the Balboa Peninsula and Mariner’s Mile. Additionally, future projects would be required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts related to flood hazards, tsunami, or seiches, including General Plan policies and Municipal Code regulations. Less Than Significant Impact.		
Threshold 4.9-5 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	The City is under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB), which establishes water quality objectives and standards for both surface and groundwater of the region, and water quality discharge requirements. Under the Santa Ana RWQCB’s NPDES permit system, all existing and future municipal discharges to surface waters within the City would be subject to these regulations. Future development would be required to comply with NPDES standards and implement environmentally sustainable practices including but not limited to water-efficient landscaping; energy efficient water fixtures; and water quality BMPs to treat surface runoff from the future development sites. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Section 4.10: Land Use and Planning			
Applicable General Plan and Coastal Land Use Plan Policies		<p style="text-align: center;">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy LU 2.3 ▪ Policy LU 3.2 ▪ Policy LU 3.8 ▪ Policy LU 5.1.2 ▪ Policy LU 5.3.3 ▪ Policy LU 5.6.1 <ul style="list-style-type: none"> ▪ Policy LU 6.2.1 ▪ Policy LU 6.2.3 ▪ Policy LU 6.2.5 ▪ Policy LU 6.14.2 ▪ Policy LU 6.15.3 <p style="text-align: center;">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 2.1.1-1 ▪ Policy 2.2.1-1 ▪ Policy 2.2.1-2 ▪ Policy 2.2.1-3 ▪ Policy 2.2.2-1 ▪ Policy 2.7-1 ▪ Policy 2.7-2 ▪ Policy 2.7-5 	
Threshold 4.10-1 Physically divide an established community.	The Project would not result in the division of an established community because housing sites are located throughout the City, rather than in a single, concentrated area, and the Project does not propose any major roadways that would traverse an existing community or neighborhood. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.10-2 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	The Project does not propose any changes to the existing General Plan land use categories that govern land uses within the City, including the five land use designations that solely accommodate residential development. No change is proposed to the designations' densities or housing types. The Project does propose amendments to the General Plan Land Use Element goals and policies. Upon approval of the Project's discretionary actions, the Project would result in less than significant impacts related to conflicts with	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	Municipal Code plans and standards adopted for the purpose of avoiding or mitigating an environmental effect. The Project would be consistent with applicable existing and proposed General Plan goals and policies and applicable existing and proposed policies of the Local Coastal Program. Less Than Significant Impact.		
Section 4.11: Noise			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy N 1.1 ▪ Policy N 1.2 ▪ Policy N 1.3 ▪ Policy N 1.4 ▪ Policy N 1.5 ▪ Policy N 1.5A ▪ Policy N 1.6 ▪ Policy N 1.7 ▪ Policy N 1.8 ▪ Policy N 2.1 ▪ Policy N 2.2 ▪ Policy N 2.3 ▪ Policy N 3.1 ▪ Policy N 3.2 ▪ Policy N 4.1 ▪ Policy N 4.6 ▪ Policy N 5.1 ▪ Policy LU 6.15.3 	
Threshold 4.11-1 Result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Construction Noise: Municipal Code Section 10.26.035(D) exempts construction noise from the City’s exterior and interior noise limits, acknowledging that construction activity is a normalized function of typical urban and suburban activities during daytime hours. Construction is required to comply with the City’s allowable construction hours and provisions of the Municipal Code. Less Than Significant Impact. Operational Noise: Future residential development would generate increased traffic noise levels throughout the City. Only	No mitigation is required.	Significant Unavoidable Impact (Roadway Noise)

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	<p>one of the roadway segments (Campus Drive from MacArthur Boulevard to Von Karman Avenue) would exceed the City’s noise increase standards with project implementation. The change in traffic noise along this roadway segment would be 1.2 dBA and would exceed the City’s 1 dBA threshold for existing noise levels between 65 and 70 dBA CNEL. Potentially Significant Impact.</p> <p>Stationary Noise: Operational stationary noise sources (e.g., heating, ventilation, and air conditioning [HVAC]) are anticipated to increase incrementally from increased residential development as a result of the Project. The noise standards in Municipal Code Section 10.26.025 (Exterior Noise Standards) and Section 10.26.030 (Interior Noise Standards) would be used to evaluate noise from stationary sources at future residential developments. Impacts from operational stationary noise would be less than significant following individual development and design review and compliance with the City’s noise standards and General Plan policies. Less Than Significant Impact.</p>		
<p>Threshold 4.11-2 Result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.</p>	<p>Construction: Future construction activities for new residential development would require the use of heavy equipment, power tools, generators, and other vibration sources. Short-term construction activities could result in groundborne vibration impacts at noise sensitive receptors in the City</p>	<p>Mitigation Measures MM NOI-1 requires that pile driving within a 50-foot radius of vibration sensitive land uses use alternative installation methods. Additionally, the preexisting condition of all vibration sensitive land uses within a 50-foot radius of proposed pile driving shall be documented during a preconstruction</p>	<p>Less Than Significant Impact</p>

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	<p>depending on the site location, duration of construction activities, and equipment used at the construction site. This impact would be mitigated to a less than significant level with MM NOI-1. Potentially Significant Impact.</p> <p>Operation: Residential uses are not expected to generate excessive groundborne vibration or groundborne noise, and the Project does not include changes related to industrial or commercial uses that would generate ongoing groundborne vibration. Potentially Significant Impact.</p>	<p>survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by pile driving. All damage shall be repaired/restored to its preexisting condition.</p>	
<p>Threshold 4.11-3 For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels.</p>	<p>There are housing sites located within the 65-70 dBA CNEL noise contour for John Wayne Airport. Section 3.2.3 of AELUP requires residential uses be developed with advanced insulation systems to bring the sound attenuation to no more than 45 dB interior and also requires uses to be “indoor oriented”. Project compliance with City policies N 1.5, N 1.5A, N2.2, N3.1, N3.2, LU 6.15.3, and Municipal Code Section 20.30.080.F would result in less than significant impacts with respect to housing development proximate to the airport. Less Than Significant.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact</p>
Section 4.12: Population and Housing			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy LU 1.4 ▪ Policy LU 3.2 ▪ Policy LU 6.2.3 	

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
		<p align="center">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 2.1.1-1 ▪ Policy 2.1.10-1 ▪ Policy 2.2.1-1 ▪ Policy 2.2.1-2 ▪ Policy 2.2.1-3 ▪ Policy 2.2.2-1 ▪ Policy 2.7-1 ▪ Policy 2.7-2 ▪ Policy 2.7-5 	
<p>Threshold 4.12-1 Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)</p>	<p>Future residential development facilitated by the Project could to increase the City’s existing 2023 housing stock by approximately 18 percent (9,914 additional dwelling units). This estimated housing growth could increase the City’s existing 2023 population by approximately 26.1 percent (21,811 additional persons). General Plan policies and Municipal Code regulations help to guide new residential development. Planning for the increase in housing is necessary to comply with the state-mandated 6th Cycle RHNA. The Project would not induce substantial growth, but rather would accommodate projected growth in the region. Less Than Significant Impact.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact</p>
<p>Threshold 4.12-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.</p>	<p>A majority of the housing sites are developed with non-residential uses. Future housing development facilitated by the proposed Project would occur such that there is no net loss of residential unit capacity. The proposed Project would be consistent with State and local land use plans and would not displace a substantial number of housing units that would require replacement. Less Than Significant Impact.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact</p>

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
Section 4.13: Public Services			
Applicable General Plan and Coastal Land Use Plan Policies		<p style="text-align: center;">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy LU 2.1 ▪ Policy LU 2.8 ▪ Policy LU 3.2 ▪ Policy LU 4.1 ▪ Policy LU 6.1.1 ▪ Policy LU 6.1.2 ▪ Policy LU 6.1.4 ▪ Policy LU 6.2.5 ▪ Policy S 6.7 ▪ Policy S 6.9 	
<p>Threshold 4.13-1 Result in substantial adverse physical impacts associated with the provision of 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 fire protection.</p>	<p>Future housing development facilitated by the proposed Project could result in population growth of approximately 21,811 persons. Future housing would incrementally increase the demand for fire protection and emergency services. All future housing development would be subject to the City’s development review process. At the program-level of review, the Project would not result in a need for expanded or newly constructed facilities, and impacts associated with fire services would be less than significant. Should construction of new facilities be required in the future, each would undergo site-specific environmental review. Less Than Significant Impact.</p>	No mitigation is required.	Less Than Significant Impact
<p>Threshold 4.13-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,</p>	<p>Based on the City’s current ratio of officers to residents, implementation of the Project with 21,811 persons would result in the demand for approximately 26 additional police officers. General Plan policies require that adequate public services and infrastructure be provided as new development occurs. All future housing development would be subject to the City’s development review process and</p>	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
response times or other performance objectives for police protection.	would need to demonstrate that adequate police protection services can be provided for new housing and continue to be provided for existing land use. Therefore, police staffing, and facilities would be expanded commensurately to serve the needs of new development. Less Than Significant Impact.		
Threshold 4.13-3 Result in substantial adverse physical impacts associated with the provision of 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 schools.	Population growth resulting from future housing associated with the Housing Implementation Program would increase the number of students within Newport-Mesa Unified School District and Santa Ana Unified School Districts. Due to the existing capacities within Newport-Mesa Unified School District, it is expected that the increase in school-aged children could be accommodated within existing school facilities. If new facilities would need to be constructed at a future date to accommodate increased demand on schools, further environmental review separate from the EIR prepared would be required as project-specific plans are developed to determine which school districts and schools' specific development proposals would have the potential to impact. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.13-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could	Future housing development facilitated by the Housing Implementation Program would generate population growth, which could incrementally increase the demand for library services at the Newport Beach Library System's facilities. New development would	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries.	also be required to comply with Municipal Code Section 3.12 (Property Development Tax), which imposes an excise tax upon the construction and occupancy of each residential unit, commercial unit, and industrial unit. Housing facilitated by the Project would occur incrementally over time and as market conditions allow. Similarly, the tax proceeds from future development would be collected over time, allowing library improvements and expansions to occur as needed. Less Than Significant Impact.		
Section 4.14: Recreation			
Applicable General Plan and Coastal Land Use Plan Policies		<p style="text-align: center;">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy LU 6.15.13 ▪ Policy LU 6.15.16 ▪ Policy R 1.1 <p style="text-align: center;">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 3.2.1-3 ▪ Policy 3.2.1-4 	
<p>Threshold 4.14-1 Increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated</p> <p>Threshold 4.14-2: Include recreational facilities or require the construction or</p>	An increase in City residents associated with the future development of housing sites within the Focus Areas would result in an increased demand for recreational facilities. Individual housing developments and the location of the housing in the City would occur over time. Where a future housing project includes the subdivision of land, the housing project would be required to provide land or in lieu fees for parks or recreation purposes to bear a reasonable relationship to the use of the park and recreational facilities	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
expansion of recreational facilities which might have an adverse physical effect on the environment.	by future inhabitants (Municipal Code Section 19.52.030: (Use of Park Dedications and Fees. While there would be an increased use of parkland and recreational facilities resulting from the increase in residential population, the City provides for the maintenance and enhancement of parks and recreational facilities through various funding sources. Because of the City’s commitment to the maintenance and enhancement of such facilities and exploration of potential future funding sources, increased use of existing parks and recreational facilities would not result in substantial physical degradation. Less Than Significant Impact.		
Section 4.15: Transportation			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy CE 1.1.1 ▪ Policy CE 1.1.2 ▪ Policy CE 2.1.2 ▪ Policy CE 2.2.5 ▪ Policy CE 2.2.7 ▪ Policy CE 2.2.8 ▪ Policy CE 2.3.3 ▪ Policy CE 2.5.6 ▪ Policy CE 2.5.7 ▪ Policy CE 5.2.11 ▪ Policy CE 5.4.1 ▪ Policy CE 5.4.2 ▪ Policy CE 5.4.6 ▪ Policy CE 7.1.1 ▪ Policy CE 7.1.2 ▪ Policy EC 7.1.4 ▪ Policy CE 7.1.5 ▪ Policy CE 7.1.7 ▪ Policy CE 8.1.1 ▪ Policy CE 8.1.9 ▪ Policy CE 8.1.10 ▪ Policy CE 8.1.13 ▪ Policy CE 8.1.14 ▪ Policy CE 9.1.9 ▪ Policy CE 9.1.10 ▪ Policy CE 9.1.12 ▪ Policy LU 6.15.18 ▪ Policy LU 6.15.19 ▪ Policy LU 6.15.20 	

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
		<p align="center">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 2.9.1-2 ▪ Policy 2.9.1-3 ▪ Policy 2.9.1-10 ▪ Policy 2.9.2-4 ▪ Policy 2.9.3-1 ▪ Policy 2.9.3-3 ▪ Policy 2.9.3-5 ▪ Policy 2.9.3-6 ▪ Policy 2.9.3-7 ▪ Policy 2.9.3-10 ▪ Policy 2.9.3-11 ▪ Policy 2.9.3-14 	
Threshold 4.15-1 Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	SCAG and the City have adopted programs, plans, ordinances, and policies that establish the planning framework to achieve a safe, accessible, and sustainable transportation system for all users. Following compliance with Circulation Element policies and Municipal Code regulations, the Project’s potential to conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities would be less than significant. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.15-2 Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	The Existing Citywide VMT per Service Population (VMT/SP) for Newport Beach is 30.9, whereas the proposed Project’s VMT/SP is 30.3, a decrease of 0.6 VMT/SP from existing conditions. This suggests that the proposed Project would decrease the amount of travel per individual that is forecast to occur in comparison the existing conditions and in comparison to 2006 General Plan Buildout VMT. This is because the proposed Project would develop more housing proximate to where employment is located, reducing Citywide VMT/SP in comparison to	Mitigation Measures MM TRANS-1 outlines VMT-reduction measures for future projects that are not able to be screened out from VMT analysis process such that the development’s VMT is below the low VMT thresholds recommended by the Office of Planning and Research or adopted by the City of Newport Beach at the time of the development application.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	<p>the 2006 General Plan Baseline (Buildout Land Use). While Project implementation would decrease the Citywide VMT/SP, the VMT/SP varies for each individual Traffic Analysis Zones (TAZ).</p> <p>Future projects would evaluate to determine if the VMT screening criteria is met. Potential VMT impacts could be mitigated through compliance with MM TRANS-1. Potentially Significant Impact.</p>		
<p>Threshold 4.15-3 Increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)</p> <p>Threshold 4.15-3 Result in inadequate emergency access.</p>	<p>The Project does not propose any changes to the existing roadway network. Future site-specific development would be subject to the City’s development review process, which would include both design and engineering review to ensure roads and access is configured consistent with established roadway design standards. Future housing development would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to applicable State and local requirements. Less Than Significant Impact.</p>	No mitigation is required.	Less Than Significant Impact
Section 4.16: Tribal Cultural Resources			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy HR 2.1 ▪ Policy HR 2.2 ▪ Policy HR 2.3 ▪ Policy HR 2.4 ▪ Policy NR 18.1 ▪ Policy NR 18.3 ▪ Policy NR 18.4 	

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
		<p align="center">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 4.5-1 ▪ Policy 4.5-2 ▪ Policy 4.5-3 ▪ Policy 4.5-4 ▪ Policy 4.5-5 	
<p>Threshold 4.16-1 Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: a) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or b) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the</p>	<p>In compliance with SB 18, AB 52, and the State Native American Heritage Commission, the City sent letters to the multiple Native American tribal representatives that may have knowledge regarding tribal cultural resources in the City. The City received one response. The Gabrieleño Band of Mission Indians – Kizh Nation responded on April 13, 2023 noting their concurrence with the Project but would request consultation on future projects. Future development facilitated by the Project would be subject to City Council Policy K-5, which requires preservation of significant archeological and tribal cultural resources, as set forth in SC CUL-1. Additionally, compliance with these City policies would ensure that future development facilitated by the Project would protect and preserve archaeological and tribal resources from destruction during new development construction facilitated by the Project. This impact would be mitigated to a less than significant level with MMs TCR-1 and TCR-2. Potentially Significant Impact.</p>	<p>Standard Conditions of Approval SC CUL-1 requires preservation of significant archeological and tribal cultural resources, as set forth in City Council Policy K-5. SC CUL-2 requires compliance with California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98 which mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Mitigation Measures MM TCR-1 requires project-specific applicants to retain a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrielino Tongva Nation) and/or the NAHC, prior to any earth-disturbing activities to determine if the project would cause a substantial adverse change in the significance of a tribal cultural resources. MM TCR-2 requires all earth-disturbing activity within 100 feet of a tribal cultural resources discovery/find to be halted, the City to be notified, and impacts to any significant resources be mitigated to a less than significant level through data recovery or other methods determined adequate by the appropriate Native American monitors.</p>	<p>Less Than Significant Impact</p>

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
significance of the resource to a California Native American tribe.			
Section 4.17: Utilities			
Applicable General Plan and Coastal Land Use Plan Policies		General Plan Policies	
		<ul style="list-style-type: none"> ▪ Policy LU 2.8 ▪ Policy LU 3.2 ▪ Policy LU 6.1.2 ▪ Policy LU 6.4.10 	<ul style="list-style-type: none"> ▪ Policy NR 3.4 ▪ Policy NR 3.11 ▪ Policy NR 3.15
Threshold 4.17-1 Require or result in the relocation or construction of new or expanded water facilities, the construction of which could cause significant environmental effects.	Future housing development facilitated by the Project and the resulting population growth of approximately 21,811 persons would incrementally increase the demand for utility and service systems. If improvements to the existing water system are required or additional facilities are needed, the property developer would be required to pay its fair share of the cost of all or portions of the needed improvements. All future housing development would be subject to the City's development review process and would be assessed on a case-by-case basis for potential effects concerning the secondary effects of population growth, including but not limited to the need for infrastructure improvements. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.17-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	Future housing development facilitated by the Project and the resulting population growth of approximately 21,811 persons and would incrementally increase the demand for water. The 2020 UWMP's for the City, IRWD, and Mesa Water identify sufficient water supplies during normal, single-dry, and	There are no feasible mitigation measures to reduce this impact to a less than significant level.	Significant and Unavoidable Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	multiple-dry year scenarios from 2025 through 2045 for both imported and groundwater supplies. However, the UWMPs for the respective water districts do not account for the 6 th Cycle RHNA for the municipalities they serve. Because the UWMPs did not account for the 6th Cycle RHNA, it cannot be substantiated that there will be sufficient water supplies available to serve future development facilitated by the Project and reasonably foreseeable future development during normal, dry and multiple dry years. Potentially Significant Impact.		
<p>Threshold 4.17-3 Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction of which could cause significant environmental effects.</p> <p>Threshold 4.17-4 Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments</p>	Future housing development facilitated by the Project would incrementally increase wastewater generation in the City. All future housing projects would be subject to the City's development review process including site-specific evaluation of the respective sanitation districts' existing infrastructure and treatment capacity to serve the development. Projects would need to demonstrate that adequate sewer infrastructure and treatment capacity is available or can be provided for new housing and continue to be provided for existing land uses. The City levies connection fees for new or expanded sewer connections, including those to new development. These connection fees help fund the costs associated with providing wastewater facility capacity to new users requiring new connections and existing users requiring additional capacity. Projects would be	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	<p>required to adhere to all federal, State, and local requirements related to wastewater treatment during construction and operations, including the Municipal Code Chapter 21.35 (Water Quality Control), Municipal Code Chapter 14.36 (Water Quality), and the Construction Permit. Additionally, all future housing development would be required to be designed, constructed, and operated in accordance with the respective service providers including OC San Ordinance Nos. 40 and 48, and all wastewater discharges into OC San facilities would be required to comply with the discharge standards set forth to protect the public sewage system and Waters of the United States. Less Than Significant Impact.</p>		
<p>Threshold 4.17-5 Require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction of which could cause significant environmental effects</p>	<p>Future housing development facilitated by the Project and the resulting population growth would incrementally increase the demand for new or expanded storm water drainage facilities, the construction of which could cause significant environmental effects. All storm water infrastructure from future development, including on-site and off-site improvements, would connect to the City's existing storm water infrastructure. As a part of the site-specific development review process through the City, applicants would be required to demonstrate that drainage facilities would be designed and constructed as necessary for the removal of surface water from the site, and to protect off-site</p>	<p>Standard Conditions of Approval SC UTIL-1 requires to comply with the City of Newport Beach Municipal Code Chapter 14.16 related to water conservation and supply level regulations in effect during the construction and operation of the project, and Municipal Code Chapter 14.17 with respect to water-efficient landscaping.</p>	<p>Less Than Significant Impact</p>

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	properties from a project's water runoff. Less Than Significant Impact.		
Threshold 4.17-6 Require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities, the construction of which could cause significant environmental effects.	All housing sites except 20 sites (19 within the Banning Ranch Focus Area and 1 within the Coyote Canyon Focus Area) are developed and have infrastructure in place to serve the existing land uses. Housing sites that are located in or near developed areas would connect to existing electric power provided by SCE, natural gas provided by SoCalGas, and telecommunications facilities provided by a variety of service providers. Thus, future housing developments may require the construction or expansion of electric power, natural gas, and telecommunication facilities. The construction of dry utility infrastructure would be evaluated as a part of site-specific development proposals. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact
Threshold 4.17-7 Generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Threshold 4.17-8 Comply with federal, State, and local management and reduction statutes and regulations related to solid waste.	Future housing development facilitated by the Project would incrementally increase solid waste generation in the City. It is anticipated that solid waste would be disposed of at the Frank R. Bowerman Landfill in the City of Irvine. Solid waste services can be provided to the Project without significantly impacting existing and planned development within the City and County. Future housing development would be subject to the City's development review process and be required to adhere to all federal, State, and local requirements for solid waste reduction and recycling. In addition, all future housing development	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program				
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation	
	would be required to comply with the Green Building Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures. Less Than Significant Impact.			
Section 4.18: Wildfire				
Applicable General Plan and Coastal Land Use Plan Policies		<p align="center">General Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy LU 5.6.4 ▪ Policy S 6.2 ▪ Policy S 6.3 <p align="center">Coastal Land Use Plan Policies</p> <ul style="list-style-type: none"> ▪ Policy 2.8.1-1 ▪ Policy 2.8.1-2 ▪ Policy 2.8.1-3 ▪ Policy 2.8.8-1 ▪ Policy 2.8.8-2 	<ul style="list-style-type: none"> ▪ Policy S 6.4 ▪ Policy S 6.5 	
Threshold 4.18-1 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project substantially impair an adopted emergency response plan or emergency evacuation plan.	Of the 247 housing sites, there are 2 housing sites within a Very High Fire Hazard Safety Zone (VHFHSZ) area. The remainder of the sites are not in or proximate to a VHFHSZ area. These housing sites would be required to go through the City’s development review and permitting process and would be required to comply with the regulations and measures described above to maintain adequate availability of emergency services during an emergency response or an emergency evacuation. Future residential development in VHFHSZs would be subject to Section 4908 of the 2022 CFC, which requires	Mitigation Measures MM W-1 requires the preparation of a Fire Protection Plan for sites located within or adjacent to VHFHSZ. The Fire Protection Plan shall be subject to the review and approval from the Fire Department and shall assess the Project’s compliance with current regulatory codes and ensure that impacts resulting from wildland fire hazards have been adequately mitigated.	Less Than Significant Impact	

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	compliance with the SRA Fire Safe Development Regulations as specified in Title 14. This impact would be mitigated to a less than significant level with MM W-1. Potentially Significant Impact.		
Threshold 4.18-2 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	Development within or adjacent to areas designated as VHFHSZ has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires. Adherence to mandatory fire prevention requirements and regulations, including the California Fire Code Chapter 49, Requirements for WUI Fire Areas, would require applicants to prepare a fire protection plan for any sites located in the VHFHSZ or WUI areas. This impact would be mitigated with MM W-1. Potentially Significant Impact.	Mitigation Measures MM W-1 requires the preparation of a Fire Protection Plan for sites located within or adjacent to VHFHSZ. The Fire Protection Plan shall be subject to the review and approval from the Fire Department and shall assess the Project’s compliance with current regulatory codes and ensure that impacts resulting from wildland fire hazards have been adequately mitigated.	Less Than Significant Impact
Threshold 4.18-3 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	The need for installation and maintenance of new infrastructure (such as roads, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated as part of the development permit review process. Potential impacts associated with infrastructure improvements including any required measures to address fire safety would identified. Applicants would be required to address wildfire exposure by complying with the wildfire protection building construction requirements contained in the then-current California Building Codes, including the California Building Code,	No mitigation is required.	Less Than Significant Impact

Table 1-1: Summary of Significant Impacts and Mitigation Program			
Thresholds Applied	Environmental Impacts/ Level of Significance Before Mitigation	Summary of Mitigation Program	Level of Significance After Mitigation
	Chapter 7A, California Residential Code, Section R327, and California Referenced Standards Code, Chapter 12-7A. Less Than Significant Impact.		
Threshold 4.18-4 If located in or near State Responsibility Areas (SRAs) or lands classified as Very High Fire Hazard Severity Zones (VHFHSZ), would the Project expose people or structures, to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	The natural environment of the Wildland-Urban Interface (WUI) sites indicates people and structures are highly prone to wildfires and downslope or downstream flooding as a result of runoff, post-fire instability or drainage. Future housing development would be subject to development review by the City and each development would be engineered and constructed to maximize stability and preclude safety hazards to on site and adjacent areas. Adherence to State and City codes and emergency and evacuation plans set by the City and County would prevent impacts to people or structures from significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Less Than Significant Impact.	No mitigation is required.	Less Than Significant Impact