

SECTION 4

EXISTING CONDITIONS, PROJECT IMPACT ANALYSIS, MITIGATION PROGRAM, CUMULATIVE IMPACTS AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

This section of the EIR provides analysis of impacts for those environmental topics where it was determined that the proposed project could result in “potentially significant impacts,” as identified in the Initial Study included in Appendix A. Each topical section includes the following information: description of the existing setting; identification of thresholds of significance; analysis of potential project effects; identification of cumulative impacts; identification of a mitigation program, if required, to reduce the identified impacts; and, identification of the level of significance of impacts after mitigation, including unavoidable significant adverse impacts.

Section 15064.7 of the State CEQA Guidelines addresses thresholds of significance and encourages each public agency to develop thresholds of significance through a public review process. Subsequently, these thresholds must be published and adopted by agency ordinance, code, or regulation. The City of Anaheim uses the thresholds of significance outlined in the State CEQA Guidelines.

For each topical issue in this section, the impact analysis is formatted to analyze the potential impacts of the project related to each identified threshold of significance. Unless otherwise noted, the analysis under each threshold addresses each of the following:

- **On-site Impacts** – On-site impacts include those impacts resulting from project components within the 3,001-acre project site. This includes the areas identified as “primary” and “secondary” impacts on Exhibit 3-20, Project Impact Analysis Map.
- **Off-site Project Feature Impacts** – This category includes an analysis of the potential impacts resulting from implementation of identified off-site project features described in Section 3.3.4, Off-site Project Features, also depicted on Exhibit 3-20.
- **Caltrans-related Project Feature Impacts** – This category includes an analysis of the potential impacts resulting from implementation of project features within Caltrans right-of-way that would require approval from Caltrans including an encroachment permit. Caltrans-related project features are described in Section 3.3.5 and include: the SR-241/Weir Canyon Road interchange, Mountain Park Drive bridge overcrossing, and various roadway, drainage, and slope improvements and/or modifications along SR-91 and SR-241.

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

- ***Project Design Features*** – Project Design Features are specific design elements proposed by the project applicant that have been incorporated into the project to prevent the occurrence of, or reduce the significance of, potential environmental effects. Because PDFs have been incorporated into the project, they do not constitute mitigation measures as defined by CEQA. However, PDFs are identified in the mitigation section for each topical issue and will be included in the mitigation monitoring program to be developed for, and implemented as a part of, the proposed project.

- *Existing Requirements and Standard Conditions* – Existing requirements and standard conditions are based on local, state, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. Typical standard conditions and requirements include compliance with the provisions of the Uniform Building Code, South Coast Air Quality Management District Rules, local agency fees, etc. Additional conditions may be imposed on the project by the City during the approval process, as appropriate.
- *Mitigation Measures* – Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs and standard conditions and requirements, project-specific mitigation measures have been recommended.

It should be noted that any PDF or mitigation measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment, may be substituted at the discretion of the City. The City of Anaheim Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of equivalency/timing shall be borne by the applicant.

The topical sections that follow incorporate the approaches described above.