
IV. ENVIRONMENTAL IMPACT ANALYSIS

1. INTRODUCTION

The four (4) sections contained within this chapter discuss the possible environmental effects of the proposed Project for the specific environmental issue (or resource) area identified by the Initial Study (IS)/Notice of Preparation (NOP) as requiring additional analysis.

Based on a review of environmental issues by the Department of City Planning, this Draft EIR assesses the following environmental impact areas:

- Land Use and Planning (Section IV.A)
- Visual Resources (Section IV.B)
- Artificial Light and Glare (Section IV.C)
- Transportation Safety (Section IV.D)

To assist the reader in comparing information about the various environmental issues, Sections IV.A through IV.D each present the following information for each specific resource area analyzed in this Draft EIR:

- Environmental Setting (the physical condition that existed at the time of the NOP, which was circulated for a 30-day review period starting on March 16, 2012, and ending on April 16, 2012);
- Environmental Impacts;
- Cumulative Impacts;
- Project Design Features and Mitigation Measures; and
- Level of Significance After Mitigation.

The proposed Project alternatives are presented and analyzed in Chapter V, Alternatives to the Project. The Project alternatives are compared to the proposed Project and are ranked relative to each other based on anticipated impacts for each resource area to determine the environmentally superior alternative.

2. TERMINOLOGY USED IN THIS ENVIRONMENTAL ANALYSIS

In evaluating the potential impacts of the proposed Project (in the IS/NOP as well as this Draft EIR, as applicable) and the Project alternatives, the level of significance is determined by applying the threshold of significance (significance criteria) presented for each resource evaluation area. The following terms are used to describe each impact:

- *No Impact*: A designation of no impact is given when no adverse changes in the environment are expected.

- *Less than Significant Impact:* A less than significant impact would be identified when the proposed Project or alternatives would cause no substantial adverse change in the environment (i.e., the impact would not reach the threshold of significance).
- *Significant Impact:* A significant impact would create a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the proposed Project or alternatives. Such an impact would exceed the applicable significance threshold established by CEQA but would be reduced to a level that is less than significant by the required application of a mitigation measure.
- *Significant Unavoidable Impact:* As required by Section 15126.2(b) of the State CEQA Guidelines, this is used when a residual impact that would cause a substantial adverse effect on the environment could not be reduced to a level that is less than significant through any feasible mitigation measure(s).
- *Project Design Features:* Project Design Features are elements and/or commitments that have been added to the Project that would be implemented to avoid or lessen potentially significant impacts.
- *Mitigation:* Mitigation refers to measures that would be implemented to avoid or lessen potentially significant impacts. Mitigation includes:
 - avoiding the impact completely by not taking a certain action or parts of an action;
 - minimizing the impact by limiting the degree or magnitude of the action and its implementation;
 - rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
 - compensating for the impact by replacing or providing substitute resources or environments.

The mitigation measures would be proposed as a condition of Project approval and would be monitored to ensure compliance and implementation.