

4.0 Environmental Impact Analysis



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This section discusses the possible environmental effects of the Project for the specific environmental issue areas that were identified through the scoping process as having the potential to involve significant effects. “Significant effect” is defined by Section 15382 of the CEQA Guidelines as: “...a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.”

The following subsections in this Section 4.0, Environmental Impact Analysis, describe the impacts of the Project, mitigation measures for significant impacts (as applicable), and the level of significance after mitigation. Each section discusses construction and operational impacts of the Project and contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be adopted if the project is approved per Section 15093 of the CEQA Guidelines.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires Findings pursuant to Section 15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and a discussion of the residual effects or level of significance remaining after

implementation of the mitigation measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the Project in conjunction with other planned and pending developments in the area (i.e., cumulative projects), as listed in Table 3.0-1 of Section 3.0, Environmental Setting, of this Draft EIR. The Executive Summary of this Draft EIR summarizes all impacts and mitigation measures that apply to the Project.

The environmental analysis sections included as part of this Section 4.0, Environmental Impact Analysis, of this Draft EIR are:

- Air Quality (Section 4.1)
- Biological Resources (Section 4.2)
- Cultural Resources (Section 4.3)
- Energy Resources (Section 4.4)
- Geology and Soils (Paleontological Resources) (Section 4.5)
- Greenhouse Gas Emissions (Section 4.6)
- Land Use and Planning (Section 4.7)
- Noise (Section 4.8)
- Transportation (Section 4.9)
- Tribal Cultural Resources (Section 4.10)
- Utilities and Service Systems (Energy Infrastructure) (Section 4.11)

As discussed in Section 1.0, Introduction, of this Draft EIR, based on the review of the Project and analysis completed as part of the Initial Study, the City of Beverly Hills determined that the Project would not have the potential to cause or otherwise result in significant environmental effects related to aesthetics; agriculture and forestry resources; air quality (odors); biological resources;¹ cultural resources (human remains); geology and

¹ While the Initial Study fully evaluated the Project's potential impacts to biological resources and determined that such impacts would be less than significant, in response to a comment letter received (Footnote continued on next page)

soils (except for paleontological resources); hazards and hazardous materials; hydrology and water quality; land use and planning (division of an established community); mineral resources; noise (airports); population and housing; public services; recreation; transportation (hazards, emergency access); utilities and service systems (water, wastewater, stormwater drainage, and telecommunications); and wildfires. Therefore, these areas (except for biological resources) are not analyzed further in this Draft EIR as they have been fully evaluated in the Initial Study. The Initial Study, which demonstrates that no significant impacts would occur for these issue areas, is included in Appendix A of this Draft EIR.

from the California Department of Fish and Wildlife, potential impacts to bat species is further evaluated in this Draft EIR (refer to Section 4.2, Biological Resources, of this Draft EIR).