

## 5.0 REGULATORY AND ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

### 5.0.1 INTRODUCTION

In compliance with Title 14, Section 15063(a) of the California Code of Regulations, an Initial Study was not been prepared because the County determined that the Centennial Project (Project) may have a significant effect on the environment and that an EIR will clearly be required. In accordance with the California Environmental Quality Act (CEQA) Guidelines (Sections 15125–15126), this environmental impact report (EIR) serves as a Project EIR and includes an analysis of environmental impacts, as described in detail in Sections 5.1–5.21 of this document. Each topical section includes the following information: introduction; relevant plans, policies and regulations; environmental setting; project design features; thresholds of significance; environmental impacts; mitigation measures, if required, to reduce the impacts; level of significance after mitigation; and references. For a more detailed description of these subsections, please see Section 2.0, Introduction.

### 5.0.2 THRESHOLDS OF SIGNIFICANCE

The thresholds used in this EIR have been derived from the County of Los Angeles Environmental Checklist.

### 5.0.3 ENVIRONMENTAL IMPACTS AND MITIGATION

This section describes how the environmental impacts analysis included in each topical section of this EIR (i.e., Sections 5.1 through 5.21) is formatted and how mitigation is incorporated into the analysis. The Project has been planned with design elements called Project Design Features (PDFs). The Applicant has planned the Centennial Project to include the design elements listed as PDFs listed in each section; these PDFs have been incorporated into the Project to prevent the occurrence of or to 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, if the PDFs have mitigation value to reduce a potentially significant impact, then a corresponding mitigation measure (MM) has been prepared to ensure the implementation of the measure through the Mitigation Monitoring and Reporting Program (MMRP).

Applicable local, State, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific environmental impacts are discussed in the Relevant Plan, Policies, and Regulations section of each EIR analysis. Typical regulations include compliance with the provisions of the Uniform Building Code, South Coast Air Quality Management District Rules, and local agency fees, among other standard building practices and programs required by law. Additional conditions may be imposed on the Project by government agencies during the approval process, as appropriate.

For each topical issue in Section 5, the impact analysis is formatted to analyze the potential Project impacts related to each identified threshold of significance. Unless otherwise noted, the analysis under each threshold addresses each of the following:

- **On-Site Impacts:** This category includes an analysis of the potential impacts associated with the Project as a whole, including all construction activities, long-term operational activities, future entitlements, and all discretionary approvals requested or required to be implemented as a part of the Project.
- **Off-Site Impacts:** This category includes an analysis of the potential impacts resulting from implementation of identified off-site Project features described in Section 4.7, Off-Site Project Features.

Where a potentially significant environmental effect has been identified and is not considered less than significant with the inclusion of PDFs, Project-specific mitigation measures have been identified where feasible. Mitigation measures (MMs) are included in the MMRP to ensure that they are incorporated, monitored, and implemented as a part of the Project.

Any MM and timing thereof that is subject to the approval of the County of Los Angeles, that will have the same or superior result with respect to significant environmental impacts, and that will have the same or a reduced effect on the environment (as demonstrated by the Applicant or subsequent party of interest to the County's satisfaction) may be substituted for a similar MM described in this EIR. For example, if an MM that is less expensive or less environmentally intrusive is feasible and yields the same or a superior result, this measure could be implemented in place of its equivalent MM identified in the EIR, subject to approval by the County. All MMs identified in this EIR are included in the MMRP.

The topical sections that follow in Sections 5.1–5.21 incorporate the approaches described above.

#### **5.0.4 REFERENCES**

California Office of Administrative Law. 2015. *California Code of Regulations* (Title 14, Natural Resources; Division 6, Resources Agency; Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). Sacramento, CA: the State.

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