
4 Environmental Impact Analysis

This chapter presents the discussion of potential environmental impacts related to the following environmental topics in separate sub-chapters:

4.1	Aesthetics	4.9	Land Use and Planning
4.2	Air Quality	4.10	Noise
4.3	Biological Resources	4.11	Population and Housing
4.4	Cultural Resources	4.12	Public Services
4.5	Geology and Soils	4.13	Recreation
4.6	Greenhouse Gas Emissions	4.14	Transportation and Traffic
4.7	Hazards and Hazardous Materials	4.15	Utilities and Service Systems
4.8	Hydrology and Water Quality		

As discussed in Chapter 1, Introduction, all other environmental topics were determined not to be significant in the Initial Study (IS) prepared for the proposed Project. These environmental topics include Agricultural and Forestry Resources and Mineral Resources. The impacts associated with these two environmental topics are addressed in this Draft EIR in Chapter 5, Other CEQA Considerations.

Each sub-chapter is organized to include the following subsections:

- **Introduction.** This subsection includes an explanation of the particular topics discussed in the sub-chapter and the sources or methods utilized in its preparation.
- **Environmental Setting**
 - **Regulatory Setting.** This subsection identifies applicable federal, state, regional and local regulations.
 - **Existing Conditions.** This subsection includes a description of the existing conditions that precede the implementation of the proposed Project. These existing conditions are tailored specifically for the environmental topic discussed in each sub-chapter.
- **Impact Analysis**
 - **Methodology.** This subsection identifies the sources or methods utilized in the preparation of the various subsections within this sub-chapter for a specific environmental topic.
 - **Significance Thresholds.** This subsection identifies the criteria by which the proposed Project components are measured to determine if the proposed Project would cause a potentially significant impact.
 - **LAX Master Plan Commitments and Project Design Features.** This subsection includes commitments and mitigation measures adopted by LAWA as part of the LAX Master Plan that apply to the proposed Project. It also lists the design features of the proposed Project that are relevant to the environmental topic. The purpose of this subsection is to elaborate on the information provided in Chapter 2, Project Description, in order to disclose specific design features that are intended to minimize or reduce environmental impacts which will already be part of the proposed Project.

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- **Project Impacts.** This subsection includes an assessment of the potential significant impacts due to implementation of the proposed Project relative to established thresholds (relative to existing conditions per CEQA). This subsection evaluates the proposed Project as well as the proposed Project transfer program, which allows for transfers of floor area within Districts on a per square foot basis. In evaluating the potential impacts of the proposed Project (in the IS/Notice of Preparation (NOP) as well as this Draft EIR, as applicable) and the proposed 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.
 - **Cumulative Impacts.** This subsection evaluates whether cumulative impacts may occur when the proposed Project's incremental effects are viewed in connection with the effects of past projects, other current projects, and probable future projects.
- **Mitigation Measures.** This subsection presents recommended, appropriate, and feasible measures to avoid or minimize significant impacts identified in the Project Impacts subsection. Mitigation measures are proposed if established regulations of a specific environmental topic, requirements of the permitting process, Best Management Practices, Project Design Features, and/or the LAX Master Plan EIR/EIS mitigation commitments do not reduce a potentially significant impact to a less than significant level. Mitigation may include:
 - 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 proposed Project approval and would be monitored to ensure compliance and implementation.

- **Level of Significance After Mitigation.** This subsection includes a discussion of whether a potentially significant impact would be reduced to a less than significant level upon implementation of the proposed feasible mitigation measures. If the proposed mitigation

measure would not reduce impacts to less than significant level or no feasible mitigation exists to mitigate the potential impact, the following impact category is used:

- **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).

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