

5.0 CEQA CHECKLIST AND EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

This section provides a discussion of potential environmental impacts associated with approval of the proposed project. CEQA provides the following guidance for the evaluation of impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information shows that the impact does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site and on-site impacts, cumulative and project-level impacts, indirect and direct impacts, and construction and operational impacts.
- 3) "Potentially Significant Impact" determination is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiered, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d).
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

The environmental impacts are discussed in the following sections.

5.1 AESTHETICS (VISUAL RESOURCES)

5.1.1 Setting

This section addresses the potential impacts to visual resources of the Project sites. Visual resources are the elements of the landscape that contribute to the aesthetic character and quality of the environment. These elements can be either natural or manmade. Impacts to visual resources are evaluated in terms of the extent to which changes would contrast with a particular location's existing visual character and quality. The general character of land use which determines visual resources within the District service area is primarily residential; however, schools, parks and commercial developments, such as hotels, restaurants, resorts, golf courses, and various businesses, are also located within the District boundaries. Scenic vistas are available from many locations along the coastline areas within the District service area.