

# CHAPTER 2 Summary

This section summarizes the characteristics of the proposed City of Newport Beach General Plan Update, the environmental impacts, mitigation measures, and impacts associated with the proposed project.

## 2.1 INTRODUCTION

This Program EIR discusses the environmental impacts associated with implementation of the proposed General Plan Update for the City of Newport Beach and its Sphere of Influence (SOI). A complete description of the proposed General Plan Update is provided in Chapter 3 of this document, and a summary of the proposed General Plan Update components is provided below. This Program EIR provides a discussion of impacts by issue area and provides mitigation measures, where appropriate. Specific issue areas discussed in this document include the following:

- Aesthetics and Visual Quality
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

Discussions of these issue areas are provided in Sections 4.1 through 4.14 of this document. According to California Code of Regulations §65302, there is no requirement that economic or social issues be included as elements to the General Plan. As the EIR is concerned with physical environmental impacts resulting from implementation of the proposed General Plan Update, economic and social impacts not related or resulting from environmental impacts were excluded from this document. An analysis of alternatives to the proposed General Plan Update and long-term implications resulting from implementation of the plan are also provided.

## 2.2 PROJECT DESCRIPTION

The City of Newport Beach is currently updating their General Plan. The proposed General Plan Update is a comprehensive update of the current General Plan. Elements of the existing General Plan have been

re-organized by thematic topic for clarity and to avoid redundancy, as encouraged by the State’s General Plan Guidelines. The updated City of Newport Beach General Plan is organized into the following elements:

- Land Use
- Housing
- Circulation/Mobility
- Recreation
- Natural Resources
- Safety
- Noise
- Historic Resources
- Arts and Cultural Resources
- Harbor and Bay

Growth Management Element goals and policies are incorporated into the Circulation/Mobility Element. Goals and polices for the protection of the City’s open spaces, currently found in the Recreation and Open Space Element, are incorporated into the Natural Resources Element.

The Land Use Element identifies the special study subareas as districts or corridors, depending on their physical form, functional role, and how they relate to the land or water adjoining them.

Newport Beach is almost fully developed. Therefore, the proposed General Plan Update focuses on how limited population and employment growth can be strategically accommodated to preserve the distinguishing and valued qualities of the community. For most of the City, the proposed General Plan Update conserves the existing pattern of uses and intensity of development, and establishes policies for protection and long-term maintenance of established neighborhoods.

Generally, new development in accordance with the proposed General Plan Update would result as re-use of economically underperforming properties and obsolete development, conversion of uses in response to market demand (e.g., office and industrial to residential) and more intense use of land in a few defined areas. Several subareas within Newport Beach determined to have special planning considerations were the subjects of special study during the update process. These areas are described below. Development outside of these subareas remains relatively unchanged from the existing General Plan with changes made only to select locations where circumstances warrant. The subareas where change could occur represent only 10.5 percent of the total land area of the City. They have been divided into districts and corridors, according to their physical characteristics.

## **Districts**

Districts are uniquely identifiable by their common functional role, mix of uses, density/intensity, physical form and character, and/or environmental setting. Generally, they encompass areas that extend equally in length and breadth. While Newport Beach contains many subareas, the General Plan policies in the following areas focus on those that are likely to change over the next 20 years as existing viable land uses are enhanced, underperforming properties are revitalized, and opportunities are provided to accommodate the City’s fair share of regional housing needs. Policies are directed to the management of

these changes to assure that they complement the characteristics that are valued by Newport Beach's residents. The City has identified the following districts:

- West Newport Mesa
- Newport Center/Fashion Island
- John Wayne Airport Area
- Banning Ranch
- Balboa Peninsula

## Corridors

Corridors share common characteristics of districts by their identifiable functional role, land use mix, density/intensity, physical form and character, and/or environmental setting. They differ in their linear configuration, generally with shallow depth parcels located along arterial streets. They are significantly impacted by traffic, often inhibiting access during peak travel periods. While the City is crossed by a number of commercial corridors, the policies in the proposed General Plan Update focus on those in which change is anticipated to occur during the next 20 years. Additionally, they provide guidance for the maintenance of corridors in which it is the objective to maintain existing types and levels of development. The City has identified the following corridors:

- West Newport Highway
- Old Newport Boulevard
- Mariners' Mile
- Corona del Mar

## Other Land Use Changes

While land use changes are proposed for other areas of the City by the updated General Plan, these areas would retain the basic land use character of existing uses. Land use intensification would also result throughout the City in areas where no changes in use are proposed, but additional development is permitted under the existing General Plan. Because no new land use patterns would be established, no conflicts of use would result.

The area bounded by Irvine Avenue, 15<sup>th</sup> Street, St. Andrews Road, and Coral Place is currently designated for multi-family and is developed with a mix of housing units, including older apartments, small lot units, and single-family detached units. The proposed General Plan Update would re-designate this area as single-family residential to allow for consistency with the current development trend in the area replacing higher-density apartments with small-lot residential and detached units.

Another area where changes would take place is along the southern frontage of Westcliff Drive, east of Irvine Avenue, and the western frontage of Dover Drive, south of Westcliff Drive. Changes in this area include re-designating the area from Administrative, Professional, and Financial Commercial uses to mixed use, allowing a mix of office and multi-family residential uses. Any new residential development in this area would be compatible with the existing residential uses behind these properties.

The Caltrans Remnant property, bounded by the SR 73, MacArthur Boulevard, and University Drive is currently a vacant property and would be re-designated for commercial use under the proposed General Plan Update.

The north side of San Miguel Drive, east of San Joaquin Hills Road, and west of Newport Hills Drive, which is currently a single parcel formerly used as a child care facility, abutting multi-family residential uses, would be re-designated as multiple-family residential. This would allow for consistency with adjacent land uses.

The property west of Big Canyon Reservoir, north of Pacific View Drive is currently developed with institutional (church) and senior affordable housing. Under the proposed General Plan Update, this area would be re-designated as multi-family residential also to promote consistency with adjacent land uses.

## 2.2.1 Potential Land Use Changes

Implementation of the proposed General Plan Update would result in varied opportunities for development consisting of buildout of existing entitlements, re-use of economically underperforming properties and obsolete development, conversion of uses in response to market demand (e.g., office and industrial to residential) and more intense use of land in defined areas. Table 2-1 compares development that could result at the fullest intensity allowed under the proposed General Plan Update with existing development in the City as of 2002. This table also includes a comparison of buildout of the existing General Plan with existing development.

<b>Table 2-1 Citywide Land Use Changes</b>								
	<i>Single-Family Residential (units)</i>	<i>Multi-Family Residential (units)</i>	<i>Commercial (sf)</i>	<i>Industrial (sf)</i>	<i>Visitor Serving (hotel and motel rooms)</i>	<i>Office (sf)</i>	<i>Institutional (sf)</i>	<i>Parks (acre)</i>
Existing Development	18,702	21,477	5,539,388	1,569,229	3,365	12,616,827	694,820	133.5
Existing General Plan	19,570	30,159	7,412,132	2,234,242	5,676	14,576,930	893,213	178.8
General Plan Update	20,402	33,992	7,685,030	1,163,460	6,549	12,867,500	853,413	254.7
Increase—General Plan Update vs. Existing Development	9.1%	58.3%	38.7%	(25.8%)	94.6%	2.0%	22.8%	90.8%
Increase—General Plan Update vs. Existing General Plan	4.2%	12.7%	3.7%	(54.7%)	47.9%	(13.3%)	(4.4%)	42.4%

## 2.3 CLASSIFICATION OF ENVIRONMENTAL IMPACTS

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures, or by the selection of an environmentally superior project alternative

## 2.4 SYNOPSIS OF ALTERNATIVES

As required by Section 15126.6(a) of the State CEQA Guidelines and recent court cases, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- **Alternative 1: No Project/No Development**—With this alternative, development under the proposed General Plan Update would not occur. The Planning Area would remain developed with existing land uses.
- **Alternative 2: No Project/No Action (Existing General Plan)**—With this alternative, development under the proposed General Plan Update would not occur. Development would be guided by continued implementation of the existing General Plan.
- **Alternative 3: GPAC Recommendations**—With this alternative, development under the General Plan would consist of the land use recommendations formulated by GPAC. The Alternatives Chapter of the EIR will provide a detailed breakdown of the proposed land uses under this Alternative.
- **Alternative 4: Subarea Only Minimum**—With this alternative, development under the General Plan would consist of a mixture of land-use intensities for the various subareas. The Alternatives Chapter of the EIR will provide a detailed breakdown of the proposed land uses under this Alternative.

The Subarea Only Minimum is considered the environmentally superior alternative.

## 2.5 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15123(b)(1) of the State CEQA Guidelines, Table 2-2 contains a summary of less-than-significant, potentially significant, or significant and unavoidable environmental impacts associated with the proposed General Plan Update, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

**Table 2-2 Summary of Impacts Compared to Existing Conditions and Mitigation Measures**

<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Aesthetics and Visual Quality</b>			
<b>Impact 4.1-1</b> Scenic vistas could potentially be obstructed as the result of new development.	LTS	No mitigation is required.	LTS
<b>Impact 4.1-2</b> Development under the proposed General Plan Update could change the visual character of portions of the City.	LTS	No mitigation is required.	LTS
<b>Impact 4.1-3</b> New sources of light and glare would be created in the Banning Ranch subarea by new developments under the proposed General Plan Update.	PS	No feasible mitigation measures are available.	SU
<b>Air Quality</b>			
<b>Impact 4.2-1</b> Implementation of the proposed General Plan Update would conflict with or obstruct implementation of the Air Quality Management Plan.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.2-2</b> Implementation of the proposed General Plan Update would result in construction emissions that would contribute substantially to an existing or projected air quality violation.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.2-3</b> Implementation of the proposed General Plan Update would result in a cumulatively considerable net increase of criteria pollutants for which the region is in nonattainment under an applicable national or State ambient air quality standard.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.2-4</b> Implementation of the proposed General Plan Update could expose sensitive receptors to substantial CO concentrations.	LTS	No mitigation is required.	LTS
<b>Impact 4.2-5</b> Implementation of the proposed General Plan Update could create objectionable odors that could affect a substantial number of people.	LTS	No mitigation is required.	LTS

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Biological Resources</b>			
<b>Impact 4.3-1</b> Development allowed under the proposed General Plan Update could result in potential adverse impacts either directly or indirectly through habitat modifications, to candidate, sensitive, or special status plant and wildlife species.	LTS	No mitigation is required.	LTS
<b>Impact 4.3-2</b> Development allowed under the proposed General Plan Update could result in adverse effects on riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the CDFG or USFWS.	LTS	No mitigation is required.	LTS
<b>Impact 4.3-3</b> Development under the proposed General Plan Update could interfere with the movement of native resident or migratory fish or wildlife species or corridors.	LTS	No mitigation is required.	LTS
<b>Cultural Resources</b>			
<b>Impact 4.4-1</b> Development under the proposed General Plan Update would result in the demolition of historic structures.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.4-2</b> Ground-disturbing activities associated with development under the proposed General Plan Update could result in damage to or destruction of archaeological and/or Native American cultural resources.	LTS	No mitigation is required.	LTS
<b>Impact 4.4-3</b> Ground-disturbing activities associated with development under the proposed General Plan Update could result in damage to or destruction of unique paleontological resources within rock units or geologic features.	LTS	No mitigation is required.	LTS
<b>Impact 4.4-4</b> Ground-disturbing activities associated with development under the proposed General Plan Update could result in damage to or destruction of human burial grounds.	LTS	No mitigation is required.	LTS

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Geology and Soils</b>			
<b>Impact 4.5-1</b> Implementation of the General Plan Update could expose people or structures to adverse effects involving strong seismic ground shaking.	LTS	No mitigation is required.	LTS
<b>Impact 4.5-2</b> Implementation of the General Plan Update could expose people or structures to adverse effects involving seismic-related ground failure or landslides.	LTS	No mitigation is required.	LTS
<b>Impact 4.5-3</b> Implementation of the proposed General Plan Update could result in substantial soil erosion and the loss of topsoil.	LTS	No mitigation is required.	LTS
<b>Impact 4.5-4</b> Implementation of the proposed General Plan Update could subject people and structures to hazards associated with lateral spreading, subsidence, collapse, differential settlement, or heaving.	LTS	No mitigation is required.	LTS
<b>Impact 4.5-5</b> Implementation of the proposed General Plan Update could result in the construction of facilities on expansive soils, creating substantial risk to people and structures.	LTS	No mitigation is required.	LTS
<b>Hazards and Hazardous Materials</b>			
<b>Impact 4.6-1</b> Implementation of the proposed General Plan Update could result in an increase in commercial development that could increase the overall routine transport, use, storage, and disposal of hazardous materials within the City.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-2</b> Construction activities associated with implementation of the proposed General Plan Update could result in the release of hazardous materials to the environment through reasonably foreseeable upset and accident conditions.	LTS	No mitigation is required.	LTS

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Impact 4.6-3</b> Operation of future land uses that could be developed under the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-4</b> Implementation of the proposed General Plan Update could result in a safety hazard as a result of existing oil wells or methane gas areas within the City.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-5</b> Implementation of the proposed General Plan Update could emit hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-6</b> The proposed General Plan Update includes sites which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, could create a significant hazard to the public or the environment.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-7</b> Implementation of the proposed General Plan Update could result in a safety hazard for people residing or working in the Planning Area as a result of the proximity of a public airport.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-8</b> Implementation of the proposed General Plan Update could result in interference with an adopted emergency response plan or emergency evacuation plan.	LTS	No mitigation is required.	LTS
<b>Impact 4.6-9</b> Implementation of the proposed General Plan Update could result in development in urbanized areas adjacent to or intermixed with wildlands.	LTS	No mitigation is required.	LTS

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Hydrology and Water Quality</b>			
<b>Impact 4.7-1</b> Development under the proposed General Plan Update could result in an increase in pollutants in stormwater and wastewater, although water quality standards and waste discharge requirements would not be violated.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-2</b> Development of the proposed General Plan Update could create additional impervious surfaces, which could interfere with groundwater recharge. Development could substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-3</b> Development under the proposed General Plan Update could alter the existing drainage pattern of the Planning Area and potentially result in erosion and siltation.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-4</b> Development under the proposed General Plan Update could alter the existing drainage pattern of the Planning Area and potentially result in increased downstream flooding through the addition of impervious surfaces, exceeding the capacity of existing or planned stormwater drainage systems, or providing substantial additional sources of polluted runoff.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-5</b> Increases in stormwater runoff could require expansion of existing or construction of new storm drain facilities, the construction of which could result in significant environmental effects.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-6</b> Development under the proposed General Plan Update could result in the degradation of groundwater quality.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-7</b> Development under the proposed General Plan Update could place housing within a 100-year flood zone.	LTS	No mitigation is required.	LTS

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Impact 4.7-8</b> Development under the proposed General Plan Update could place structures within a 100-year flood zone, but not in a manner that would substantially impede or redirect flows.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-9</b> Development under the proposed General Plan Update could expose people and structures to flood risks.	LTS	No mitigation is required.	LTS
<b>Impact 4.7-10</b> Development under the proposed General Plan Update could expose people and structures to flood risks.	LTS	No mitigation is required.	LTS
<b>Land Use and Planning</b>			
<b>Impact 4.8-1</b> Implementation of the proposed General Plan Update could involve new uses and structures that may result in intensification of development within the Planning Area that creates incompatibilities with adjacent land uses.	LTS	No mitigation is required.	LTS
<b>Impact 4.8-2</b> Implementation of the proposed General Plan Update could physically divide an established community.	LTS	No mitigation is required.	LTS
<b>Impact 4.8-3</b> Implementation of the proposed General Plan Update could conflict with applicable land use plans, policy, or regulations.	LTS	No mitigation is required.	LTS
<b>Noise</b>			
<b>Impact 4.9-1</b> Implementation of the proposed General Plan Update would generate or expose persons to ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.9-2</b> Implementation of the proposed General Plan Update would expose persons to vibration levels generated during construction activities that would exceed 72 VdB.	PS	No feasible mitigation measures are available.	SU

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Impact 4.9-3</b> Implementation of the proposed General Plan Update would result in substantial permanent increases in traffic-related ambient noise levels.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.9-4</b> Implementation of the proposed General Plan Update could expose persons to substantial temporary or periodic ambient noise increases.	LTS	No mitigation is required.	LTS
<b>Impact 4.9-5</b> Implementation of the proposed General Plan Update would expose sensitive receptors in proximity to the John Wayne Airport to excessive noise levels.	PS	No feasible mitigation measures are available.	SU
<b>Population and Housing</b>			
<b>Impact 4.10-1</b> Implementation of the proposed General Plan Update would induce substantial growth in an area, either directly or indirectly.	PS	No feasible mitigation measures are available.	SU
<b>Public Services</b>			
<b>Impact 4.11-1</b> Implementation of the proposed General Plan Update could increase the demand for fire protection services, which could result in the need for additional fire facilities.	LTS	No mitigation is required.	LTS
<b>Recreation and Open Space</b>			
<b>Impact 4.12-1</b> Implementation of the proposed General Plan Update could result in increased use of existing parks or recreational facilities that could accelerate physical deterioration of those facilities.	LTS	No mitigation is required.	LTS
<b>Impact 4.12-2</b> Implementation of the proposed General Plan Update could include new parks and recreational facilities to maintain acceptable service ratios. The proposed project could result in adverse physical impacts associated with the provision of these facilities.	LTS	No mitigation is required.	LTS

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Mitigation Measures</i>	<i>Significance After Mitigation</i>
<b>Transportation/Traffic</b>			
<b>Impact 4.13-1</b> Implementation of the proposed General Plan Update could result in a substantial increase in the number of vehicle trips, volume to capacity ratio on roads, or congestion at intersections compared to existing conditions.	LTS	No mitigation is required.	LTS
<b>Impact 4.13-2</b> Implementation of the proposed General Plan Update would contribute to a substantial increase in deficient freeway segments and ramps.	PS	No feasible mitigation measures are available.	SU
<b>Impact 4.13-3</b> Implementation of the proposed General Plan Update could result in exceeding, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.	LTS	No mitigation is required.	LTS
<b>Impact 4.13-4</b> Implementation of the proposed General Plan Update could result in a change in air traffic patterns, including either an increase in traffic levels or a change in locations that results in substantial safety risks.	LTS	No mitigation is required.	LTS
<b>Impact 4.13-5</b> Implementation of the proposed General Plan Update could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LTS	No mitigation is required.	LTS
<b>Impact 4.13-6</b> Implementation of the proposed General Plan Update could result in inadequate emergency access.	LTS	No mitigation is required.	LTS
<b>Impact 4.13-7</b> Implementation of the proposed General Plan Update could result in inadequate parking capacity.	LTS	No mitigation is required.	LTS

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<b>Impact 4.13-8</b> Implementation of the proposed General Plan Update could conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).	LTS	No mitigation is required.	LTS
<b>Utilities and Service Systems</b>			
<b>Impact 4.14.-1</b> Increased population and development associated with the proposed General Plan Update could result in inadequate capacity of water treatment plants and water conveyance systems in the Planning Area.	LTS	No mitigation is required.	LTS
<b>Impact 4.14.-2</b> Implementation of the proposed General Plan Update could result in increased demand for water supply within the Planning Area beyond existing entitlements.	LTS	No mitigation is required.	LTS