

CHAPTER 6 Other CEQA Considerations

Section 15126 of the State CEQA Guidelines requires that an EIR include a discussion of significant environmental effects of the proposed project; significant environmental effects which cannot be avoided if the proposed project is implemented; significant irreversible changes that would be involved in the proposed project should it be implemented; and growth-inducing impacts of the proposed project. Cumulative impacts are discussed under each environmental issue section in Chapter 3 (Environmental Analysis).

6.1 SIGNIFICANT, IRREVERSIBLE ENVIRONMENTAL CHANGES

The implementation of the proposed General Plan Update could result in new developments in the Planning Area that would entail the commitment of energy and human resources. Manpower and resources will also be committed for the development of residential and non-residential uses, particularly in areas not currently urbanized such as Banning Ranch and Newport Coast. Long-term impacts would also result from an increase in vehicular traffic, and the associated air pollution and noise emissions. New industrial and commercial development could also contribute to the degradation of the groundwater supply serving the Planning Area. Furthermore, additional development that would occur under this project could result in loss of significant historical resources. This commitment of resources would be a long-term obligation because, practically speaking, it is impossible to return the land to its original condition after development.

6.2 SIGNIFICANT, UNAVOIDABLE ADVERSE IMPACTS

Significant, unavoidable adverse impacts that would result from the proposed project include the following:

■ Aesthetics

Impact 4.1-3 If development ultimately occurs in Banning Ranch, the proposed project would result in increased light effects caused by new development.

Cumulative Cumulative development, in conjunction with the proposed project, could result in new sources of nighttime lighting within the Banning Ranch Area.

■ Air Quality

Impact 4.2-1 Implementation of the proposed General Plan Update would conflict with or obstruct implementation of the Air Quality Management Plan.

- Impact 4.2-2 Implementation of the proposed General Plan Update would result in construction emissions that would contribute substantially to an existing or projected air quality violation.
- Impact 4.2-3 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.
- Cumulative Cumulatively, the proposed project would also have significant and unavoidable impacts with regards to the above-mentioned impacts.

■ Cultural

- Impact 4.4-1 Development under the proposed General Plan Update would result in the demolition of historic structures.
- Cumulative Cumulatively, the proposed project would also have a significant and unavoidable impact with regards to the above-mentioned impact.

■ Noise

- Impact 4.9-1 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.
- Impact 4.9-2 Implementation of the proposed General Plan Update would expose persons to vibration levels generated during construction activities that would exceed 72 VdB.
- Impact 4.9-3 Implementation of the proposed General Plan Update would result in substantial permanent increases in traffic-related ambient noise levels.
- Impact 4.9-5 Implementation of the proposed General Plan Update would expose sensitive receptors in proximity to the John Wayne Airport to excessive noise levels.
- Cumulative Cumulatively, the proposed project would also have significant and unavoidable impacts with regards to the above-mentioned impacts.

■ Population and Housing

- Impact 4.10-1 Implementation of the proposed General Plan Update would induce substantial growth in an area, either directly or indirectly.

■ Transportation

Impact 4.13-2 Implementation of the proposed General Plan Update would contribute to a substantial increase in deficient freeway segments and ramps.

Cumulative Cumulatively, the proposed project would also have a significant and unavoidable impact with regards to the above-mentioned impact.

6.3 GROWTH-INDUCING IMPACTS

This section discusses the ways in which the proposed General Plan Update could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts are caused by those characteristics of a project that tend to foster or encourage population and/or economic growth. Inducements to growth include the generation of construction and permanent employment opportunities in the support sector of the economy. A project could also induce growth by lowering or removing barriers to growth or by creating an amenity that attracts new population or economic activity. The proposed project could result in the following types of growth-inducement: (1) extension of public facilities, such as roads, electrical lines, gas lines, sewers, and water; (2) the creation of short- and long-term employment opportunities; and (3) increased population.

6.3.1 Extension of Public Facilities

Implementation of the proposed General Plan Update would include development that would ultimately require extension of roadways, sewer, water, gas, and electrical lines, which would be developed to serve the project area. Though the City currently maintains extensive infrastructure, improvements would be completed in accordance with infrastructure master plans/goals identified in the proposed General Plan Update to serve ultimate buildout of the area. All roadways and utility lines already serving the project area would also serve future development in the project area where possible. However, because development associated with the proposed General Plan Update could result in extension of public facilities into areas not currently served by such facilities, such as Banning Ranch and would facilitate subsequent development in the area, the project would be considered growth inducing.

6.3.2 Population Growth

In 2002, there were approximately 40,179 residential units in the City. According to Table 3-3 in the Project Description, buildout of the proposed General Plan Update would increase the number of dwelling units by 14,215 units (approximately 12,515 multi-family units and approximately 1,700 single-family units), for a total of 54,394 units, representing a 35 percent increase in the number of dwelling units over 2002 conditions.

According to the Department of Finance (DOF), the 2002 population was approximately 72,622 residents. Using the City's existing pph rate of 2.19, the net increase of 14,215 residential units would

result in a population increase of approximately 31,131 residents. Consequently, this increase would result in a total population of 103,753 persons at buildout of the proposed General Plan Update, which would represent an approximate 43 percent increase in population over the 2002 population.

The number of households in the City is projected by SCAG at 43,100 by 2030, while the number of dwelling units under the proposed General Plan Update would be 26 percent higher, with 54,394 units. The SCAG-projected population is 94,167 by 2030, and the population resulting from proposed General Plan Update buildout would be approximately 10 percent higher, or 103,753 residents. Therefore, the proposed project would also be growth-inducing with regards to an increase in population.

6.4 EFFECTS NOT FOUND TO BE SIGNIFICANT

The Initial Study, included as Appendix A to this EIR, determined that there were no significant impacts within the issue area of Agriculture and no impacts with regards to locating development in proximity to a private airstrip. Please refer to Appendix A (Notice of Preparation/Initial Study) for a detailed explanation of the reasons these effects that were not found to be significant.