

Chapter 5. Other CEQA Considerations

This chapter presents the evaluation of other types of environmental impacts required by CEQA that are not covered within the other chapters of this Draft EIR. The other CEQA considerations include environmental effects that were found not to be significant, growth-inducing impacts or significant and unavoidable adverse impacts.

5.1 ADVERSE IMPACTS THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT

Without mitigation, the project could result in significant impacts to: aesthetics and land use, hydrology and water quality and storm water, and traffic. The following impacts, however, can be mitigated to less than significant.

- Aesthetics/ Land Use
 - The proposed project could create a new source of light and glare in the area
 - The proposed project would conflict with local land use policies
- Hydrology and Water Quality
 - The proposed project has the potential to degrade surface water quality during construction and operation
- Traffic
 - The proposed project could impact the existing load and capacity of local intersections and exceed significance criteria established by the City of Newport Beach

5.2 GROWTH-INDUCING IMPACTS

Pursuant to Section 15126.2(d) of the *CEQA Guidelines*, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

“[An EIR shall] discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may further tax existing community

service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

As discussed below, this analysis evaluates whether the proposed project will directly, or indirectly, induce economic, population, or housing growth in the surrounding environment.

Direct Growth-Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction’s General Plan and Zoning Ordinance, which allowed new residential development to occur. The construction of the proposed Lexus Dealership is intended to serve an existing demand and generate a new source of revenue for the City of Newport Beach. The new Lexus automobile dealership would not induce more population growth, but would accommodate that which already has occurred and which will continue to occur over time.

Indirect Growth-Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of infrastructure in an area in which the public service currently met demand. Examples would be increasing the capacity of a sewer treatment plant, or a roadway beyond that needed to meet existing demand. The construction of the proposed project would not induce more growth in the area, but would meet the current and future demand for retail services for a population, which will increase regardless of the number of automobile dealerships currently in existence.

5.3 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

CEQA Section 15126.2(b) requires a discussion of any significant impacts that cannot be reduced to levels of insignificance. Mitigation measures have been identified for all of the significant impacts of the proposed project, therefore the construction and operation of the proposed project would not result in any significant unavoidable environmental impacts.