

## 6.0 LONG-TERM IMPLICATIONS OF THE PROJECT

### 6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The Guidelines for the California Environmental Quality Act (CEQA), Section 15126.2 (c), require that an Environmental Impact Report (EIR) consider and discuss significant irreversible changes that would be caused by implementation of the proposed project to ensure that such changes are justified. The CEQA Guidelines specify that the use of nonrenewable resources during the initial and continued phases of the project should be discussed because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts (such as a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with the project and should be discussed.

In the case of the proposed project, implementation would provide for the development of a mixed-use village in an existing commercial area that would allow for a maximum residential density between 22 and 40 dwelling units per acre (du/ac). The proposed project area currently serves as the City's commercial core and allows for mixed-use development at a lower density than proposed (22 du/ac).

Construction of the proposed development would result in a commitment of limited, slowly renewable, and nonrenewable resources. Such resources may include certain types of lumber and other forest products; raw materials such as steel; aggregate materials used in concrete and asphalt such as sand and stone; water; petrochemical construction materials such as plastic; and petroleum-based construction materials. In addition, fossil fuels used by construction equipment will also be consumed.

Similarly, operation of the proposed project will result in the commitment of limited nonrenewable resources and slowly renewable resources such as natural gas, electricity, petroleum-based fuels, fossil fuels, and water. Natural gas and electricity will be used for lighting, heating, and cooling of buildings and operation of project facilities. As stated in Section 4.11, Public Services and Utilities, the project is expected to result in an annual electricity demand of 36,474,660 kilowatt hours per year and demand for approximately 10,332,958 cubic feet of natural gas per month. Although this represents an increase in demand for both resources when compared to existing site conditions, the increase is less than the existing Mixed-Use Overlay Zone, and the increases are within the existing delivery capacity of service providers. The project will not result in a significant impact related to the provision of natural gas or electricity. In addition, Title 24 of the California Code of Regulations requires conservation practices that will limit the amount of energy consumed by the proposed project. Compliance with Title 24 is mandated by the State. Nevertheless, the use of such resources will continue to represent a long-term commitment of essentially nonrenewable resources.

Operation of the proposed project also requires an increase in potable water. The total average daily project demand for potable water is estimated to be 1,234,300 gallons per day. Sufficient water supplies are available to service the project, and project impacts are less than significant. However,

the increase in water use would continue to represent a long-term commitment of this essentially nonrenewable resource.

On-site surface water drainage in the developed condition will be similar to the existing condition, as described in Section 4.7, Hydrology and Water Quality. Mitigation measures are required to ensure that project hydrology would meet drainage system standards and that pollutants of concern will be controlled through implementation of structural and nonstructural best management practices (BMPs).

Construction of the proposed development would increase density in an existing commercial area. Views from the surrounding hillsides would continue to be available after project implementation, although views of the surrounding hillsides from the site may be obstructed by the increase in building density. The visual change from the existing condition to the project condition is less than significant after consideration of the effect of the proposed design guidelines.

Operation of the project would result in increased traffic to and from the site from existing conditions. As discussed in the traffic analysis in Section 4.13, Transportation and Circulation, project impacts to one intersection would remain significant after mitigation. The project would also generate air emissions from both mobile and stationary sources during construction and operation. While the implementation of mitigation will further reduce these emissions, long-term air quality impacts due to vehicle emissions would remain above the threshold levels and are significant even after mitigation.

As discussed in Section 4.6, Hazards and Hazardous Materials, the proposed project does not pose a health risk as a result of soil contamination or any other health and safety hazards. Since the project does not include uses that would generate or use substantial amounts of hazardous waste and construction activities or site operation will not cause additional short- or long-term health risks, the project does not contribute to potential long-term public health and safety impacts.

The commitment of limited, slowly renewable, and nonrenewable resources required for construction and operation of the proposed project will limit the availability of these resources for future generations or for other uses during the life of the project. However, continued use of such resources is consistent with regional and local plans and projected growth in the area. No other significant irreversible changes are expected to occur as a result of project implementation.

## **6.2 GROWTH-INDUCING IMPACTS**

Section 15126 (d) of the State CEQA Guidelines requires that an EIR analyze growth-inducing impacts and states that an EIR should discuss the ways in which the project could foster economic or population growth or construction of additional housing, either directly or indirectly, in the surrounding environment. Impacts associated with the removal of obstacles to growth as well as the development of facilities that encourage and facilitate growth are considered to be growth-inducing. However, the CEQA Guidelines also state that it should not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The proposed overlay would allow a maximum of 900 dwelling units to the project area. As stated in Section 4.10, Population and Housing, the additional dwelling units have the potential to increase population by approximately 1,656 residents to the project area. The proposed project site is currently

zoned to allow a maximum of 2,020 dwelling units, which could potentially increase the population to approximately 3,717 residents in the project area. The proposed overlay would reduce the allowable dwelling units within the project area, thus providing less residential growth than currently anticipated in the General Plan and Zoning Code. This planned growth would result in a substantial increase in density than currently exists within the project area; however, this development intensity is focused in the commercial core and the remainder of the City is zoned for residential use. Given that the proposed development would be limited to the area envisioned in the General Plan and Zoning Code and the limited opportunities to construct a similar development intensity because of the current zoning designations and the lack of large undeveloped parcels to constrict a similar type of development, the potential for the proposed overlay to induce residential or mixed-use development in other portions of the City is negligible and is considered less than significant.