
V. GENERAL IMPACT CATEGORIES

A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts which cannot be avoided. Specifically, Section 15126.2(b) states:

Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Based on the analysis contained in Section IV (Environmental Impact Analysis) of this Draft EIR, the proposed project would result in significant unavoidable environmental impacts relative to NO_x and PM₁₀ emissions during construction, construction noise, artificial light, scenic vistas, scenic resources, visual character and short-term effects on coast live oak trees.

Alternative designs to the proposed project and their implications are discussed in Section VI (Alternatives to the Proposed Project). As indicated therein, none of the alternative designs would reduce all of the significant unavoidable impacts associated with the proposed project to a less-than-significant level (with the exception of the No Project Alternative).

B. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines states that the “uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely.” Section 15126.2(c) further states that “irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.”

The types and level of development associated with the proposed project would consume limited, slowly renewable and non-renewable resources. This consumption would occur during construction of the proposed project and would continue throughout its operational lifetime. The development of the proposed project would require a commitment of resources that would include (1) building materials, (2) fuel and operational materials/resources and (3) the transportation of goods and people to and from the project site.

Construction of the proposed project would require consumption of resources that are not replenishable or which may renew slowly as to be considered non-renewable. These resources would include certain types of lumber and other forest products, aggregate materials used in concrete and asphalt (e.g., sand, gravel and stone), metals (e.g., steel, copper and lead), petrochemical construction materials (e.g.,

plastics) and water. Fossil fuels, such as gasoline and oil, would also be consumed in the use of construction vehicles and equipment.

The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the operation of the proposed project. However, this resource consumption would be consistent with growth and anticipated change in the Los Angeles region.

C. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which a proposed project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 12126.2(d) of the CEQA Guidelines states:

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 a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. 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.

The proposed project could foster economic growth by increasing the number of residents at the project site who could patronize local businesses and services in the area. In addition, short-term employment opportunities would be provided during the construction phases of the proposed project. As discussed in Section IV.H (Population and Housing), the proposed project would result in an increase of 280 single-family homes and 831 people at the project site. This growth would be consistent with area-wide population and housing forecasts.

As also discussed in Section IV.H (Population and Housing), the roadways and other infrastructure (e.g., water facilities, electricity transmission lines, natural gas lines, etc.) associated with the proposed project would not induce growth because they would only serve project residents. In addition, approximately 78 percent of the project site would be preserved as open space and would not be available for future development.

D. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT

Section 15128 of the CEQA Guidelines states: “An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR.”

It has been determined that there is no evidence that the proposed project would cause significant environmental effects on agricultural resources and that no further environmental review of this issue is necessary. Although the Development Areas within the project site are currently zoned A1 (Agricultural), no agricultural activities currently occur on the project site. The proposed zone change in the Development Areas from A1 to RE9 and RE11 is discussed in Section IV.G (Land Use) in this Draft EIR. Furthermore, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation.¹ The proposed project would not conflict with a Williamson Act Contract. The proposed project would not involve other changes to the existing environment, which, due to location or nature, could result in the conversion of existing farmland to non-agricultural use. Therefore, the proposed project would not result in any potentially significant impacts to agricultural resources and no further analysis of this issue is warranted.

¹ California Department of Conservation Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, FMMP Survey Area*, http://www.consrv.ca.gov/dlrp/FMMP/overview/survey_area_map.htm, June 25, 2003.