

CHAPTER 6 – OTHER CEQA CONSIDERATIONS

6.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15162 (b) of the *CEQA Guidelines* requires an EIR to discuss the significant impacts of a proposed project that cannot be reduced to a less than significant level. These impacts are referred to as “significant and unavoidable impacts” of the project. Refer to Chapter 3 (Existing Conditions, Environmental Impacts and Mitigation Measures) for discussion of environmental impacts of the project. Cumulative and growth-inducing impacts are addressed in Chapter 4 of this EIR, as well as the mitigation measures required to reduce the impacts.

The proposed project, if implemented, would not result in any significant and unavoidable impacts, cumulative impacts, or growth-inducing impacts.

6.2 SIGNIFICANT IRREVERSIBLE CHANGES

Section 15126.2 (c) of the *CEQA Guidelines* requires an EIR to discuss the significant irreversible environmental changes that would result from implementation of a proposed project. Examples include the following: uses of nonrenewable resources during the initial and continued phases of the project (because since a large commitment of such resources make removal or nonuse thereafter unlikely); primary and secondary impacts of the project that would generally commit future generations to similar uses (e.g., highway improvements that would provide access to a previously inaccessible area); and/or irreversible damage that could result from any potential environmental accidents associated with the project.

Implementation of the proposed project would require the long-term commitment of natural resources and land. Actions related to development of the project would result in an irretrievable commitment of nonrenewable resources, such as energy supplies and other construction-related resources. These energy resources would be used for construction, heating and cooling of buildings, transportation of people and goods to and from the site, heating and refrigeration of food and water, lighting, and other associated energy needs.

Insofar as fossil fuels currently are the principal source of energy, the proposed project would incrementally reduce existing supplies of fuel, such as fuel oil, natural gas, and gasoline. This represents a long-term commitment to consumption of essentially nonrenewable resources.

The proposed project and other projects in the City would require the commitment or destruction of other nonrenewable and slowly renewable resources. These resources include (but are not limited to) lumber and other forest products; sand and gravel; asphalt; petrochemical construction materials; steel, copper; lead, other metals; and water. A marginal increase in the commitment of social services and public maintenance services (e.g., waste disposal and treatment) would also be required.

The environmental changes produced by the proposed project would occur mainly as a result of the alteration of the physical environment from conversion of approximately 28.3 acres of vacant land and open space to residential use; the remaining 59.6 acres of the project site would be maintained as open space. This change in land use would result in a long-term commitment to urbanization on the site, because reversion of the land back to a vacant land use or open space would be difficult and highly unlikely. The loss of approximately 28.3 acres of open space to residential use would constitute an irreversible environmental change. The long-term commitment to urbanization has largely already been

made for this area of the City. The site is adjacent to residential neighborhoods and urban uses along the western and southern boundaries. The proposed project can be characterized as infill development and would not lead to additional development beyond the project boundaries.

No explosives or other hazardous materials would be used on the property. Accidental spills of fuels, paints or other construction-related materials might occur on the project site during construction. However, these types of accidents would be limited because site development would be implemented and overseen by experienced construction workers. Such potential spills would not result in irreversible environmental changes.