

6. CEQA-Mandated Sections

This section provides an overview of the impacts of the Revised Project based on the analyses presented in Sections 4 and 5 of this Draft Supplemental EIR. The topics covered in this section include less-than-significant impacts, significant and unavoidable impacts, growth inducement, and significant irreversible changes. A more detailed analysis of the effects that the Revised Project would have on the environment and proposed mitigation measures to minimize significant impacts are provided in Section 4 of this Draft Supplemental EIR.

6.1 IMPACTS FOUND NOT TO BE SIGNIFICANT

A Notice of Preparation was published for the Supplemental EIR on July 16, 2014. An Initial Study was prepared for the Revised Project and was circulated with the Notice of Preparation. The Initial Study evaluated the Revised Project against all CEQA thresholds of significance and determined that no significant impacts would occur for the following resource categories and that no new analysis is required in this Supplemental EIR:

- Population and Housing
- Utilities and Service Systems

This Supplemental EIR found that no significant impacts would occur for the following additional resource categories:

- Greenhouse Gas Emissions

6.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. This section lists the impacts for the Revised Project that were found to be significant and unavoidable. More information on these impacts is found in Section 4 of this Draft Supplemental EIR.

- **NOISE-2:** Because outdoor recreation areas would not be positioned or adequately shielded to achieve 60 dBA L_{dn} exterior noise standards established by the City, a significant impact would occur without additional noise protection measures.
- **TRAF-7:** Under Cumulative Year 2030 plus Revised Project conditions, the addition of Project trips to Pleasant Hill Road would increase the peak hour peak direction Delay Index by approximately 0.22 for

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southbound traffic in the AM peak hour. The Delay Index would increase by more than 0.05 for peak hour peak direction traffic where the Delay Index exceeds 2.0 on Pleasant Hill Road, and the result would be a *significant* cumulative impact.

6.3 SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE REVISED PROJECT

Because this is a Supplemental EIR, this section focuses on the components of the Revised Project that have the potential to generate impacts that were not evaluated in the Certified EIR. These components include:

- Proposed roundabout on Deer Hill Road.
- Proposed community park.
- Proposed dog park on the north side of Deer Hill Road.

6.3.1 CHANGES IN LAND USE THAT COMMIT FUTURE GENERATIONS

The Revised Project involves the redevelopment of two previously used sites that currently contain paved surfaces and various structures as described in Section 4.7, Land Use and Planning, of this Draft EIR. The Revised Project would redevelop the site with 44 homes, a multi-use field, City park, dog park, pedestrian and bicycle facilities, and associated parking areas and circulation facilities. The Revised Project would also create a new roundabout on Deer Hill Road. Because the Revised Project site is already developed and is located in an urbanized area, in close proximity to downtown Lafayette and existing neighborhoods and schools, the Revised Project is not expected to result in any land use changes that would commit future generations to uses that are not already prevalent in the Revised Project site vicinity.

6.3.2 IRREVERSIBLE DAMAGE FROM ENVIRONMENTAL ACCIDENTS

Potential environmental accidents of concern include those that would have adverse effects on the environment or public health due to the nature or quantity of material released during an accident and the receptors exposed to that release. Demolition and construction activities associated with development of the Revised Project would involve some risk for environmental accidents. However, these activities would be monitored by County, State, and federal agencies, and would follow professional industry standards for safety and construction. The land uses proposed by the Revised Project would not include any uses or activities that would likely contribute to or be the cause of significant environmental accident. As a result, the Revised Project would not pose a substantial risk of environmental accidents.

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6.3.3 LARGE COMMITMENT OF NONRENEWABLE RESOURCES

Consumption of nonrenewable resources includes issues related to increased energy consumption, conservation of agricultural lands, and lost access to mining reserves. The Revised Project would require water, electric, and gas service, and resources for construction, and the ongoing operation of the Revised Project would involve the use of nonrenewable resources. Construction and ongoing maintenance of the Revised Project would irreversibly commit some materials and nonrenewable energy resources. Materials and resources used would include, but are not limited to, nonrenewable and limited resources such as oil, gasoline, sand and gravel, asphalt, and steel. These materials and energy resources would be used for infrastructure development, transportation of people and goods, and utilities. During the operational phase of the Revised Project (post-construction), energy sources including oil and gasoline would be used for construction, lighting, heating, and cooling of residences, and transportation of people to and from the Revised Project site.

Although the construction and ongoing operation of the Project would involve the use of nonrenewable resources, the Revised Project components do not involve uses that are inconsistent with typical urbanized uses, and would be subject to applicable City and State energy conservation measures. The Revised Project site does not contain any agricultural land or a mining reserve, so it would not affect those natural resources. Overall, the Revised Project would not represent a large commitment of nonrenewable resources.

6.4 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Typical growth inducing factors might be the extension of urban services or transportation infrastructure to a previously unserved or under-served area, or the removal of major barriers to development. This section evaluates the proposed Project's potential to create such growth inducements. Not all aspects of growth inducement are negative; rather, negative impacts associated with growth inducement occur only where the Project growth would cause adverse environmental impacts.

The Revised Project would involve direct growth inducement through the construction of 44 new housing units. The Revised Project is not expected to result in indirect growth inducement because all development and improvements associated with the Revised Project would occur on or immediately adjacent to the Revised Project site. The Revised Project site is a previously used site in proximity to downtown Lafayette, and would not involve the extension of infrastructure or services to a previously unserved area.

Development of the Revised Project would involve demolition and construction activities that could generate some temporary employment opportunities; however, given the temporary nature and limited

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number of such opportunities, it is unlikely that construction workers would relocate to Lafayette as a result of the Revised Project. Thus, the Revised Project would not be considered growth-inducing from an employment perspective.