

6.0 OTHER CEQA REQUIREMENTS

6.1 Significant Effects Which Cannot Be Avoided

Section 15126.2(b) of the CEQA Guidelines requires an EIR to identify significant environmental effects that cannot be avoided if the proposed project is implemented. As discussed in this EIR, implementation of the proposed project would result in significant impacts to aesthetics/community character, biological resources, and noise. However, aesthetics/community character and biological resources impacts would be mitigated to below a level of significance with implementation of mitigation measures identified in this EIR. Noise impacts would remain residually significant after mitigation is incorporated.

For the topic of noise, as analyzed in *Section 4.3.4*, the project would result in significant impacts that cannot be fully mitigated.

6.2 Significant Irreversible Environmental Changes Which Would Be Caused by the Proposed Project Should It Be Implemented

Section 15126(c) of the CEQA Guidelines requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation. Approval of the Ocean View Estates project would cause irreversible environmental changes consisting of the following:

- Commitment of 3.17 acres of land, which will be physically altered to create residential uses. The relatively small commitment of land to this use is considered less than significant when compared to residential development in a local and regional context.
- Alteration of the human environment as a consequence of the development process. The project, which represents a commitment of land to residential use, intensifies land use on the project site. The use of the site for residential purposes is consistent with planned uses for the site.
- Increased requirements of public services and utilities by the project representing a permanent commitment of these resources. Service providers have indicated adequate supply of energy resources to supply the project (refer to *Section 7.4*).
- Use of various new raw materials, such as lumber, sand, and gravel for construction. Some of these resources are already being depleted worldwide. The energy consumed in developing and maintaining the site may be considered a permanent investment. The proposed project is a relatively minor consumer of these supplies when compared to other local and regional users.

6.3 Growth Inducing Impacts

Section 15126.2(d) of the CEQA Guidelines requires a discussion of how the potential growth-inducing impacts of the proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Induced growth is distinguished from the direct employment, population, or housing growth of a project. If a project has characteristics that “may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively,” then these aspects of the project must be discussed as well. Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place in the absence of the proposed project. For example, a project could induce growth by lowering or removing barriers to growth or by creating or allowing a use such as an industrial facility that attracts new population or economic activity. CEQA Guidelines also indicate that the topic of growth should not be assumed to be either beneficial or detrimental (Section 15126.2(d)).

The proposed project would involve the construction of detached residential units. The increase in population and housing on site would encourage growth through development of the site. As discussed in *Sections 2.2 and 7.7*, the site is designated in the City General Plan for Residential uses (R-3) and the project’s resultant population has therefore been considered in the local planning documents. The increased population would be relatively minor when compared to the City’s current population of approximately 62,586. The growth is not expected to be above the population that is planned for the area. This project promotes infill development rather than encouraging new development within a currently undeveloped area. As this is an infill project, all major public services and utilities currently service the area; therefore, growth inducement as a result of the extension of these facilities into a new area would not occur. In conclusion, approval of the proposed project would not result in significant growth-inducing impacts.