

CHAPTER 6

OTHER CEQA CONSIDERATIONS

6.1 GROWTH INDUCING IMPACTS

The growth inducing impacts section of this Environmental Impact Report (EIR) addresses the effects the proposed project may have on surrounding facilities and activities by assessing the ways in which a project could encourage population or economic growth, increase employment opportunities or employment growth in support of an industry, or the construction of new housing or service facilities, either directly or indirectly.

The California Environmental Quality Act (CEQA) Guidelines state that in the preparation of an EIR, growth inducing impacts that need to be addressed are such that "...foster economic or population growth, or the construction of additional housing...remove obstacles to population growth...encourage and facilitate other activities that could significantly affect the environment either individually or cumulatively" (§15126.2 (d)). An example given is the expansion of a wastewater treatment plant allowing for increased construction in service areas.

The proposed Land Use Ordinance Amendments and actions identified in the Conditional Use Permit request do not include any features that would be growth inducing, or remove any impediment to growth. The project would not create new jobs or require additional housing. Given its relatively small scale and limited function, the proposed project would not be considered growth-inducing. Impacts would be *less than significant*.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines states that use of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their removal, indirect removal, or use thereafter unlikely. This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment.

The proposed project would result in some habitat conversion to structural uses, including grassland. Construction of the proposed Visitor's Center and other features would result in an aesthetic change, which may be noticeable to the public; however, design standards are recommended to encourage visual compatibility with the Dana Adobe and surrounding visual character. As discussed in Section 4.4 (Cultural Resources), the project would result in significant impacts to archaeological resources, and would require ground disturbance within an archaeological site. Mitigation is recommended to address and reduce these impacts to less than significant, including data recovery to provide a representation of the underlying resource and compliance with a treatment plan and monitoring plan during grading and construction.

6.2.1 Irreversible Commitment of Resources

Non-renewable resources, such as natural gas, petroleum products, asphalt, steel, copper and other metals, and sand and gravel are considered to be commodities which are available in a finite supply. Sources of energy consumption applicable to the project include interior and exterior lighting, interior heating and cooling, use of maintenance equipment, transfer of water supply, and operation of appliances. The overall demand for non-renewable resources is expected to increase regardless of whether or not the project is developed. Increases in population will directly result in the need for such resources, and they would likely be committed

to other projects in the region intended to meet this anticipated growth. The project is of limited scale and therefore its contribution to this loss is limited.

The project would incorporate energy-efficiency measures to reduce water consumption (and subsequently energy used to transport water to the site) and use of utility-power and energy. The project includes the use of solar panels to reduce electricity demand. The project also provides opportunities to reduce “Vehicle Miles Traveled,” and subsequently fuel used for vehicles, by continuing to use buses to transport groups to the Dana Adobe.