

CHAPTER 6

OTHER CEQA CONSIDERATIONS

6.1 GROWTH INDUCING IMPACTS

CEQA Guidelines §15126.2(d) requires an EIR to discuss the growth inducing impacts of a proposed project, including the ways in which the project would foster economic or population growth, encourage the construction of additional housing, or remove an obstacle to population growth in the surrounding environment, either directly or indirectly. The goal of the growth inducing impacts section of the EIR is to address 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 stimulate the construction of new housing or service facilities.

Based on the CEQA Guidelines criteria outlined above, the proposed project was evaluated in order to determine if any part of the project demonstrates the potential to result in growth inducing impacts. The project proposes one single-family residence on one of the few undeveloped lots in an existing developed neighborhood. The use is consistent with the general level of development currently existing along Studio Drive and anticipated under the RSF land use designation. Other than temporary employment associated with construction of the residence, the project would not create new jobs or facilitate employment growth. Given its small scale and limited function, the project would not induce population or economic growth in the area. Impacts would be *less than significant*.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines §15126.2(c) states that an EIR should include a discussion of any significant irreversible environmental changes which would be caused by the proposed project should it be implemented. As discussed in the Aesthetic Resources section, the project would result in permanent changes to a highly visible and visually sensitive site along Studio Drive. Also, irreversible damage could result from environmental accidents associated with the project.

Although located in a visually sensitive area, because of site design and existing surroundings, the project would not substantially block views of the Pacific Ocean from any location other than from the area directly adjacent to the project along an approximately 50-foot section of Studio Drive. Views from other surrounding areas would generally be seen as an extension of the view blockage caused by the existing residences. Because the use or storage of hazardous materials is not proposed, the threat of environmental accidents is also limited. Therefore, due to the limited scale of the project, impacts would be *less than significant*.

6.2.1 Irreversible Commitment of Non-Renewable Resources

CEQA Guidelines §15126.2(c) states that use of nonrenewable resources during the initial and continued phases of a proposed project may constitute an irreversible environmental change if a large commitment of such resources makes their removal or re-use thereafter unlikely. Nonrenewable 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. Increases in population will directly result in the demand for additional nonrenewable resources; therefore, the demand for all such resources is expected to increase regardless of whether or not the project is developed.

The proposed project is of limited scale and its contribution to this loss is limited; therefore, impacts would be *less than significant*.