
CHAPTER 12
CEQA STATUTORY SECTIONS

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12.1 Growth Inducement

Section 15126(g) of the CEQA Guidelines requires that EIRs discuss growth-inducing impacts of the proposed project. Specifically, CEQA states:

Discuss ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Growth inducing impacts can result from development that directly or indirectly induces additional growth pressures which are more intense than what is currently planned for in general and community plans. An example of this would be the re-designation of property planned for agricultural uses to urban uses. The growth inducement that may result, in this example, would be the development of services and facilities that may encourage the transition of additional land in the vicinity to more intense urban uses.

The R Street Area Implementation Plan (RSAIP) does not change adopted planned land uses and as such would not result in development more intense or greater than that contemplated in the City General Plan and the R Street Master Plan of the Central City Community Plan. The RSAIP would however, encourage and facilitate growth in accordance with these adopted plans through the provision of infrastructure (waterlines) and housing subsidies. Thus, the proposed project will foster economic and population growth in accordance with adopted plans. The probable environmental effects of this planned development have been reviewed in the EIRs associated with the adoption of the City's General Plan (1988) and the R Street Master Plan (1996) and in this EIR.

12.2 Irreversible Consequence of the Proposed Project

The CEQA Guidelines Section 15126 (f) requires that an EIR disclose irreversible environmental changes that would result from a proposed project. This includes environmental changes such as a commitment of prime agricultural land to urban development or the consumption of non-renewable resources.

Implementation of many of the physical development programs included in the RSAIP such as installation of water lines and street improvements would result in some consumption of non-renewable resources such as petroleum products for asphalt paving, or gasoline to operate heavy construction equipment. New housing construction may similarly result in the use of non-renewable resources.

Most of the R Street area was committed to urban use in the 1850's, and therefore the proposed project would continue this commitment to urban land use.

12.3 Unavoidable Effects of the Proposed Project and Alternatives

Unavoidable effects are those impacts which cannot be feasibly mitigated to a less-than-significant level. These effects are disclosed in each impact Chapter and summarized in Chapter 2.

12.4.1 Cumulative Effects

Cumulative effects concern situations where conditions with or without the project may be significant and adverse. The project and alternative's contribution to cumulative effects are disclosed in each impact Chapter and summarized in Chapter 2.