
V. GENERAL IMPACT CATEGORIES

A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts which cannot be avoided. Specifically, Section 15126.2(b) states:

“Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reason why the project is being proposed, notwithstanding their effect, should be described.”

Based on the analysis contained in this Draft EIR, implementation of the proposed project would result in significant unavoidable environmental impacts relative to loss of private views, short-term grading, construction and soil haul truck noise levels, and operational traffic on residential streets.

B. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECTS

Section 15126.2(f) of the CEQA Guidelines requires a discussion of the ways in which a proposed action could be growth inducing. This includes ways in which the project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 15126.2(f) of the CEQA Guidelines reads as follows:

“Discuss the 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 project 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 tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some project 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.”

Short-term employment would be created by the construction of the proposed project. In addition, the workers employed during the construction of the proposed project could in turn patronize local business and services in the area. However, no permanent jobs would be created by the proposed project and therefore, the proposed project would not result in long-term employment growth in the area.

The project site currently has two apartment buildings with a total of 20 dwelling units. The existing zoning for the project site allows 86 multi-family dwelling units. The proposed project would increase on-site housing by 62 dwelling units. However, this is within the density permitted for the project site. The increased residential population would patronize local businesses and services in the area, which would also foster economic growth.

The residential population generated by the proposed project would also result in an increased demand for public services such as police protection, fire protection, parks and schools, as well as for utilities such as sewer, water, electricity, and natural gas. However, the proposed project would not result in any significant unavoidable impacts relative to public services or utilities.