6.0 LONG-TERM IMPLICATIONS OF THE PROJECT

6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines Section 15126.2 (c) requires an EIR to consider and discuss significant irreversible environmental changes that would be caused by implementation of the proposed project. Uses of nonrenewable resources during the initial and continued phases of a project should be discussed because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts (such as a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with the project and should be discussed.

The proposed project would redevelop a site currently with retail, commercial, and service uses with retail, commercial, restaurant, office, and residential uses. Once developed, the proposed project would have indefinitely altered the characteristics of the site from retail and service uses to retail, commercial, restaurant, office, and residential uses.

Construction of the proposed project would result in a commitment of limited, slowly renewable, and nonrenewable resources. These resources may include certain types of lumber and other forest products; raw materials such as steel; aggregate materials used in concrete and asphalt such as sand and stone; water; petrochemical construction materials such as plastic; and petroleum-based construction materials. In addition, fossil fuels used by construction equipment would be consumed. The construction of the proposed project would also result in an increased commitment of public maintenance services such as waste disposal and treatment.

Similarly, operation of the proposed project would result in the continued commitment of limited, nonrenewable resources, and slowly renewable resources such as natural gas, electricity, petroleum-based fuels, fossil fuels, and water to land uses on the project site. Natural gas and electricity are anticipated to be used for lighting, heating, and cooling of buildings and operation of project facilities. As previously discussed in detail in Section 4.12, Public Services and Utilities, the proposed project would result in a net increase in 7,913 kilowatt-hours per day of electricity and a net increase in natural gas demand of 699,490 cubic feet per month of natural gas. Although this would increase demand for both these resources compared to existing demand generated by the existing uses on the project site, these increases are within the existing delivery capacity of the service providers. Therefore, the proposed project would not result in a significant adverse impact related to the provision of natural gas or electricity. In addition, Title 24 of the California Code of Regulations requires conservation practices that would limit the amount of energy consumed by the proposed project. Compliance with Title 24 is mandated by the State. Nevertheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources in the region.

Operation of the proposed project would result in a net increase in demand for potable water of 40,540 gallons per day. Sufficient water supplies are available to service the proposed project, and the impacts related to water would be less than significant with implementation of mitigation measures. However, the increase in water use would continue to represent a long-term commitment of this essentially nonrenewable resource.

Operation of the project would result in increased traffic to and from the project site. As discussed previously in detail in the traffic analysis in Section 4.14, Transportation and Circulation, the impacts of the proposed project on area intersections could be reduced to below a level of significance with the exception of the intersections of Doheny Drive/Elevado Avenue, Doheny Drive/Santa Monica Boulevard, Doheny Drive/Beverly Boulevard, and Foothill Road/Santa Monica Boulevard. The proposed project would generate air emissions from both mobile and stationary sources during construction and operation.

As discussed in detail in Section 4.7, Hazards and Hazardous Materials, the proposed project would not pose a significant health risk as a result of soil contamination or any other health and safety hazards. Because the proposed project would require mitigation related to hazardous waste education, would not include uses that would generate or use substantial amounts of hazardous waste, and construction activities or site operation would not cause additional significant short- or long-term health risks, the proposed project would not contribute to potential long-term public health and safety impacts.

The commitment of limited, slowly renewable, and nonrenewable resources required for the construction and operation of the proposed project would limit the availability of these resources for future generations or for other uses during the life of the proposed project. However, continued use of such resources is consistent with regional and local plans and projected growth in the area. No other significant irreversible changes would occur as a result of the proposed project.

6.2 GROWTH-INDUCING IMPACTS

CEQA Guidelines Section 15126(d) requires an EIR to analyze growth-inducing impacts and states an EIR should discuss the ways in which the proposed project could foster economic or population growth or construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines, Sections 15126(d), 15126.2). Impacts associated with the removal of obstacles to growth as well as the development of facilities that encourage and facilitate growth are considered to be growth-inducing. However, the CEQA Guidelines also state that it should not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment (Section 15126.2).

The proposed project would result in the redevelopment of an approximately 3-acre site with retail, commercial, café/restaurant, and residential uses. The project site is currently developed with retail and commercial uses and is currently served by all utilities and public services. The proposed project would not remove obstacles to population growth in a previously undeveloped area.

The potential for the proposed project to generate additional growth in the City is unlikely because the proposed development is consistent with growth projections in the City's General Plan and adopted regional and local land use and demographic projections. The employment potential of the proposed land uses is not of a magnitude that would cause substantial numbers of people to relocate to the area solely for the purpose of being close to the project site. Based on these considerations, the proposed project would not induce population growth in the community or result in economic growth that would exceed levels anticipated in plans adopted by the City.

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