SECTION 7:
OTHER LONG-TERM IMPLICATIONS

7.1 - GROWTH-INDUCING IMPACTS

This section evaluates the potential for the proposed project to affect economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

There are two types of growth inducing impacts that a project may have: direct and indirect. To assess the potential for growth-inducing impacts, the project's characteristics that may encourage and facilitate activities that individually or cumulatively affect the environment must be evaluated.

Direct growth inducing impacts occur when the development of a project imposes new burdens on a community by directly inducing population growth, or by leading to the construction of additional developments in the same area. Also included in this category are projects that remove physical obstacles to population growth, such as a new road into an undeveloped area or a wastewater treatment plant with excess capacity that could allow additional development in the service area. Construction of these types of infrastructure projects cannot be considered isolated from the development they facilitate and serve. Projects that physically remove obstacles to growth, or projects that indirectly induce growth are those, which may provide a catalyst for future unrelated development in an area such as a new residential community that requires additional commercial uses to support residents.

As discussed in Section 3, Project Description, of this document, the proposed project includes residential dwellings and regional commercial and mixed uses. In addition to the proposed land uses, onsite and offsite infrastructure improvements would be required that are related to stormwater collection and conveyance, domestic and reclaimed water supply, wastewater treatment, and transportation-related improvements. These proposed land uses and related infrastructure are part of the overall land use plan envisioned for the entire NMC as described in Section 1 of this is document. Therefore, implementation of the project would not induce growth not already envisioned by the City.

7.2 - IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT TO RESOURCES

The environmental effects of the project are discussed in Section 5 of this document. Implementation of the project will require the long-term commitment of natural resources as described below.

Approval and implementation of the actions related to the implementation of the project would result in an irretrievable commitment of non-renewable resources such as energy supplies. The energy resource demands will be used for construction activities, heating and cooling of buildings, transportation of people and goods, as well as lighting and other energy associated needs.

Non-renewable resources will be committed primarily in the form of fossil fuels, and will include fuel, oil, natural gas, and gasoline used by vehicles and equipment associated with the construction of the project. Those resources include, but are not limited to, lumber and other forest products, sand and gravel, photochemical construction materials, steel, copper, lead, and water. Since alternative energy sources such as solar and wind energy are not currently in widespread use, it is unlikely that any real savings in non-renewable energy supplies (i.e. oil and gas) will be realized in the immediate future.

More specifically the primary effect of the development under the proposed project would be the commitment of approximately 510 acres of agricultural land to a non-open space use. The financial and material investments that would be required of the applicant and the City would result in further commitments of land resources making it likely that the same or similar uses would continue in the future. Implementation of the proposed project represents a long-term commitment to urbanization. Environmental changes associated with the implementation of the proposed project result in alterations of the physical environment. If the proposed project is approved, and subsequently implemented, new structures would be built, additional utilities would be constructed, and circulation improvements would be made.

The commitment of resources and the levels of consumption associated with the proposed project are consistent with anticipated changes within the City and the region. Therefore, there is no particular justification for avoiding or delaying the continued commitment of these resources.

7.3 - CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines requires the consideration of cumulative impacts within an EIR. Cumulative impacts are defined as two or more individual effects which, when considered together, are considerable or which, compound or increase other effects. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment, which results from the projects when added to other closely related projects. In identifying projects which may contribute to cumulative impacts, the CEQA Guidelines allow the use of either a specific list of past, present, and reasonably anticipated future projects, providing related or cumulative impacts, including those that are outside

of the control of the lead agency. A list of related projects, provided by the City, is referenced in Section 4, Environmental Setting, of this document. Cumulative impacts are separately discussed within each environmental issue section.