
OTHER CEQA CONSIDERATIONS

INTRODUCTION

This chapter of the Draft EIR contains discussion of the following additional CEQA considerations:

- Mandatory Findings of Significance
- Significant Irreversible Modifications in the Environment
- Growth Inducing Impacts

MANDATORY FINDINGS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines (Environmental Checklist) contains a list of a list of mandatory findings of significance that may be considered significant impacts if any of the following occur:

1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of California history or prehistory?
2. Does the project have impacts that are individually limited, but cumulatively considerable?
3. Does the project have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

QUALITY OF THE ENVIRONMENT

Project implementation could lead to development that adversely affects the environment in terms of impacts to various CEQA issue topics, as discussed in this EIR. However, all impacts of the Project are considered to be less than significant with mitigation. Therefore, implementation of the Project would not substantially degrade the quality and extent of the environment provided all policies, rules, and regulations of all relevant governing bodies are adhered to, and the mitigation measures contained within this document are implemented.

CUMULATIVE IMPACTS

The immediate vicinity of the Project site is largely already developed. The cumulative context for analysis in this EIR includes the existing development as well as other known projects in the immediate vicinity of the Project with the potential to substantially contribute to shared impacts. This includes the WFPD fire station 8 remodel (about 2 miles to the west of the Residential Development Area) and the Willow Commons supportive housing project (approximately 1.5 miles west of the Residential Development Area).

As detailed in Chapters 4 through 18 of this EIR, impacts of the Project are considered to be less than significant or reaching that level with mitigation for all topic areas and the same would therefore be true for cumulative impacts given the cumulative scenario for this site. Localized impacts such as aesthetics, emissions, noise, and transportation for these types of projects (including the Stanford Wedge Housing Project) would not contribute to cumulative impacts more than about 1,000 feet away – much less the 1.5 to 2 miles to these cumulative projects. Therefore, there is no potential for additional significant cumulative localized impacts between these projects and the Stanford Wedge Housing Project. Implementation of the Project would not cumulatively impact the environment provided all policies, rules and regulations of all relevant governing bodies are adhered to, and the mitigation measures contained within this document are implemented.

ADVERSE EFFECTS ON HUMAN BEINGS

While human beings could be affected by a variety of impacts described above, the Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Potential impacts on people include air quality emissions, site soils and seismic activity, routine hazardous materials use, and wildfire risk; however, these impacts are *less than significant with mitigation*. The Project would not expose people to substantial new hazards. There would be no other adverse effects on human beings.

SIGNIFICANT IRREVERSIBLE MODIFICATIONS IN THE ENVIRONMENT

An EIR must identify any significant irreversible environmental changes that could be caused by a project. These may include current or future uses of non-renewable resources, and secondary or growth-inducing impacts that commit future generations to similar uses. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. The *CEQA Guidelines* describe three distinct categories of significant irreversible changes: 1) changes in land use which would commit future generations to specific uses; 2) irreversible changes from environmental actions; and 3) consumption of non-renewable resources.

Changes in Land Use Which Would Commit Future Generations

The Project proposes residential development on a site indicated for such use in the Town's Housing Element and clustered along the roadway so as to preserve the majority of the site as open space. The type of use is consistent with plans and policies for development of the site and would not constitute a change in land use which would commit future generations.

Irreversible Changes from Environmental Actions

The Residential Development Area is generally confined to the area being used as a horse boarding facility under existing conditions. Redevelopment of that portion of the site would not represent a change from a natural environmental state. This Project would contribute to regional emissions of air pollutants and greenhouse gasses, largely from vehicle emissions of residents traveling to and from the site. However, the level of impact was determined to be less than significant and is expected to be further reduced over time as regulations and changes in travel habits lead to reduced vehicle emissions. There would be no other potential irreversible changes from environmental actions.

Consumption of Nonrenewable Resources

Consumption of nonrenewable resources can include increased energy consumption, conversion of agricultural lands, and lost access to mining reserves. The Project would not result in the loss of

agricultural lands or mining reserves, as these are not located at the site. Development of the Project area as proposed could result in the commitment of nonrenewable resources (e.g., gravel and petroleum products) and slowly renewable resources (e.g., wood products) used in construction. The operation of the proposed use would also require commitment of water and energy resources (e.g., petroleum products for vehicle operations, natural gas and electricity for lighting, heating, and cooling). However, the relative amount of resource use is low and this Project represents development of a residential use on a site indicated for such development in the Town's Housing Element and helping to meet the Town's Housing Needs Allocation, so would not be considered a new allocation of resources.

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