

## 6.0 OTHER CEQA REQUIRED DISCUSSIONS

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### 6.1 GROWTH INDUCEMENT

CEQA Guidelines section 15126.2(d) requires that the EIR 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."

Growth is an intended consequence of the project. Specifically, the City's objectives for the West Broadway Avenue Urban Village Specific Plan include to creation of an urban village neighborhood within an area of the City marked by substantial areas of vacant and/or underutilized properties. The Specific Plan identifies the project area as an intended receiver of new growth community-wide. As all communities on the Monterey Peninsula face strict limits on growth related to the availability of water, the Specific Plan would effectively "absorb" a substantial portion of the City's expected growth for the next ten to twenty years, establishing a dense urban core development pattern that would inhibit growth inducement beyond the project area. The project would create numerous amenities in the project area that would encourage population and economic growth within the project area. The project does not include any features or aspects that would directly encourage growth outside of the project area.

### 6.2 SIGNIFICANT IRREVERSABLE ENVIRONMENTAL CHANGES

CEQA Guidelines section 15126.2(c) requires that the EIR discuss "significant irreversible environmental changes which would be caused by the proposed project should it be implemented." Irreversible environmental changes caused by the project include the following:

The project would permanently commit 23 acres of City land to be developed as a dense urban village, mixed use neighborhood, including a number of pedestrian, bicycle, and streetscape improvements. Development within the project area may result in the loss of special status plant and animal species as well as in the loss of trees protected by the City of Seaside Tree Ordinance.

### 6.3 UNAVOIDABLE SIGNIFICANT EFFECTS

CEQA Guidelines section 15126.2(b) requires that the EIR discuss "significant environmental effects which cannot be avoided if the proposed project is implemented." Significant unavoidable impacts are those that would not be reduced to less-than-significant levels by the mitigation measures recommended in this EIR. The following impacts are considered to be significant and unavoidable:

**Air Quality and Global Climate Change: (Cumulative) Impact 4.2-9:**

Project development would increase automobile and energy use over existing levels, generating additional GHG emissions that could inhibit local efforts to reduce GHG emissions to 1990 levels as mandated by AB 32.

**Hydrology and Water Quality: Impact 4.7-5:**

The project would allow for development in areas subject to potential inundation by tsunamis.

**Public Services: Impact 4.11-1:**

Future development associated with the project would increase the demand for fire and emergency services in the project vicinity. The increase could require additional staffing or expanded facilities to meet the increased demands.

**Public Services: Impact 4.11-3:**

While development associated with the project would be met with the existing police services facilities, the increase in residential and business development would increase the need for additional police patrols in the project area beyond current police staffing.

**Recreation: Impact 4.12-1:**

Project-induced population growth would generate additional demands on City park and recreational facilities that are in poor to fair condition. The project's inclusion of 1.1 acres of park land would not satisfy the City's goal of 2 acres of parkland per 1,000 residents.

**Transportation: Impact 4.13-1:**

Implementation of the project would increase traffic volumes which would worsen existing unacceptable conditions at three signalized intersections.

**Transportation: Impact 4.13-3:**

Implementing the project would increase peak period traffic volumes to levels exceeding the capacity of freeway segments.

**Transportation: Impact 4.13-5:**

Cumulative conditions would result in unacceptable levels of service at several signalized intersections. The project would cause a considerable increase in traffic in relation to the future cumulative traffic load at the impacted intersections.

**Transportation: Impact 4.13-7:**

Cumulative conditions would result in unacceptable levels of service at all study freeway segments. The project would cause a considerable increase in traffic in relation to the future cumulative traffic load on the impacted freeway segments.

**Transportation: Impact 4.13-8:**

Under cumulative conditions, the narrowing of West Broadway Avenue would result in increased traffic congestion during limited time periods. Overall the narrowed roadway would accommodate the increased traffic flow.

**Utilities: Impact 4.14-1:**

New development in the project area would generate an increased future demand for water supply that cannot be fully met by the City's existing water allocation from MPWMD.

**Utilities: Impact 4.14-2:**

Project buildout would result in increased wastewater generation, requiring capacity increases to the wastewater conveyance system.

## 6.4 ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT

This section includes all potential impacts listed in Appendix G of the CEQA Guidelines that were determined to be less-than-significant impacts of implementing the Specific Plan. As required by CEQA, this section identifies the reasons that potential significant effects of the project have been determined not to be significant and, therefore, not evaluated in the DEIR.

### Agriculture

Based on a review of historical topographic maps and aerial photographs, the project area has been developed since at least the 1940s with a mix of commercial, industrial, and residential land uses<sup>1</sup>. The project area is currently highly urbanized, with no nearby agricultural land uses. Implementing the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. Implementing the project would not conflict with any existing zoning for agricultural use, or a Williamson Act contract.

### Mineral Resources

There are no known mineral resources within the project area. The urbanization of the project area over the past 40 years has resulted in extensive excavation of topsoil, and it is unlikely that any valuable resources exist. Therefore, project implementation would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents of the State. Implementing the project would not result in the loss of availability of a locally important mineral resource recovery site delineated in a local land use plan.

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<sup>1</sup> BASELINE Environmental Consulting, *Hazards and Hazardous Materials Technical Memorandum* (January, 2008).

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