

# CHAPTER 6

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## Other Statutory Sections

In accordance with Public Resources Code Section 21100(b)(2) and State CEQA Guidelines Section 15126.2, this chapter identifies significant impacts on the environment that cannot be avoided if the Project is implemented and significant effects on the environment that would be irreversible if the Project is implemented.

### 6.1 Significant Unavoidable Environmental Impacts

CEQA *Guidelines* Section 15126.2(b) requires a discussion of any significant impacts that “cannot be avoided if the proposed project is implemented.” When a project is determined to have significant impacts after implementation of mitigation, the decision makers must then evaluate whether the benefits of the project outweigh the significant impacts to the environment. If the project is approved, a Statement of Overriding Considerations is required in accordance with CEQA *Guidelines* Section 15093.

Based upon the analysis in Chapter 4 (Environmental Setting, Impacts and Mitigation Measures), the Project would result in the following significant and unavoidable impacts, even with implementation of the identified mitigation measures:

- **Impact TRF-3:** Total Home-Based VMT per resident generated by the Project would be greater than 15 percent below the regional VMT for similar uses in Contra Costa County, resulting in a significant impact for the Project. **Mitigation Measure TRF-3:** Transportation and Parking Demand Management (TDM) Plan.
- **Impact C-TRF-8:** The Project with a General Plan amendment would increase the Countywide VMT, resulting in a significant impact for the Project. **Mitigation Measure TRF-3:** Transportation and Parking Demand Management (TDM) Plan.

All other impacts identified with the Project would be reduced to less than significant with the implementation of recommended mitigation measures. All Project impacts, mitigation measures and residual impact level after mitigation (if any are required) are detailed in Chapter 4 and in Table 2-1, *Summary of Impacts, Mitigation Measures and Residual Effects*, in Chapter 2 (Summary).

## 6.2 Significant Irreversible Environmental Changes

CEQA dictates that irretrievable commitments of resources should be evaluated to assure that such current consumption is justified (CEQA Guidelines §15126.2(c)). The CEQA Guidelines identify three distinct categories of significant irreversible changes: (1) changes in land use that would commit future generations; (2) irreversible changes from environmental actions; and (3) consumption of non-renewable resources. Project construction and operation would result in an irretrievable loss of, and irreversible commitment of, natural resources, including undeveloped open land. Project construction and operation would require the use of fossil fuels and other natural materials, such as wood and metals. Project construction and operation would also emit pollution into the air both from construction machines and vehicles during the construction phase and from vehicles traveling to and from the project site during the operation phase. These topics and others are discussed in depth in Chapter 4.

## 6.3 Growth Inducement

Pursuant to Section 15126.2(d) of the CEQA *Guidelines*, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) calls for the EIR to:

*“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 projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in population may further tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristics of some projects 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.”*

This analysis evaluates whether the project would directly or indirectly, induce economic, population or housing growth in the surrounding environment.

The Project would include the construction of 144 single-family residences. Thus, as discussed in Section 4.11, *Population and Housing*, the estimated population increase for the County would be approximately 356 residents. This is a direct form of growth inducement. However, this population increase would be consistent with ABAG population estimates and growth anticipated by the *Contra Costa County General Plan* (General) Housing Element. Therefore, development of the project would not result in significant population growth.

The Project would most likely provide housing for individuals already living in Contra Costa County and would be meeting an existing housing demand that is already accounted for by the region. The Project would not generate new permanent employment opportunities. In addition, while construction of the project would generate a temporary need for construction employment (approximately one to three years), it is likely that construction workers would be those already living in Contra Costa County or the surrounding region, and therefore the temporary increase in

construction-related employment would not generate demand for new housing. Overall, any increase in employment would be minimal; the project would not induce substantial direct or indirect population growth.

Although the Project would extend infrastructure and roadways within and adjacent to the Project site, these improvements would consist of local connections to serve the Project. Thus, the Project would not remove obstacles to population growth beyond the Project site, particularly given that such growth, particularly in a substantial way, is limited by existing nearby development and land uses. As such, the project would not indirectly induce substantial population growth or development in the area, as the proposed infrastructure would not facilitate substantial development at other locations.

## 6.4 Cumulative Analysis

The definition and approach to cumulative impacts and cumulative analysis is discussed in Section 4.0.6 (*Cumulative Analysis*) in Chapter 4.0 of the Draft EIR. The Project's contributions to cumulative effects occur as listed below:

- **Impact C-AIR-1:** The Project, in combination with past, present, and reasonably foreseeable future development of cumulative projects would contribute to cumulative regional air quality impacts. *Project Contribution: Reduced to Less than Significant with implementation of Mitigation Measure AIR-1* (Best Management Practices for Controlling Particulate Emissions)
- **Impact C-AIR-2:** The Project, in combination with past, present, and reasonably foreseeable future development of cumulative projects would contribute to cumulative health risk impacts on sensitive receptors. *Project Contribution: Reduced to Less than Significant with implementation of Mitigation Measure AIR-2* (Enhanced Exhaust Emissions Reduction Measures)
- **Impact C-BIO-1:** The proposed Project, in conjunction with cumulative development in the region, could result in cumulative impacts on special-status species, habitats, wetlands and other waters of the U.S., to which the Project would have a cumulatively considerable contribution. *Project Contribution: Reduced to Less than Significant with implementation of the following mitigation measures: Mitigation Measure BIO-1* (Avoidance and Minimization for Impacts to Special-Status Plants); **Mitigation Measure BIO-2a** (Worker Environmental Awareness Program Training); **Mitigation Measure BIO-2b** (General Conservation Measures during Construction); **Mitigation Measure BIO-2c** (Avoidance, Minimization, and Protection Measures for Sensitive Amphibians and Reptiles); **Mitigation Measure BIO-3a** (Nesting Bird Protection Measures); **Mitigation Measure BIO-3b** (Avoid and Minimize Impacts to California Black Rail and Ridgway's Rail); **Mitigation Measure BIO-4a** (Avoidance and Minimization Measures for Salt Marsh Harvest Mouse); **Mitigation Measure BIO-4b** (Avoidance and Minimization Measures for Bats); **Mitigation Measure BIO-5a** (Salvage and Reintroduction of Creeping Wildrye Grassland); **Mitigation Measure BIO-5b** (Enhancement and Creation of Valley Oak Woodland); **Mitigation Measure BIO-6a** (Protection of Jurisdictional Wetlands and Other Waters); and **Mitigation Measure BIO-6b** (Permits and Compensation for Impacts to Wetlands and Waters).

- **Impact C-GHG-1:** The Project, in conjunction with cumulative development, would result in cumulative impacts regarding GHG emissions and climate change. *Project Contribution: Reduced to Less than Significant with implementation of Mitigation Measure GHG-1* (GHG Emissions Reduction Plan).
- **Impact C-TRF-8:** The Project with a General Plan amendment would increase the Countywide VMT, resulting in a significant impact for the Project. *Impact remains significant with implementation of Mitigation Measure TRF-3* (Transportation and Parking Demand Management [TDM] Plan).

## 6.5 Effects Found Not to Be Significant

This Draft EIR did not include preparation of an Initial Study, therefore all environmental factors under CEQA (specifically pursuant to Appendix F and Appendix G to the CEQA *Guidelines*) are analyzed in this Draft EIR, including environmental factors that are determined to have a less-than-significant impact or no impact. All less-than-significant impacts are detailed in Table 2-1 in Chapter 2 (Summary) and within the relevant section in Chapter 4. Factors that have no impact under the proposed Project are discussed under *Topics with No Impact or Otherwise Not Addressed in this EIR*. In particular, these include the discussions of Mineral Resources and Agricultural Resources, which are in Section 4.7, *Geology and Soils*, and Section 4.9, *Land Use, Plans and Policies*, respectively, in Chapter 4.