

6

OTHER CEQA SECTIONS

6.1 INTRODUCTION

The Other CEQA Sections chapter of the EIR includes brief discussions regarding those topics that are required to be included in an EIR, pursuant to *CEQA Guidelines*, Section 15126.2. The chapter includes a discussion of the proposed project's potential to induce economic or population growth. In addition, the chapter includes lists of cumulative impacts, energy impacts, significant irreversible environmental changes, and significant and unavoidable impacts caused by the proposed project.

6.2 ANALYSIS OF GROWTH-INDUCEMENT

State CEQA Guidelines section 15126.2(d) requires an EIR to evaluate the potential growth-inducing impacts of a proposed project. Specifically, an EIR must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth can be induced in a number of ways, including the elimination of obstacles to growth, or by encouraging and/or facilitating other activities that could induce growth. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The CEQA Guidelines are clear that while an analysis of growth-inducing effects is required, it should not be assumed that induced growth is necessarily significant or adverse. This analysis examines the following potential growth-inducing impacts related to implementation of the proposed project and assesses whether these effects are significant and adverse (see *CEQA Guidelines*, Section 15126.2[d]):

1. Foster population and economic growth and construction of housing.
2. Eliminate obstacles to population growth.
3. Affect service levels, facility capacity, or infrastructure demand.
4. Encourage or facilitate other activities that could significantly affect the environment.

6.2.1 Foster population and economic growth and construction of housing.

Implementation of the proposed project would not result in direct population growth because the proposed project does not include the development of new housing units. However, as discussed in Section 4.12, Population and Housing, the project could indirectly increase the area's population through an expansion of employment. The total number of estimated jobs for the project is 5,882 at full buildout. In addition, it is anticipated that a job multiplier effect will result from the MRIC, whereby several thousand additional jobs may be indirectly created within the

City over the next 20 years, some of which are expected to locate in existing vacant space while the rest would need to be accommodated in other locations.

Assuming that 45.4 percent of new innovation park employees would seek housing outside of the City of Davis, which implies 54.6 percent of new innovation park employees would live in Davis, similar to the inference made for existing Davis area employees based upon empirical commute patterns, the MRIC would result in an employee housing demand of 2,053 units within the City of Davis (see Table 4.12-12). The remaining housing units (1,710) needed to meet the MRIC's employee housing demand would be met outside of the City of Davis, within the six-county SACOG region.

Based upon the analysis contained in Section 4.12 of this EIR, the City has determined that approximately 1,238 housing units would be available through 2035 to accommodate the MRIC's total employee housing demand within the City of Davis of 2,053 units. Therefore, the resultant employee housing demand that cannot be accommodated in the City of Davis would be 815 housing units. This unmet housing demand within the City of Davis would then need to be met within the surrounding region. According to Table 4.12-13, BAE has projected that the SACOG region would need to accommodate a total MRIC employee housing demand of 2,525 units (unmet MRIC demand for units in Davis [815] + MRIC demand for units outside of Davis [1,710]).

SACOG's MTP/SCS EIR concluded the SACOG region would be sufficient to house all of the projected population and housing units expected to reside in the region through 2035.¹ According to SACOG, the MRIC would not exceed SACOG's regional employment projections, and therefore the employee household demand from the MRIC is already accounted for in the MTP/SCS projections.

With respect to growth-inducement on the local scale, as a result of the project's increase in employment, the analysis demonstrates that the City of Davis likely cannot accommodate the expected demand for housing that would result from MRIC employees. The City determined that a total of 1,238 housing units could reasonably be expected to be available for MRIC employees. This available housing supply falls short of the project's anticipated need for 2,053 units within the City of Davis. This EIR recognizes that the MRIC employee-generated demand for housing within Davis, above that which can be accommodated by 1,238 units, would likely be met within other jurisdictions. The City's anticipated inability to meet the project's employee-generated housing demand is considered a *significant* growth-inducing impact.

Mitigation Measure(s)

This impact could be addressed by requiring the proposed project to include residential, workforce housing. This scenario has been evaluated in Chapter 8 of this EIR as the Mixed-Use Alternative. Feasible mitigation for the proposed non-residential MRIC project is not available to reduce this impact to a less-than-significant level. This impact would remain *significant and unavoidable*.

¹ Sacramento Area Council of Governments. *Metropolitan Transportation Plan/Sustainable Communities Strategy EIR* [pg. 14-16]. February 2012.

6.2.2 Eliminate obstacles to population growth.

Growth in a geographic area may be induced by removing infrastructure barriers through the provision of new infrastructure and/or improving transportation and circulation systems. While the proposed project will include construction of water, sewer, drainage, and roadway infrastructure within an area not previously anticipated for urban development, installation of these systems into the area would not be expected to lead to additional growth-inducement given that the undeveloped areas north and east of the MRIC site and Mace Triangle site are within an agricultural conservation easement that runs with the land in perpetuity. This conservation easement precludes development of the lands immediately surrounding the project site in the future. As a result, the project would have a *less-than-significant* growth-inducement impact associated with removing infrastructure obstacles to growth.

6.2.3 Affect service levels, facility capacity, or infrastructure demand.

Increases in population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental impacts. As discussed above, while the proposed project will not result in a direct increase in population, the project employees will increase demands on existing community facilities. With respect to affecting service levels, this EIR has determined that the increased demands for public services attributable to the proposed project would not necessitate the construction of new facilities that could cause significant environmental impacts. On a cumulative level, however, the project's incremental demand for fire protection services, in combination with other planned development, would result in an adverse effect to fire department service levels. Mitigation Measure 5-19 requires the applicant to contribute the project's fair share towards needed fire facilities, the types of which shall be identified by the analysis required in Mitigation Measure 5-19. This incremental impact could be reduced to a less-than-significant level if one of the mitigation options is implemented. Successful implementation of each mitigation option in Mitigation Measure 5-19, however, cannot be assured, as the full amount of funding for the improvement(s) has not been secured, nor programmed into an identified improvement program. As a result, the proposed project's incremental contribution to this significant impact would remain cumulatively considerable and significant and unavoidable.

With respect to facility capacity, the project's increased demand for service will not require construction of new facilities that could cause significant environmental impacts. On a cumulative level, the project's incremental demand for wastewater treatment plant capacity, in combination with other planned development, will result in an impact to the Plant's capacity. If sufficient treatment plant capacity does not exist for a particular phase of project development, Mitigation Measure 5-26(a) prohibits further project development until a plan, for financing and constructing additional BOD loading capacity improvements has been prepared and approved; the additional BOD loading capacity improvements have been constructed; and the City Engineer has verified that sufficient capacity exists to serve said phase. With implementation of Mitigation Measure 5-26(a), the project's incremental contribution to wastewater treatment facility capacity would be less than cumulatively considerable.

6.2.4 Encourage or facilitate other activities that could significantly affect the environment.

This EIR provides a comprehensive assessment of the potential for environmental impact associated with implementation of the proposed project. Please refer to sections 4.1 through 4.15, which comprehensively address the potential for impacts from urban development on the MRIC and Mace Triangle sites.

6.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Pursuant to § 15126.2(c) of the CEQA Guidelines, an EIR must identify any significant irreversible environmental outcomes that could result from the implementation of a proposed project. These may include current or future uses of nonrenewable resources, and secondary or growth-inducing impacts that commit future generations to similar uses. CEQA requires that irretrievable commitments of resources should be evaluated to ensure that such current consumption is justified.

For the purposes of this analysis, the required evaluation of this topic is addressed from three perspectives:

1. use of nonrenewable resources that would commit future generations;
2. irreversible damage from environmental accidents; and
3. irretrievable commitments of nonrenewable resources to justify current consumption.

Each of these is discussed below.

6.3.1 Use of Nonrenewable Resources that would Commit Future Generations

Conversion of agricultural land to urban uses would be considered use of nonrenewable resources. The projected build out for the proposed project is 2035, or 17 years, which will result in a commitment of future generations to an urban use for the 229-acre project site. The project site is planned for agricultural use in the City of Davis General Plan and Yolo County General Plan. As such, the project includes a request for a General Plan Amendment to redesignate the site for innovation center uses.

6.3.2 Irreversible Damage from Environmental Accidents

The proposed project would not involve uses in which irreversible damage could result from potential environmental accidents. For the proposed project, such accidents would be primarily associated with release of, or exposure to, hazardous materials. As discussed in Section 4.8, Hazards and Hazardous Materials, there is a limited potential for hazardous materials to be released into the environment during construction of the proposed project; and all potential risks, can be mitigated to a less-than-significant level through implementation of mitigation measures set forth in this EIR. The potential for release of hazardous materials during operations is addressed in Section 4.8.

6.3.3 Irretrievable Commitments of Nonrenewable Resources

Construction of the proposed project would involve consumption of building materials and energy, some of which are nonrenewable or locally limited natural resources (e.g., fossil fuels). Nonrenewable resources used for the proposed project could no longer be used for other purposes. Consumption of building materials and energy is associated with any development in the region, and these commitments of resources are not unique or unusual to the proposed project. The main resource consumption of proposed project would be of energy, fuel, and wood and metal building materials that would be used for construction of the buildings. As discussed in Section 4.7, Greenhouse Gas Emissions and Energy, development would not be expected to involve an unusual commitment of these resources, nor would it be expected to consume any of these resources in a wasteful manner.

6.4 SIGNIFICANT AND UNAVOIDABLE IMPACTS

According to CEQA Guidelines, an EIR must include a description of those impacts identified as significant and unavoidable should the proposed action be implemented (CEQA Guidelines §15126.2[b]). Such impacts would be considered unavoidable when the determination is made that either mitigation is not feasible or only partial mitigation is feasible such that the impact is not reduced to a level that is less-than-significant. This section identifies significant impacts that could not be eliminated or reduced to a less-than-significant level by mitigations imposed by the City. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the City as part of the City's certification action.

The significant and unavoidable impacts identified for the proposed project are listed below:

- 4.1-2 Substantially degrade the existing visual character or quality of the project site and its surroundings.**
- 4.2-1 Impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmlands) to non-agricultural use, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.**
- 4.2-3 Result in the loss of forest or agricultural land or conversion of forest or agricultural land to non-forest or non-agricultural use.**
- 4.2-4 Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.**
- 4.3-2 Violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations, and a conflict with or obstruction of implementation of applicable air quality plans.**
- 4.4-5 Impacts to Swainson's hawk.**

- 4.7-1 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.**
- 4.7-2 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.**
- 4.12-1 Induce substantial population growth.**
- 4.14-2 Impacts to Intersections Within the Mace Boulevard Interchange Area.**
- 4.14-5 Impacts to Local Neighborhood Street Traffic.**
- 5-1 Cumulative impacts related to long-term changes in visual character of the region.**
- 5-3 Impacts related to cumulative loss of agricultural land.**
- 5-4 A cumulatively considerable net increase of any criteria pollutant.**
- 5-5 Cumulative loss of habitat in the City of Davis area for special-status species.**
- 5-9 Cumulative impacts related to greenhouse gas (GHG) emissions and global climate change.**
- 5-18 Cumulative population and housing impacts.**
- 5-19 Cumulative impacts to fire protection services from the proposed project in combination with future developments in the City of Davis.**
- 5-21 Cumulative Impacts to Intersections Within the Freeway Interchange Area.**
- 5-22 Cumulative Impacts to Roadway Segments.**
- 5-23 Cumulative Impacts to Local Area Freeway Segments.**
- 6.2.1 Growth Inducement Related to Job Growth**