

SECTION 6.0



OTHER CEQA SECTIONS

6.0 OTHER CEQA SECTIONS

6.1 ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROJECT SHOULD IT BE IMPLEMENTED

CEQA Article 9, Section 15127 requires an analysis of significant irreversible environmental changes should the Project be implemented. Short-term commitments of labor, capital, and fossil fuels would result directly from construction and renovation activities. Long-term commitments of resources include the use of non-renewable building materials such as metal, wood, paper, and other natural or cultural resources. Each of these resources is *irreversibly or irretrievably committed* in that they would be utilized for the Project when they could have been utilized for other purposes. Another impact that falls under the category of irreversible environmental changes is the unavoidable destruction of natural resources that would limit the range of potential uses of that particular environment.

The implementation of the Project would result in a variety of environmental changes, including an irretrievable commitment of building materials, fuel for construction vehicles and rehabilitation equipment, and other resources throughout Project implementation. In addition, the Project would commit work force time for redevelopment, engineering, environmental review and compliance, and, after project completion, operation and maintenance time. These resources represent commitments that could be applied to projects other than the Project. However, labor and capital would be increased as a result of implementation of the Project. In addition, other environmental resources such as recreational, historic, and biological resources would be preserved and/or enhanced as part of the Project.

Because the Project Area is located within an urbanized area, the Project would not result in the unavoidable destruction of natural resources that would limit the range of potential uses of the environment (i.e., the biodiversity or cultural integrity of the region would not be adversely affected).

6.2 GROWTH-INDUCING IMPACT OF THE PROJECT

Section 15126.2(d) of the CEQA Guidelines requires a discussion of how the potential growth-inducing impact of the Project could foster economic or population growth or the

construction of additional housing, either directly or indirectly in the surrounding environment. Induced-growth is distinguished from the direct employment, population, or housing growth of a project. If a project has characteristics that “may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively,” then these aspects of the project must be discussed as well. Induced-growth is any growth that exceeds planned growth and results from new development that would not have taken place in the absence of the project. For example, a project could induce growth by lowering or removing barriers to growth or by creating or allowing a use such as an industrial facility that attracts new population or economic activity. CEQA Guidelines also indicate that the topic of growth should not be assumed to be either beneficial or detrimental.

6.2.1 Increased Population and Housing

The Project would involve the construction of housing units. The increase in population and housing onsite would encourage growth through redevelopment of the site. However, the growth is not expected to occur beyond what is planned for the area. The Point Loma community is an urban area where growth is already occurring and the proposed housing units are consistent with the type and density of the housing in the area. New employment opportunities anticipated with the development of the Project Area are expected to serve the City’s existing population and new population as the downtown and surrounding area continues to redevelop.

6.2.2 Economic Growth

Economic growth is a focus for the *President’s Five Point Program* announced by President Clinton in July 1993. The program emphasizes fast-track disposal of federal property for uses that will create new jobs for the local community. In addition, the *National Defense Authorization Act of 1994* requires the federal government to facilitate the economic recovery of communities subject to base closure and implement means of redevelopment.

In response to the *President’s Five Point Program* and the *National Defense Authorization Act of 1994*, the NTC Redevelopment Plan is meant to redevelop the property and foster economic stimulation. It is expected that economic growth within the Point Loma community and surrounding area would occur as an indirect result of

redevelopment activities. Economic growth in the surrounding communities may result since redevelopment of the Project Area is expected to generate new businesses and increase the number of potential customers/clients for retail and commercial businesses in the adjacent areas. For example, the number of potential commercial establishments and customers of these establishments along Rosecrans Street may increase as a result of the Project.

The expected primary economic effects of the Project are continued growth in investment and employment. Tax increments collected by the City and/or redevelopment agency would be used for further investment in affordable housing, public improvements and facilities, and private development within the urbanized areas of the City. Consequently, the economic growth fostered by the redevelopment of the Project Area would be considered positive because it would direct growth in an existing urban area.

6.2.3 Environmental Effects

As mentioned above, CEQA is concerned with indirect impacts to the environment as a result of growth generated by a project. In urban areas, environmental impacts associated with population and economic growth are typically related to traffic, air quality, and impacts to public services and utilities. Direct and cumulative impacts associated with these resource areas are discussed in Sections 4 and 7, respectively, of this Environmental Impact Report (EIR).

The Project allows the goals and objectives of the Agency to be effectively implemented. As such, long-term positive economic and physical growth is expected to occur within the area. The intent of the redevelopment of the Project Area is to ensure orderly and well-planned development of the former military base. The proposed redevelopment of the Project Area can serve as a key component in the City of San Diego's effort to manage regional growth, while minimizing the contribution of local and regional environmental impacts. Public facilities and services could accommodate the redevelopment of the area. Furthermore, the redevelopment of the Project Area would result in a beneficial public recreational opportunity. Although an increase in traffic would occur, the Project's contribution to area roadway congestion would be relatively minor in comparison to the existing and future conditions without the Project. Finally, implementation of the Project would not result in significant local or regional air quality impacts.

6.2.4 Conclusion

The Project Area and vicinity are already developed with urban land uses. The Project would promote infill redevelopment within the area. The net effect on regional growth as a result of the Project is not considered to be adverse. Consequently, the Project would provide enhanced opportunities for using the local workforce; an avenue for economic growth and redevelopment within the jurisdiction of the City; and guidelines and policies that may be used to mitigate adverse indirect environmental impacts associated with positive growth in an urbanized area.

6.3 EFFECTS FOUND NOT TO BE SIGNIFICANT

CEQA Guidelines, Section 15128, state that the reasons for concluding that potentially significant effects of a project would not be significant should be provided. During the scoping process for this EIR, it was determined that all the issues cited in the Notice of Preparation (NOP) should be evaluated in detail; therefore, all possible effects of the Redevelopment Plan were analyzed in detail.

Results of the comprehensive environmental analysis are presented in Section 4.0 of this EIR. Certain impacts, such as those associated with infrastructure and utilities and hazardous substances and wastes were found to be below a level of significance. Other consequences of the Project, such as population, employment, and housing, were found to be beneficial.

6.4 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

CEQA Guidelines, Section 15126.2(b), require a description of any significant impacts resulting from implementation of a project, including impacts that can not be mitigated to below a level of significance. The Project was evaluated with respect to specific resource areas to determine whether implementation would result in significant adverse impacts. The resource areas include land use; transportation and circulation; cultural resources; population, employment, and housing; infrastructure and utilities; biological resources; geology and soils; hydrology and water quality; air quality; public health and safety; visual resources; noise; hazardous substances and wastes; and community services and facilities. A specific significance threshold was defined for each potential impact

associated with each resource area. Based on the environmental impact assessment presented in Section 4.0 of this EIR, the resource areas of population, employment, and housing; infrastructure and utilities; and hazardous substances and wastes would not result in significant impacts. All other resource areas would result in some form of significant impact. When such significant impacts were identified, mitigation measures were developed that would reduce impacts to below a level of significance. Most of the significant impacts identified in Section 4.0 of this EIR can be mitigated to below a level of significance. Some of the transportation and circulation impacts cannot be mitigated below a level of significance.

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