

SECTION 5.0 Additional Topics Required by CEQA

Section 15126 of CEQA Guidelines requires consideration of all Project impacts on the environment, including planning, acquisition, development, and operation. An EIR must identify (1) significant environmental effects of the proposed Project; (2) significant environmental effects that cannot be avoided if the proposed Project is implemented; (3) significant irreversible changes that would be involved if the proposed Project is implemented; (4) growth-inducing impacts; (5) mitigation measures to minimize significant effects; and (6) alternatives to the proposed Project. Significant effects and proposed mitigation measures are discussed in Section 4.0; alternatives are discussed in Section 6.0. This section discusses the significant and unavoidable impacts of significant irreversible changes involved, and growth inducing impacts in the proposed Project.

5.1 Significant Unavoidable Environmental Impacts

The proposed Project would not result in any significant unavoidable impacts.

5.2 Significant Irreversible Changes

Section 15126(c) of the CEQA Guidelines mandates that an EIR address significant irreversible environmental changes that would occur should the proposed Project be implemented. An impact would fall into this category if it resulted in any of the following:

- The project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of the project would generally commit future generations of people to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project; and/or
- The proposed consumption of resources is not justified (i.e., the project could waste energy).

Project construction and operation would utilize non-renewable resources. Construction of the proposed Project would include the use of non-renewable fossil fuels, mineral aggregates, and other construction materials. Project operation would include the use of non-renewable resources such as natural gas and various fuels for the production of electricity. The use of these non-renewable resources to construct the Project and during Project operations is typical and expected for a residential project, and therefore justified.

The Laguna Niguel General Plan (LNGP) designates the Project site as Residential Attached for residential attached uses. Whether the proposed Project is developed or not, it is likely the Project site would be developed sometime in the future with uses similar to those proposed because

infrastructure exists in the immediate vicinity of the site and therefore no impediment to development exists. For this reason, the proposed Project does not rely on adjacent or off-site improvements that would be required in the future. Therefore, approval of this proposed Project would not require that any other properties be developed.

As described in Section 4.8, *Hazards and Hazardous Materials*, the proposed Project does not propose any hazardous use that could cause irreversible damage to the environment.

The 22 condominium units proposed by the Project would have the effect of replacing the 41-unit condominiums constructed on the site in 1979 that were damaged and demolished after the Via Estoril Landslide in 1998. Resources used and consumed during construction and operation by this Project are appropriate and justified because the Project would replace a portion of the units demolished after the landslide, and the Project is consistent with the planned growth in the City as described in the LNGP.

5.3 Growth-Inducing Impacts

Section 15126.2(d) of the CEQA Guidelines mandates that the EIR must address whether the proposed Project could cause growth-inducing impacts. An impact would fall into this category if it resulted in any of the following:

- The Project would cause economic or population growth or construct new housing;
- The Project would remove obstacles to population growth;
- The Project would tax existing community service facilities; and/or
- The Project would encourage or facilitate other activities that could significantly affect the environment.

The proposed Project does not include expansion of a utility facility or major roadway into undeveloped land that would provide an impetus for population growth in the City. Based on the LNGP land use designations and zoning, the proposed Project is consistent with the intended and planned use for the Project site.

As described in Sections 3.2.4 and 3.2.6 (*Public Services and Utilities and Service Systems*, respectively,) the proposed Project will not significantly increase the need for public services such as police, fire, and schools or require new or expanded water, wastewater, drainage, or solid waste facilities. The payment of required Developer Impact Fees (DIF), assessments, taxes, and other fees will appropriately fund required public services and contribute to the maintenance of public infrastructure serving the proposed Project.

The impact analyses included in Section 4.0 of the EIR include discussions of the proposed Project's potential cumulative environmental impacts. These analyses have determined that the proposed Project would not encourage or facilitate any activities that would result in significant cumulative impacts to the environment.

The proposed Project is expected to accommodate approximately 57 residents. Additionally, the 22-units proposed by the Project would only partially replace the 41-units formerly on the site that were demolished after the 1998 landslide. The site was previously developed and occupied by residential uses, and therefore any growth inducement associated with the Project is further reduced over and above the discussion in the paragraphs above.

Although the proposed Project would directly contribute to population growth from existing conditions by adding housing, the permanent increase in residents would be negligible and would not represent substantial population growth from what was projected in the City's General Plan.

Construction of the proposed Project would induce economic growth by introducing temporary employment opportunities associated with Project construction activities. These temporary construction jobs are expected to be filled by the local and regional labor force and would be considered a source of direct economic growth to the City and region. While minimal, permanent long-term jobs could be created by the proposed Project in the form of a property management company, home-owners association, and private maintenance jobs to service the site and buildings. However, this growth is expected and planned in City and regional planning documents because the proposed Project is consistent with existing LNGP land use designations and zoning. Therefore, the proposed Project would not have any growth-inducing impacts.

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