

7.0 Mandatory CEQA Topics

The State CEQA Guidelines require several general content elements for Environmental Impact Reports (EIRs). For The Avenue Specific Plan Amendment, the following Mandatory CEQA topics apply:

- Significant Unavoidable Adverse Impacts
- Irreversible and Irrecoverable Commitment of Resources
- Growth-Inducing Impact of the Proposed Action

A discussion of each topic follows.

7.1 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

An EIR must disclose the significant unavoidable impacts that will result from implementation of a proposed project. Section 15126(b) of the CEQA Guidelines states that an EIR should explain the implications of such impacts and the reasons why the project is being proposed, notwithstanding such impacts. Implementation of the proposed Project would result in the alteration of the physical environment. The proposed Project includes design features and proposes mitigation measures that either reduce or eliminate potentially significant impacts to a level below significance.

The previously certified FEIR determined that certain impacts would remain significant and unavoidable after Project implementation. Impacts to agricultural resources, air quality, hydrology/water quality, noise, transportation/circulation and utilities/services systems were unable to be mitigated to a level below significance. The addition of residential units and commercial space as a result of the Avenue Specific Plan Amendment does not change this determination.

7.1.1 Agricultural Resources

The previously certified FEIR discussed the significant and unavoidable adverse impacts related to the loss of agricultural land due to Project development. The changes to the Project do not change the conclusions presented in the previous FEIR.

7.1.2 Air Quality

The previously certified FEIR discussed the significant and unavoidable adverse impacts related to air pollutant emissions due to Project development. An Air Quality Impact Analysis was prepared to address the changes in the previously approved Project as proposed by the Avenue Specific Plan Amendment. The Analysis noted that the Amendment itself would not result in

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significant pollutant emissions; however, the entire The Avenue Project (Amendment plus previously approved Specific Plan) would result in significant and unavoidable impacts on air quality. The changes to the Project do not change the conclusions presented in the previous FEIR.

7.1.3 Hydrology/Water Quality

The previously certified FEIR discussed the significant and unavoidable adverse impacts related to hydrology and water quality due to Project development. The changes to the Project do not change the conclusions presented in the previous FEIR.

7.1.4 Noise

The previously certified FEIR discussed the significant and unavoidable adverse impacts related to noise generation in the Project area due to Project development. A Noise Analysis was prepared to address the changes in the previously approved Project as proposed by the Avenue Specific Plan Amendment. The Analysis noted that the Amendment itself would result in significant construction related noise impacts and would not result in significant permanent noise related impacts. However, the entire The Avenue Project (Amendment plus previously approved Specific Plan) would result in significant and unavoidable impacts on noise levels in the area. The changes to the Project do not change the conclusions presented in the previous FEIR.

7.1.5 Transportation/Circulation

The previously certified FEIR discussed the significant and unavoidable adverse impacts related to traffic impacts due to Project development. The changes to the Project do not change the conclusions presented in the previous FEIR.

7.1.6 Utilities/Service Systems

The previously certified FEIR discussed the significant and unavoidable adverse impacts related to the generation of solid waste due to Project development. The changes to the Project do not change the conclusions presented in the previous FEIR.

7.2 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The Project's commitment of resources was evaluated in the previously certified FEIR. The addition of residential units and commercial space do not change this evaluation.

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7.3 GROWTH-INDUCING IMPACTS

According to CEQA Guideline Section 15126.2(d), a project may foster growth, either directly or indirectly, if it meets any one of the following criteria:

- A project would remove obstacles to population growth.
- Increases in the population may tax existing community service facilities, causing significant environmental effects.
- A project would encourage and facilitate other activities that could significantly affect the environment.

The proposed Project includes residential dwellings, commercial/retail, parks, and school land uses. The proposed Project would require extension of roadways, sewer, water, gas, and electrical lines, which would be developed to serve the Project Site. The Project Site currently includes limited infrastructure due to existing agricultural and dairy farm uses. Improvements would be completed in accordance with infrastructure master plans developed for the NMC to serve ultimate build-out of the area.

Consequently, some of the roadways and utility lines developed to serve the site would also serve future Specific Plan development in the NMC. Subsequent future development has been envisioned and considered on a programmatic level in the NMC General Plan Final EIR. Thus, the extension of these facilities would not serve development beyond the scope of that planned for the NMC.

Development of the proposed Project would generate some short-term, construction-related employment opportunities. The construction phases of the Project would require a limited labor force due to the relatively short-term nature of construction employment. Given the supply of construction workers in the local work force, it is likely that these workers would come from within the Inland Empire area. Therefore, given the availability of local workers, the proposed Project would not be considered growth inducing from a short-term employment perspective. The Project proposes commercial/retail uses which could generate long-term employment opportunities. Employees would most likely come from within the City or even the New Model Colony area. The proposed Project would not be considered growth inducing from a long-term employment perspective.

In addition to the proposed land uses, onsite and offsite infrastructure improvements would be required that are related to storm water collection and conveyance, domestic and reclaimed water supply, wastewater treatment, and transportation-related improvements. The proposed land uses and related infrastructure are part of the overall land use plan envisioned for the entire NMC. Therefore, implementation of the Project would not induce growth not already envisioned by the City and already analyzed in the NMC Final EIR.

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