

6 OTHER CEQA REQUIRED SECTIONS

CEQA requires that each EIR discuss the growth-inducing impacts of a proposed project, the significant cumulative impacts associated with development and operation of the proposed project, and identify impacts that could not be eliminated or reduced to a less than significant level by mitigation measures, as part of the project, or other mitigation measures that could be implemented. This chapter discusses and summarizes the growth-inducing, cumulative, and significant and unavoidable impacts that could result from adoption and implementation of the Sacramento Army Depot Redevelopment Plan Third Amendment (“Amendment”).

6.1 GROWTH-INDUCING IMPACTS

Section 15126.2(g) of the CEQA Guidelines requires that an EIR discuss the growth-inducing impacts of the proposed project. Specifically, CEQA states that an EIR shall: “Discuss 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 that 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 the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also, discuss the characteristic of some projects that 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.”

Growth-inducing impacts can result from development that directly or indirectly induces additional growth pressures that are more intense than what is currently planned for in general and community plans. An example of this would be the re-designation of property planned for agricultural uses to urban uses. The growth inducement that may result, in this example, would be the development of services and facilities that may encourage the transition of additional land in the vicinity to more intense urban uses. Another example would be the extension of urban services to a site, which may encourage conversion of non-urban lands to urban lands.

6.1.1 SETTING AND POTENTIAL GROWTH-INDUCING IMPACTS

The area to be added to the Existing Project Area (“Added Area”) is located in an existing urbanized environment, and includes declining commercial, industrial and residential areas. The Added Area is surrounded on all sides by urban uses. Implementation of the Amendment would provide tax increment funding for projects such as infrastructure improvements, development assistance, property acquisition and economic development assistance, which would eliminate blight and encourage infill development and rehabilitation consistent with adopted plans and policies. It would neither require extension or expansion of services to an area where none is provided nor involve substantial improvements to existing facilities, except where those facilities are upgraded to accommodate planned land uses. The current capacity of most services is sufficient to accommodate planned growth within the Added Area. Upgrades to utilities to meet planned growth in the Added Area are considered improved technology/rehabilitation efforts, not a growth-inducing activity. The ultimate planned expansion of the Regional Wastewater Treatment Plant is expected to be able to accommodate the increased sewer flows. Impact fees have been established by the Sacramento Regional County Sanitation District (SRCSD) in anticipation of new facilities needed to

meet the cumulative demand of growth in the City of Sacramento, as identified in the Sacramento Regional Wastewater Treatment Plant Master Plan. Planned improvements to the Community Services District No. 1 (CSD-1) sewer system will accommodate planned growth in the Added Area through the year 2020.

Redevelopment activities are consistent with the planned land uses in the Added Area as designated in the City General Plan and Zoning Ordinance. Implementation of the Amendment would meet the objectives of the City Sacramento, since it is consistent with growth forecasts and land uses as they have been planned in the General Plan and Zoning Ordinance.

Because of new employees transferring within the City and/or to the region, localized secondary impacts may also occur related to an increased demand for housing, public services and utilities. Increases in the need for electricity, gas, water, sanitary sewer, police and other services may create the need for service and maintenance employees. These potential secondary demands are consistent with growth forecasts and land uses, and were considered in the General Plan. The implementation of the Amendment would not result in substantial new demands that were not previously anticipated in adopted plans.

Although implementation of the Amendment would remove impediments to development, buildout of the Added Area would not exceed planned growth rates, and would not result in substantial regional demands on public services and infrastructure. No growth inducing impacts are anticipated due to implementation of the Amendment. This area is targeted to increase densities to the levels allowed by zoning, specifically to encourage greater use of existing infrastructure and reduce growth impacts in outlying areas of the city and county. Growth-inducing impacts would be ***less-than-significant***.

6.2 CUMULATIVE IMPACTS

According to CEQA Guidelines Section 15355, “Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” CEQA Guidelines Section 15130(a) requires that cumulative impacts are discussed when the project’s incremental effect is cumulatively considerable, as defined in Section 15065(c). “Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Section 15130 of the CEQA Guidelines states that “the discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone.”

6.2.1 CUMULATIVE ENVIRONMENT

The CEQA Guidelines provide that a lead agency may describe the cumulative environment by either a listing of pending, proposed or reasonably anticipated projects, or a summary of projections contained in an adopted general plan or a related planning document that describes area-wide or regional cumulative conditions.

For the purposes of this SEIR, a projection of cumulative build-out based on the adopted General Plan for the City is used. The cumulative environment projection is based on the Sacramento Area Council of Governments (SACOG) information. This information was developed based on an

estimate of full build out of the Sacramento region under adopted plans. While the data are based on a long-range cumulative build-out date of 2015, this assumes that all parcels are developed to the maximum allowed intensity by that date, which may or may not occur.

Cumulative impacts resulting from general plan buildout in the Added Area have been previously analyzed and anticipated by the Sacramento General Plan Update EIR (“SGPU”). Cumulative growth impacts on public services and utilities, for example, have generally been anticipated. Cumulative impacts identified in this EIR include the following:

- The SGPU adopted findings that determined that buildout of the designated land uses would result in significant and unavoidable cumulative impacts on the roadway system in the Added Area. The proposed Amendment would remove barriers to development and encourage General Plan buildout in the Added Area, and be an indirect contributor to these identified impacts. The impact on transportation remains a **significant and unavoidable cumulative impact**.
- Any loss of cultural resources associated with redevelopment projects, even if recorded prior to demolition, would contribute to a region-wide impact that cannot be remedied. Therefore, this is considered a potentially **significant and unavoidable cumulative** impact.

6.3 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

CEQA requires the identification of impacts that could not be eliminated or reduced to less than significant levels by mitigation measures, as part of the project, or other mitigation measures that could be implemented. The significant and unavoidable impacts that would result from implementation of the Amendment include cumulative impacts on the roadway system, long term project specific operational emissions, temporary construction noise impacts on sensitive receptors, and loss of cultural resources, as follows:

- The SGPU adopted findings that determined that buildout of the designated land uses would result in significant and unavoidable cumulative impacts on the roadway system in the Added Area. The proposed Amendment would remove barriers to development and encourage General Plan buildout in the Added Area, and be an indirect contributor to these identified impacts. The impact on transportation remains **significant and unavoidable**.
- Added Area population and employment increases would generate vehicular trips and air pollutant emissions, consistent with those anticipated in the General Plan. Since future projects over the life of the Amendment cannot be defined or analyzed at this programmatic level, the impact of future individual projects on long-term operational air emissions remains **potentially significant and unavoidable**.
- Any loss of cultural resources associated with redevelopment projects, even if recorded prior to demolition, would contribute to a region-wide impact that cannot be remedied. Therefore, this is considered a potentially **significant and unavoidable** cumulative impact.