

SECTION 6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

6.1 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

The environmental impacts of the proposed Amerige Court project are discussed in Sections 4.1 through 4.9 of this EIR. Implementation of the proposed project would result in potentially significant impacts for the following topical issues: hazards and hazardous materials, cultural resources and noise. Implementation of the standard conditions and requirements and mitigation measures provided in Sections 4.1 through 4.9 would reduce these impacts to levels considered less than significant. The project would not result in significant and unavoidable impacts.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

The environmental effects related to the implementation of the project are discussed in Sections 4.1 through 4.9 of this EIR. Implementation of the project would require the long-term commitment of natural resources and land. Development of the project would result in the commitment of land resources for residential and commercial uses. The financial and material investments which would be required of the project applicant would result in further commitments of the land resources, making it more likely that the same or similar uses would continue in the future.

Environmental changes associated with the proposed development would result in alterations to the physical environment. In order to develop the project, land would be irrevocably committed to residential and commercial uses. New residential and commercial structures would be built. Utilities to serve the project would be installed or existing utilities would be upgraded.

Implementation of the project would require the commitment and reduction of nonrenewable and slowly renewable resources. These resources include, but are not limited to, petrochemical construction material; lumber; sand and gravel; asphalt; steel; copper; lead; and other metals, etc.

Approval and implementation of the project would also result in the loss of other resources. These resources would be for the construction, heating, and cooling of homes; potable and non-potable water for food preparation, drinking, irrigation, etc.; transportation of people and goods to and from the site; as well as lighting and other associated energy needs.

6.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

This section of the EIR discusses the ways in which the proposed project could foster economic or population growth, or induce construction of additional developments in the surrounding environment, either directly or indirectly (CEQA Guidelines §15126.2[d]). To assess the potential for growth-inducing impacts, the project characteristics that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively must be evaluated.

Growth-inducing impacts may occur when the development of a project directly or indirectly induces economic or population growth, or the construction of additional housing in the surrounding area. Direct growth-inducing impacts occur when a project imposes new burdens

on a community or induces new development in an area, triggering related growth-associated impacts. This includes projects which would remove physical obstacles to population growth (such as a new road into an undeveloped area or expansion of a water waste treatment plant which might allow for more construction in service areas). Construction of these types of infrastructure improvements cannot be considered in isolation from the development they trigger.

The development of the proposed Amerige Court project would be compatible with adjacent land uses and would not impose significant new burdens on public services or utilities or induce substantial new unforeseeable development in the area. The proposed project would be considered “in-fill” development because the site is surrounded by existing developed areas. Since there are existing services and utilities serving the project site, the project would not involve the construction of any new public infrastructure facilities which would induce additional growth in the area. Existing facilities would be upgraded to support the project.

The proposed development of residential, commercial/retail (including restaurant) and parking uses is consistent with the existing land use designation for the project site (Downtown Mixed Use) and a General Plan Amendment is not required. The current zoning for the project site is Central Business District Commercial (C-3) and Restaurant Overlay District (ROD). As discussed in Section 4.1, the proposed project would be consistent with the City of Fullerton General Plan and Zoning. Implementation of the proposed project would not require a change from previous land use designations in the area or previous land use policies of the City of Fullerton.

The proposed project is located in the downtown area of the City of Fullerton, in an area nearly built out with retail, commercial and residential uses. The proposed project does not include any physical facilities or policy actions that would provide opportunities for growth beyond that proposed by this project. Implementation of the proposed project would not create growth-inducing impacts on either an individual or cumulative basis.