

## 6.0 CEQA Required Assessment Conclusions

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As required by the California Environmental Quality Act (CEQA), this chapter provides a discussion of effects not found to be significant, unavoidable significant impacts, significant irreversible environmental changes, and impacts related to growth inducement. The focus of this chapter is on the environmental effects of both construction and operation of the project.

### 6.1 EFFECTS NOT FOUND TO BE SIGNIFICANT

CEQA requires a brief discussion of the potential effects of a project that have been determined not to be significant and, therefore, not evaluated in detail in the EIR. Because of the nature of the project and its location in an existing road right-of-way (ROW), the project has little potential for significant impacts. **Section 4.3** of this EIR includes a discussion of all environmental resources that would not be significantly affected by the project. These resource areas include aesthetics, agriculture, air quality, geology, greenhouse gas emissions, hazardous materials, hydrology, land use, mineral resources, noise and vibration, population and housing, public services, recreation, transportation, and utilities.

### 6.2 SIGNIFICANT UNAVOIDABLE IMPACTS

CEQA Section 15126.2(b) requires that an EIR disclose all significant impacts including those that cannot be mitigated to a less-than-significant level, where no feasible mitigation measures exist to further reduce these impacts. Throughout this draft EIR, mitigation measures have been identified that would reduce all of the potential environmental impacts of the project to a less-than-significant level, with the exception of impacts to cultural resources.

CEQA Section 15092 prohibits lead agencies from approving a project unless the agency has “eliminated or substantially lessened all significant effects on the environment where feasible.” California Supreme Court case law has affirmed that lead agencies have a duty to mitigate significant environmental impacts to the extent possible when mitigations are feasible, even if the mitigations will not reduce impacts to a less-than-significant level and the agency intends to adopt a Statement of Overriding Considerations.

**Chapter 4.0** provides a full discussion of all environmental impacts of the project. According to the evaluation of all the topical sections in this draft EIR, the project would not result in any significant and unavoidable impacts.

### **6.3 SIGNIFICANT IRREVERSABLE CHANGES**

CEQA Section 15126.2(c) requires that an EIR discuss any environmental changes that would be irreversible if the project were implemented. CEQA defines irreversible environmental changes as either an irretrievable commitment of resources and/or irreversible damage resulting from environmental accidents. Irreversible changes may include current or future uses of non-renewable resources, and secondary or growth inducing impacts that commit future generations to similar uses. The *State CEQA Guidelines* describe three distinct categories of significant irreversible changes, including changes in land use that would commit future generations; irreversible changes from environmental actions; and consumption of non-renewable resources.

#### **Changes In Land Use Which Would Commit Future Generations**

The project consists of the relocation of a water main line, and does not propose new urban development within the project area. As the project would be located entirely within the existing ROW of Rockville Road, the project would not result in changes in land use.

#### **Irreversible Changes from Environmental Actions**

The project would not change any land uses in the project area. Non-renewable resources such as fossil fuels would be required for construction of the proposed water line. The associated commitment of non-renewable resources necessary for construction would be irreversible.

#### **Consumption of Non-renewable Resources**

The project would result in the consumption of some nonrenewable resources during construction, such as electricity, natural gas and petroleum products, and construction materials.

### **6.4 GROWTH INDUCEMENT**

CEQA requires a discussion of the ways in which a project could be growth inducing. The *State CEQA Guidelines* Section 15126.2(d) identify a project as growth inducing if it would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. For example, new population from residential development represents a direct form of growth. A project could also indirectly induce growth by attracting additional population or new economic activity to an area.

According to the *State CEQA Guidelines*, the project would have potential to induce growth if it would:

- directly encourage population growth, through the construction of additional housing in the surrounding environment;
- result in the economic expansion either through the addition of substantial commercial space or by providing longer-term jobs (including construction) that could induce people to move to the area
- remove obstacles to growth, such as by building a road in a formerly inaccessible area, or through the provision of infrastructure or service capacity that would accommodate population growth beyond the levels currently anticipated by local or regional plans and policies;
- increase population such that existing community facilities and services are inadequate and the expansion of existing facilities or the construction of new facilities is required; or
- through a precedent-setting action, such as a General Plan Amendment or removal of a restrictive zoning requirement such that growth would be permitted in new areas or at a higher density than previously planned for.

In general, a project could be considered growth inducing if it directly or indirectly affects the ability of agencies to provide needed public service, or if it can be demonstrated that the potential growth significantly affects the environment in some other way. However, the *State CEQA Guidelines* do not require a prediction or speculation of where, when, and in what form such growth would occur.<sup>1</sup>

According to the *State CEQA Guidelines*, it must not be assumed that growth in any area is necessarily detrimental, beneficial, or of no significance to the environment. CEQA does not require separate mitigation for growth inducement as it is assumed that these impacts are already captured in the analysis of environmental impacts (**Chapter 4.0** of this draft EIR).

The project involves the relocation of an existing 24-inch water line to a new location in Rockville Road. The new water line would be reduced in size to a 12-inch diameter to optimize the function and maintenance of the system.

The Gordon Water Line forms part of the Vallejo Lakes water system, a public water system operated by the City of Vallejo that serves approximately 900 connections in Green Valley and portions of Suisun Valley. The capacity of the system's water treatment facility was intentionally limited in 1998, based in part on a funding agreement with the Green

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<sup>1</sup> CEQA Guidelines, Section 15145.

Valley Land Owners Association. The City of Vallejo also imposed a permanent moratorium on new water connections based on the fact that the treatment plant is already operating at or near its capacity.<sup>2</sup>

The relocation of the Gordon Water Line to Rockville Road would not induce growth in the surrounding area. While new development may be pursued through the use of groundwater wells and project-level treatment, the City of Vallejo has made it clear through its moratorium that it will not consider any applications for development in the Green Valley and Suisun Valley areas that rely upon water from the Vallejo Lakes system.

The intentional downsizing of the capacity of the treatment plant further ensures that new connections are not possible, regardless of other zoning or land use decisions. Because of the measures put in place by the City and the residents of Green Valley, the location of any of the water lines that support the Vallejo Lakes water system would have no effect upon the likelihood of new connections.

The project would not allow for the accommodation of population growth beyond the levels currently anticipated by local or regional plans. The project would therefore have no growth inducing impact.

## References

Condor Country Consulting (2009). *Cultural Resources Archeological Survey Report for Gordon Water Line.*

Solano County (2008). *Rockville Trails Estates Residential Subdivision, Revised Draft Environmental Impact Report.*

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<sup>2</sup> Rockville Trails Estates Residential Subdivision, Revised Draft EIR, June 2008.