SECTION 6: GROWTH INDUCING, UNAVOIDABLE ADVERSE, AND IRREVERSIBLE IMPACTS

6.1 - Growth-Inducing Impacts

As discussed in more detail in Section 9, Other Long Term Implications, the project will not have any growth inducing impacts because the project does not affect economic or population growth, and does not involve the construction of additional housing, either directly or indirectly, in the surrounding environment. The proposed project is a redesign of the church and school uses that have existed on site for over 40 years. Refer to Section 9, Other Long-Term Implications, for additional information.

6.2 - Unavoidable Adverse Impacts

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

After implementation of the proposed project, it has been determined that the following topical environmental issue can be feasibly mitigated below the level of significance:

- Noise

The following topical environmental issues were below the level of significance and did not require mitigation:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Transportation and Traffic
- Utilities and Service Systems

No environmental issues remain significant and unavoidable after implementation of the proposed project.

Agriculture and Forest Resources, Biological Resources, Cultural Resources, Geology and Soils, Mineral Resources, Population and Housing, Public Services and Recreation were evaluated in the Initial Study and determined to be less than significant and did not require mitigation measures.

6.3 - Irreversible Impacts

As discussed in more detail in Section 9, Other Long Term Implications, the project will have irreversible impacts on the environment. Approval and implementation of the actions related to the implementation of the project would result in an irretrievable commitment of non-renewable resources. Environmental changes associated with the implementation of the proposed project result in alterations of the physical environment. Refer to Section 9 for additional information.