

## **6.1 Significant Unavoidable Adverse Environmental Impacts**

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. The environmental effects of the proposed Project on various aspects of the environment are discussed in detail in Chapter 4 of this EIR. As described in Chapter 4, with the exception of noise impacts, all potentially significant impacts can be mitigated to less than significant. As described in Section 4.9, even with implementation of best available noise control technologies for construction equipment, temporary noise impacts would be substantial and considered significant and unavoidable.

## **6.2 Impacts Found to Be Less than Significant**

As detailed in Chapter 4 of this DEIR, impacts related to aesthetics, air quality, biological resources, cultural resources, geology, hazardous materials and wastes, hydrology and water quality, land use, noise, population and housing, public services, utilities, recreation, and greenhouse gases have all been determined to be less than significant with implementation of measures to minimize, mitigate, or avoid potentially significant impacts. In addition to the environmental impact categories analyzed in detail in Chapter 4 of this DEIR, the City has determined that the development and operation of the proposed Project would not result in potentially significant impacts to the environmental impact topics listed below. Section 15128 of the CEQA Guidelines states:

An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of the project were determined not to be significant and were therefore not discussed in detail in the EIR.

It has been determined that there is no evidence that the proposed Project would cause significant environmental effects in the following areas and that no further environmental review of these issues is necessary for the reasons described below.

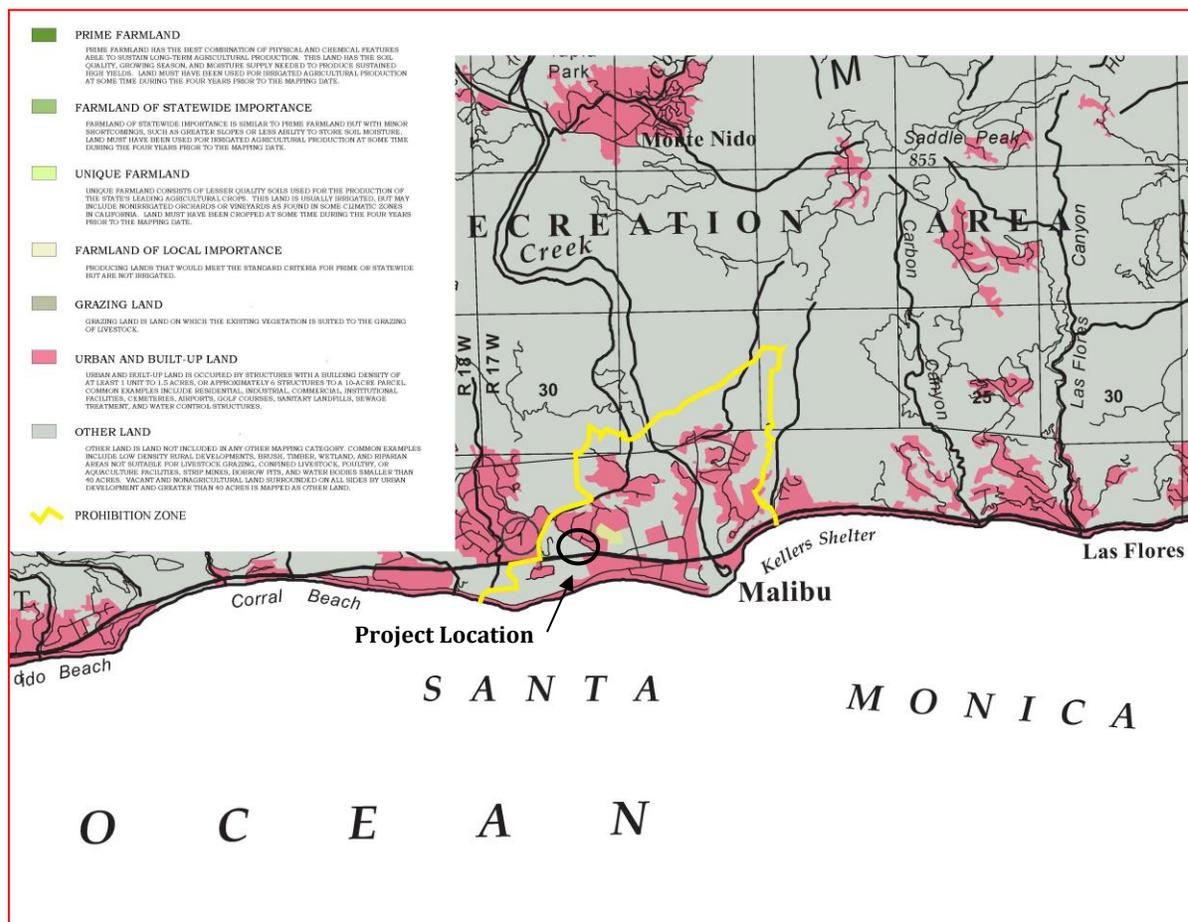
### **6.2.1 Agriculture and Forestry Resources**

The proposed wastewater treatment facility site is located in an area that is zoned Commercial Visitor Serving 2 (CV-2), which does not allow for agricultural use, although the site was historically used for agriculture. The site is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resource Agency [\(Figure 6-1\)](#). The site currently contains a small-scale wastewater treatment facility and is surrounded by vacant land. While there are no agricultural uses surrounding the wastewater treatment plant site, the service area does include parcels zoned Rural Residential (RR), a zoning designation that allows for large lot single-family residential development with agricultural uses and animal keeping. According to the City of Malibu General Plan, Land Use Element, there is an existing horticultural land use within the

Prohibition Area, which is also designated Unique Farmland pursuant to the Farmland Mapping and Monitoring Program (City of Malibu 1995a; California Department of Conservation 2013). This is the only designated agricultural land within the Prohibition Area, according to the Land Use Element and FMMP.

The proposed Project would accommodate this nursery site’s wastewater flows and would not result in conversion of this land to a non-agricultural use. Therefore, no impact would occur to Prime, Unique, Important Farmland pursuant to the Farmland Mapping and Monitoring Program. No conflicts with existing agricultural zoning or properties under Williamson Act contract would occur. There are no existing forestland, timberland, or timberland zoned areas within the Prohibition Area. Accordingly, no impacts to agricultural or forestry resources would occur.

**Figure 6-1. Farmland Mapping and Monitoring Program**



Source: California Natural Resources Agency, Department of Conservation, 2010

## 6.2.2 Mineral Resources

According to the California Department of Conservation, the proposed wastewater treatment facility site is not located on a known oil, gas or geothermal field (California Department of Conservation 2001). According to the City of Malibu General Plan, sand and gravel resources are the only mineral

resources that have been mapped in western Los Angeles County. To date the State Division of Mines and Geology has not mapped these resources or other mineral resources in the Malibu area. No known mineral resources are associated with any land within the Prohibition Zone; therefore, no impacts to mineral resources are anticipated from the proposed Project. There are no locally important mineral resources identified within the Prohibition Zone and the proposed Project does not include facilities or activities that would result in the loss or availability of any known mineral resources within the prohibition zone or its surroundings. In addition, the proposed wastewater treatment facility would be constructed on previously disturbed land where there are no known mineral resources of value. Similarly, the collection and distribution system as well as associated pump facilities would be constructed within road rights-of-way or on other public land or on easements (to be acquired), which have already been disturbed. Accordingly, there is little potential for the Project to result in the loss of availability of any known state or locally important mineral resources.

### 6.3 Growth-Inducement and Indirect Impacts

According to Section 15126.2 (d) of the CEQA Guidelines, growth-inducing impacts of the proposed project shall be discussed in the EIR. Growth-inducing impacts are those effects of the proposed project that might foster economic or population growth or the construction of new housing, either directly or indirectly, in the surrounding environment. According to CEQA, increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.

Typically, the growth-inducing potential of a Project would be considered significant if it results in growth or population concentration that exceeds those assumptions included in pertinent master plans, land use plans, or projections made by regional planning authorities. However, the creation of growth-inducing potential does not automatically lead to growth, whether it would be below or in excess of the projected level. Under CEQA, it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Any potential environmental effects of induced growth would be secondary or indirect impacts of the proposed Project. Secondary effects of growth could result in significant, adverse environmental impacts. For example, adverse environmental impacts related to growth could include increased demand on community or public services, increased traffic and noise, degradation of air and water quality, and conversion of agricultural land and open space to developed uses.

As discussed previously in Section 4.10, Population and Housing, the proposed Project does not include a housing component that could directly result in an increase in population, nor would it displace any existing population or housing units in the City of Malibu. Development in the City has historically remained below allowable land use densities for a variety of reasons, one being the limitations presented by reliance on OWDS and the cost of OWDS upgrades. Accordingly, implementation of the Project may accommodate future growth because property owners would not have to rely on OWDSs for their wastewater needs. As a result, the potential exists for indirect impacts on the environment associated with new development, such as the buildout of housing and commercial land uses in the Civic Center area. However, Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 18.10 states that community sewer facilities shall not have a service capacity that would exceed the amount of development allowed by the existing LCP development standards and that a new public sewer facility shall require certification of a Local

Coastal Program Amendment by the California Coastal Commission. As such, the proposed Local Coastal Program Amendment would include requirements that would strictly limit the design capacity of all phases of the Project to the level of development allowed under the current LCP. Accordingly, growth resulting from the Project would be consistent with the City of Malibu General Plan and density limitations as per the LCP and City Zoning Code. Therefore, while the Project would potentially facilitate planned growth, the indirect impacts associated with this growth have been accounted for in the City of Malibu General Plan and would be required to undergo environmental review and approval on an individual project basis.

## 6.4 Irreversible Environmental Changes

Irreversible long-term environmental changes associated with the proposed Project would include a change in the visual character of the proposed wastewater treatment facility site as a result of developing the facility on a mostly vacant site. Additional irreversible environmental changes would include the consumption of building materials and energy to construct the proposed Project. Operation of the Project would result in an increase in energy consumption and a negligible increase in local and regional vehicular traffic, and the resultant increase in air pollutants and noise emissions generated by this traffic and operation of the Project. Design features have been incorporated into the development proposal and mitigation measures are proposed in this EIR that would minimize the effects of the irreversible environmental changes associated with the development of the Project to the maximum degree feasible.