
V. GENERAL IMPACT CATEGORIES

A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts which cannot be avoided. Specifically, Section 15126.2(b) states:

“Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reason why the project is being proposed, notwithstanding their effect, should be described.”

Based on the analysis contained in this Draft SEIR, implementation of the proposed project would result in the following significant and unavoidable impacts: short-term aesthetics impacts, and construction noise impacts.

B. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which a proposed action could be growth inducing. This includes ways in which the project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 15126.2(d) of the CEQA Guidelines reads as follows:

“Discuss the 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 which would remove obstacles to population growth (a major expansion of a waste water 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 project which 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.”

The proposed project would add short-term employment opportunities provided during the construction phase of the project. Although the project would provide short-term employment opportunities, which would likely be filled from the local employee base, with the possible exception of a few household and landscape maintenance jobs, no permanent jobs would be created by the proposed project. Therefore, the project would not result in long-term employment growth in the area.

The proposed project requests approval of a Vesting Tentative Subdivision Map for three residential units, Design Review approvals for grading, and retaining wall construction and approvals for a common driveway to serve the site. Full buildout of the project would result in the addition of three new single family homes and an associated population increase of 9 – 15 residents.

Public services (i.e., police, fire protection, schools, and parks and recreation) to the project site and area are currently provided by the Town of Ross Police Department, Ross Valley Fire Protection District, Ross School District and the Tamalpais Union High School District, and the Ross Recreation and Parks Department, respectively. The relatively low residential population generated by the proposed project would result in an increased demand for the public services provided by these agencies. However, as discussed in the Initial Study, the project's demand for public services could be accommodated by existing services and would not create a need for new or altered governmental facilities; project impacts on public services would be less than significant.

The project site is located in an area that is currently developed with single-family residential land uses and is served by existing utility infrastructure and service systems. Wastewater service and treatment to the project area are currently provided by the Ross Valley Sanitary District and the Central Marin Sanitation Agency, respectively; water service to the project area are provided by Marin Municipal Water District; and solid waste disposal services are collected by Marin Sanitary Service and are accommodated by the Redwood Sanitary Landfill.

Although the project would require installation of new sewer and water lines and storm drain inlets on the project site, this infrastructure would connect to the existing infrastructure that is located in roadways adjacent to the project site. The new utility infrastructure associated with the project would serve the needs of the project only and would not accommodate additional development. Further, as discussed in the Initial Study, the Redwood Landfill and Recycling Center could adequately serve the needs of the proposed project. Therefore, growth inducing impacts associated with the proposed project would be less than significant.