

6.1 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The Proposed Project includes acquisition and contribution of 1,504 acres of undeveloped land in Rancho Palos Verdes for establishment of a Reserve. Lands within the Reserve would be managed by the PVPLC with the assistance of the City and Wildlife Agencies for long-term conservation of sensitive species and their habitats. The Proposed Project does not involve short-term uses of the environment and would maintain and enhance long-term productivity of lands within the Reserve through habitat protection and restoration.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Adoption of the Proposed Project and issuance of a take permit under Section 10(a)(1)(b) of the ESA would permanently preserve portions of habitat areas within the westernmost part of the city and permit take of species on the Covered Species List outside and inside of the Reserve. The incidental take of species on the covered list outside of the Reserve would represent an irreversible environmental change associated with implementation of the Proposed Project. The number of covered plant and animal species that could be taken outside of the Reserve under the Proposed Project is summarized in detail in Section 5.1 of this document.

6.3 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines uses the following example to guide preparation of the growth-inducement analysis:

“The Growth-Inducing Impact of the Proposed Action.

- *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 wastewater treatment plant might, for example, allow for more construction in a service area).*
- *Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.*
- *Also discuss the characteristics of some projects 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.”*

SOURCE: 1999 CEQA Guidelines, Section 15126.2(d)

As discussed above in the CEQA Guidelines, growth-inducing impacts can occur if a project would induce growth either directly or indirectly in the surrounding environment. For instance, a project with

direct growth-inducing impacts might be one in which a currently undeveloped area was supplied with urban levels of public services and facilities with significant capacity for growth. Placement of a major employment attractor in an outlying, underdeveloped area may also be considered direct growth inducement.

No aspect of the Proposed Project would induce growth directly. Although the Subarea Plan would likely enhance quality of life, it is not anticipated that it would induce people to move to Rancho Palos Verdes.

A project with indirect growth-inducing impacts might also cause a change in the location, type, or pattern of growth. The Proposed Project may shift some construction of future housing from land within the Reserve and Neutral Lands to other areas in the city. This may have the effect of intensifying growth in areas of Rancho Palos Verdes outside of the Reserve. It should also be noted that all future development would be subject to the General Plan, which regulates development intensity.

Rancho Palos Verdes is approximately 90 percent built out, and the nature and extent of future growth can be anticipated. The Subarea Plan includes mitigation for this anticipated growth in the form of dedication and restoration of habitats within the proposed Reserve area (See Tables 5.1-3 and 5.1-4). The Proposed Project is also consistent with and furthers the elements of “smart growth” strategies recommended by SCAG.