

CHAPTER VII

Significant Unavoidable and Irreversible Impacts

1 According to CEQA Guidelines (Section 15126[b]), an environmental impact report must
2 include a description of those impacts identified as significant and unavoidable, should
3 the proposed action be implemented. These types of impacts would be considered
4 unavoidable if either no mitigation, or only partial mitigation, is feasible. CEQA
5 Guidelines (Section 15126[c]) requires that an EIR assess those significant irreversible
6 environmental changes which would be involved in the proposed project should it be
7 implemented, This section identifies both significant impacts that cannot be eliminated
8 or reduced to a less-than-significant level by mitigation measures imposed by the City,
9 and irreversible environmental impacts.

10 **A. SIGNIFICANT AND UNAVOIDABLE EFFECTS**

11 The unavoidable environmental impacts that will result from implementation of
12 the Lakeview Promenade development are related to:

- 13 1. *Project Specific and Contribution to Cumulative Degradation of Air Quality:*
14 As described in Impact AQ-2, project buildout would result in ambient
15 concentrations of ROC and NO_x that exceed the 25 lb./day air quality
16 standards identified by the Santa Barbara County Air Pollution District
17 for reactive organic compounds (ROC) and nitrogen oxides (NO_x). As
18 calculated in this EIR, project operation resulting from all combined
19 project sources (i.e., vehicular traffic, space heating, water heating, and
20 landscaping would generate 64.29 lbs/day of ROC and 72.93 lbs/day of
21 NO_x. The project’s contribution to cumulative air quality ROG and NO_x
22 emissions, in combination with emissions from other probable future
23 proposed and approved growth within the cumulative impact study area
24 of Santa Barbara County, would be cumulatively considerable, though it
25 would be reduced to the maximum amount feasible with imposition of
26 Mitigation Measure AQ-1.

27 No other significant and unavoidable effects would result from project
28 implementation.

29 **B. SIGNIFICANT IRREVERSIBLE IMPACTS**

30 Implementation of the Lakeview Promenade mixed-use development project will
31 result in the irreversible commitment of certain natural resources. The most
32 notable significant irreversible impacts are commitment of energy resources in
33 the form of natural gas, electricity, increased generation of pollutants, and the
34 short-term commitment of non-renewable and/or slowly renewable natural and
35 energy resources, mineral resources, and water resources for development.

36 Development of the Lakeside Promenade project will use natural resources both
37 during and after construction. During construction, fossil fuels to operate
38 construction equipment, and building materials (e.g., wood and aggregate)
39 would be consumed. As construction of specific phases of development are
40 completed, fossil fuels would be consumed during resident and mixed use retail
41 and commercial employee vehicle use, heating and cooling of buildings, and
42 generation of electricity. The use of these resources is an unavoidable
43 consequence of development. The magnitude of this use will be offset partially

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- 1 by required compliance with Title 24 of the California Code of Regulations, and
- 2 other energy conservation measures.
- 3 All significant avoidable effects resulting from the Lakeside Promenade project
- 4 are discussed in Chapter IV of this EIR.