

SECTION 10
SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS
WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION
SHOULD IT BE IMPLEMENTED

The environmental effects of the proposed CEQA Project are discussed in Section 5.0 of this EIR and are summarized in Section 3.0. As discussed in Section 5.0 of this EIR and throughout the Disposal and Reuse EIS (incorporated by reference into this EIR), with two exceptions, program-level, project-related impacts are mitigated to a less-than-significant level. Traffic-related noise impacts under both baseline and project-related conditions would result in significant unavoidable impacts based on the land use compatibility guidelines provided in the Novato General Plan. Additionally, the Project's incremental contribution to cumulative traffic impacts on U.S. 101 during the a.m. peak period would worsen existing levels of service, exacerbating existing congestion levels, and as such is considered significant and unavoidable. The Project would result in land uses anticipated in and therefore consistent with the General Plan.

The incremental development of specific projects implemented pursuant to the Reuse Plan and associated actions would require the long-term commitment of natural resources and land. Once the 50-75 year life-span of on-site buildings is reached, it is probable that the site would continue to support urban uses due to the large investment of capital resources that would be expended on the revitalization of the project site and surrounding vicinity, including implementation of site infrastructure. In this way the project would commit future generations to similar uses.

As addressed in the EIS, irreversible environmental effects to soils and vegetation may occur as a result of the physical improvements (excavation, grading, and construction activities) depending on site-specific development plans and their site locations subsequent to the Hamilton Field Redevelopment Project. Other irreversible environmental effects associated with the proposed CEQA Project would include the future use of nonrenewable resources during the construction and operation of the individual project features when site-specific development plans are submitted. In as much as fossil fuels currently are the principal source of energy, it can be stated that subsequent projects implemented pursuant to the Reuse Plan and associated actions would reduce existing supplies of fuel, including fuel oil, natural gas, and gasoline. This represents a long-term commitment to consumption of an essentially nonrenewable resource.

Such future projects would require the commitment or destruction of other nonrenewable and slowly renewable resources. These resources include, but are not limited to, lumber and other forest products; sand and gravel; asphalt; petrochemical construction materials; steel; copper; lead and other metals, water; etc. A marginal increase in the commitment of social services and public maintenance services (waste

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disposal and treatment, etc) would also be required. However, consideration and mitigation of any such effects would be required during project-specific review for approvals not specifically addressed in this EIR.