



Planning and Development

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Environmental Scoping Document

Bodger Housing Development and Vesting Tentative Tract Map (Case Nos. 24TRM-00004 and 24DVP-00019)

Project Webpage:

<https://www.countyofsb.org/4862/Bodger-Housing-Development-and-Vesting-T>

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1.0 Purpose

This environmental scoping document describes the proposed Bodger Housing Development and Vesting Tentative Tract Map (Project). The Project would include a subdivision of three lots in Santa Barbara County, just outside the City of Lompoc, to create 340 dwelling units, roadways, and residential amenities (e.g., open spaces and recreational areas).

This environmental scoping document provides a preliminary review of the potential environmental impacts associated with the Project, in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000–21189) and CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387). This scoping document, along with comments received in response to the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for the Project (Ibid Section 15082), will assist the County of Santa Barbara (County), as the lead agency for the preparation of the EIR, in identifying environmental impacts, mitigation measures, and a range of alternatives to be considered in the EIR.

2.0 Project Description

2.1 Project Applicant

Granite Peak Real Estate Advisors, Inc.
222 E Carillo Street, Suite 111
Santa Barbara, CA, 93101

2.2 Project Site

The Project site:

- Is located within the unincorporated area of Santa Barbara County and adjacent to the City of Lompoc at 1851 West Olive Avenue, Lompoc, CA 93436;
- Is approximately 100 acres in size;
- Consists of four legal lots and six Tax Assessor's Parcels (Assessor's Parcel Numbers [APNs] 093-111-007, -008, -009, -010, -011, and -012); and
- Has an A-II-40 (Agriculture II, 40 acre minimum lot size) land use designation and an AG-II-40 (Agriculture, 40 acre minimum lot size) zoning designation, pursuant to the Santa Barbara County Comprehensive Plan.



The Project site currently supports commercially cultivated agricultural fields and structures associated with the Bodger Seeds Company. The Project site is bordered to the north by West Ocean Avenue (Hwy 246), to the east by South V Street, to the south by West Olive Avenue, and to the west by North Bailey Avenue. Development surrounding the Project site includes agricultural fields to the north and west, and residential development to the north, east, and south.

The Project site is bordered by incorporated areas of the City of Lompoc to the north, east, and south; is located outside of, but adjacent to, the City of Lompoc Sphere of Influence; and is located within the City of Lompoc's Urban Limit Line.

2.3 Project Summary

The Project consists of a housing development project pursuant to the "Builder's Remedy" provisions set forth in the Housing Accountability Act (Government Code Section 65589.5). Specifically, the Project includes a subdivision of three of the four legal lots that constitute the Project site to create 211 lots consisting of:

- 200 lots for the development of single-family dwellings;
- Two lots for the development of 140 dwelling units in four townhome buildings (two townhome buildings per lot); and
- Nine open space lots and roadways.



The 200 single-family dwellings would: (1) be located on lots ranging from 6,750 square feet (sf) to 8,183 sf in size; (2) range from 2,228 to 3,132 gross sf in floor area; (3) range from 19.5 feet (ft) to 27 ft 7 inches in height; and (4) involve eight different home designs. Each single-family dwelling would include a two-car garage for on-site parking.

The 140 multifamily dwelling units would be located in four townhome buildings; two would be located on a 174,034 sf lot and two would be located on a 174,112 sf lot. Each townhome building would be 31,211 gross sf in size and approximately 40 ft in height. The townhome buildings would each include a total of 24 studio units, 44 one-bedroom units, 48 two-bedroom units, and 24 three-bedroom units, ranging from approximately 394 net sf to approximately 1,232 net sf in size. Two of the townhome buildings would contain a total of 70 deed-restricted affordable units. Two automobile parking areas, each with 182 parking spaces, including required ADA-compliant stalls and spaces compatible for electric vehicles, would be constructed to provide automobile parking for residents and guests of the multifamily dwellings. Bicycle parking would also be provided for residents and guests of the multifamily dwellings, consisting of 140 long-term spaces (one space per dwelling unit) and 40 short-term spaces.

The Project would create nine common open space lots for two neighborhood entry parks, two community parklets, one community park, one community field, and three pedestrian greenbelts. Amenities and infrastructure to be provided on the common open space lots include monument entry signs, park benches, trellises, a community garden, playground structures, a swimming pool, half-court basketball, a pavilion structure, barbeques, and a pump house enclosure. Low water landscaping would be installed



using a plant palette that would include a mix of large evergreen, street/canopy, and accent trees, along with a variety of shrubs and vines. Plant sizes would range from five-gallon plants to 36-inch box trees.

An internal network of roadways with connections to South V Street and West Olive Street would provide vehicular access to and within the Project site. Roadways would include 60- and 50-foot-wide sections with curbs, gutters, and sidewalks separated from travel lanes by landscaped parkways. Streetscape improvements, including curb, gutter, sidewalk, and parkway planting, would be installed along South V Street and Olive Avenue. A network of pedestrian and cycling paths would be installed within the Project site, with features including a north-south trending walking path within the central portion of the Project site; walking paths within the active and passive open space areas; and connectivity to Miguelito Elementary School, South V Street, and West Olive Avenue.

Given the location and elevation of utility access points, and to support adequate drainage across the site, the Project includes approximately 283,000 cubic yards (cy) of grading (total), consisting of 147,000 cy of cut and 136,000 cy of fill, and no import or export (approximately 15% of soil shrinkage is anticipated). Site grading would create building pads elevated above 100-year storm event surface elevations and would accommodate the installation of a stormwater collection and conveyance system. The proposed stormwater collection and conveyance facilities have been designed to accommodate peak flows during two-, five-, 10-, 25-, 50-, and 100-year storm events in accordance with County of Santa Barbara Flood Control requirements and County of Santa Barbara Tier 2 postconstruction stormwater requirements. The facilities would accommodate runoff resulting from the installation of approximately 28 acres of impervious surfaces, segmented into 14 drainage management areas, and would convey stormwater runoff to the proposed retention/infiltration basin (Basin A) and detention basin (Basin B) on APN 093-111-007. Stormwater from the detention basin would be conveyed through a new concrete channel along the western edge of the Project site and then along the northern boundary of the Project site on Ocean Avenue, ultimately discharging into an existing 24-inch storm drain culvert at the northwest corner of the Project site near the intersection of Ocean Avenue and Bailey Avenue.

The City of Lompoc would provide water and sewage disposal services for the proposed development. Either PG&E or the City of Lompoc would provide electrical service for the proposed development. Southern California Gas would provide natural gas for heating and cooking. Comcast and/or Frontier would provide telecommunications/cable services.

The Project will or may require the following approvals, authorizations, and/or entitlements:

Agency Name	Type of Agency	Review and/or Approval Authority
Santa Barbara County	Lead Agency	Development Plan, Tentative Tract Map, Final Tract Map, Grading Permit, Land Use Permit(s), and Encroachment Permit(s)
City of Lompoc	Responsible Agency	Out-of-agency service agreement for water and sewer services and Encroachment Permit(s) ¹
Santa Barbara County Local Agency Formation Commission (LAFCO)	Responsible Agency	Out-of-agency service agreement for water and sewer services ¹
California Department of Transportation (Caltrans)	Responsible Agency	Encroachment Permit(s)
California Department of Fish and Wildlife (CDFW)	Trustee Agency	Review of analysis of impacts to biological resources; Lake and Streambed Alteration (LSA) Agreement ² and/or Incidental Take Permit ³ (if required)

¹ Additionally, following County action on the Project, the applicant may independently opt to pursue annexation of the Project site into the City of Lompoc, which may alter the required approvals from those listed above.

² An LSA Agreement will be required if CDFW determines that the Project may substantially adversely affect fish and wildlife resources associated with a river, stream, or lake (California Fish and Game Code Section 1602).

³ An Incidental Take Permit will be required if CDFW determines that the Project will involve the incidental take of a California Endangered Species Act-listed species (California Fish and Game Code Section 2081(b); Title 14, CCR, Sections 783.2-783.8).

3.0 Scope of Environmental Review

3.1 Overview

CEQA requires the preparation of an EIR to inform the public, responsible agencies, trustee agencies, and decision-makers of the Project's potential environmental effects. According to CEQA Guidelines Section 15151, "...[a]n EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences."

3.2 Environmental Topics to Be Analyzed in the EIR

CEQA Guidelines Section 15060(d) states that an Initial Study is not required in cases where preparation of an EIR is determined to be clearly required by the Lead Agency. Accordingly, an Initial Study for the Project is not provided herein. However, preliminary review of the Project identified the following issue areas for evaluation in the EIR. Additional topics beyond those that are set forth below may also be addressed in the EIR, based on the comments received in response to the NOP for the EIR.

3.2.1 Agricultural Resources

As mentioned above, the Project site has a Comprehensive Plan land use designation of A-II-40 (Agriculture II, 40-acre minimum lot size) and a zoning designation of AG-II-40 (Agriculture II, 40-acre minimum lot

size). The State's Farmland Mapping and Monitoring Program (FMMP) classifies the Project site into four farmland types, all of which are identified as prime farmland if irrigated. The Project involves grading throughout the Project site and development of the residential subdivision and supporting drainage infrastructure on approximately 59 acres of the Project site. The remaining approximately 41 acres would remain in agricultural production. The EIR will describe the existing agricultural setting, history, and uses of the Project site in further detail. It will



incorporate information from the County's Comprehensive Plan (Agricultural and Land Use Elements), FMMP documentation, and other available resources. The EIR analysis will be partially based on the Applicant-prepared Agricultural Viability Study (Dudek, 2024) to consider direct, indirect, and cumulative impacts on agricultural resources, including the potential for direct conversion of agricultural lands, potential for conflicts with agricultural operations, and loss of agricultural viability. The EIR will identify mitigation measures for potentially significant impacts, where feasible.

3.2.2 Air Quality

The Project site is located in the South Central Coast Air Basin and within the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). The County is in attainment status for all federal ambient air quality standards, but is currently in nonattainment-transitional status for the state's 8-hour ozone standard and nonattainment status for the state's particulate matter less than 10 microns in diameter (PM_{10}). The EIR will further describe existing conditions within the South Central Coast Air Basin and in the Project vicinity, including climatic conditions, local emissions sources, and sensitive receptors, such as schools and adjacent neighborhoods. The EIR analysis will be supported by an Applicant-prepared Air Quality and GHG Emissions Assessment (Dudek, June 2025) that quantifies direct (e.g., emissions from operation of construction equipment and trip generation) and indirect (e.g., emissions from electrical power generation) emissions for temporary construction and ongoing operations/maintenance. Calculated emissions will be compared against adopted SBCAPCD and County thresholds, such as the County's *Environmental Thresholds and Guidelines Manual*, SBCAPCD's *Rules and Regulations*, *Environmental Review Guidelines for the SBCAPCD*, and *Scope and Content of Air Quality Sections in Environmental Documents*, as well as the CEQA Guidelines (Appendix G). The EIR will also assess the consistency of the Project with applicable regulations and policies, including the County's Comprehensive Plan, SBCAPCD's Ozone Plan, and the Santa Barbara County Association of Governments' (SBCAG's) 2025 update to the Connected 2050 Regional Transportation Plan and Sustainable Communities Strategy (Connected 2050 RTP/SCS). Cumulative impacts resulting from implementation of the Project in conjunction with other development projects will also be assessed, and feasible, project-specific mitigation measures will be identified, as necessary.

3.2.3 Biological Resources

Vegetation on the Project site is predominantly agricultural row crops, but Monterey cypress trees (*Hesperocyparis macrocarpa*), Port Orford cedar trees (*Chamaecyparis lawsoniana*), western sycamore trees (*Platanus racemosa*), non-native grassland, ornamental shrubs and herbs, and ruderal vegetation are also present. Several wildlife species have been observed on-site [e.g., western fence lizard (*Sceloporus occidentalis*), Anna's hummingbird (*Calypte anna*), turkey vulture (*Cathartes aura*), Botta's pocket gopher (*Thomomys bottae*)], and additional amphibians, reptiles, birds, and mammals,



including some sensitive species, are expected to occur or have potential to occur. The EIR will further describe the existing biological resources that occur or have the potential to occur at the Project site, utilizing resources such as the Applicant-prepared Biological Assessment Report (Watershed Environmental Inc., May 21, 2024), the County's Comprehensive Plan, the California Natural Diversity Database (CNDDB), and other existing documentation. The EIR will identify policies that govern the protection of biological resources, including the County's Comprehensive Plan Conservation Element, County's Land Use Element Interpretive Guidelines for the Lompoc Area, and applicable state and federal regulations. The EIR analysis will assess Project-specific direct and indirect impacts on sensitive and listed species and other regulated resources related to habitat conversion and degradation, construction and site preparation activities, future operation and maintenance activities, and increased human use. The assessment will rely on site-specific biological resource surveys and desktop research using tools such as the CNDDB, National Wetlands Inventory (NWI) maps, habitat maps, and/or other data from the County's Comprehensive Plan, as well as regional plans or state and federal data. The analysis will also discuss the role of other regulatory agencies (e.g., consultation with the U.S. Fish and Wildlife Service [USFWS]) and describe cumulative impacts that would result from the implementation of the Project in conjunction with other projects that could have an adverse impact on biological resources. Feasible mitigation measures will also be identified, as necessary.

3.2.4 Cultural and Tribal Cultural Resources

The County supports a rich assemblage of cultural resources, including hundreds of known precontact archaeological sites, historic structures and districts, a high potential for unknown subsurface prehistoric and historic resources, and potential tribal cultural resources. Indigenous Chumash tribal groups, Spanish explorers, and Mexican Ranchers have previously settled and occupied areas within the vicinity of the Project site. The EIR will describe the existing archaeological, historical, and tribal setting and resources within the Project area, utilizing resources such as the Comprehensive Plan Conservation Element, local and state agency lists of historic structures, the Applicant-prepared Phase 1 Archaeological Assessment (Leftwich Archaeology, April 2024), Supplemental Phase 1 Archaeological Assessment (Leftwich Archaeology, September 2024), Phase 1-2 Historical Resources Technical Report (Post/Hazeltine Associates, May 23, 2024), and other existing documents and databases. It will also identify policies that

govern the protection of archaeological, historical, and tribal cultural resources, including federal, state, and County policies. The EIR analysis will address Project-specific impacts to significant archaeological, historical, and tribal resources and potential disturbance of known and unknown buried resources and summarize the results of Assembly Bill (AB) 52 (Public Resources Code Sections 21080.3.1, 21080.3.2, and 21082.3) tribal consultation. The EIR will describe the cumulative impact that could be expected from implementation of the Project in conjunction with other nearby projects and will identify feasible mitigation measures (e.g., construction monitoring, stop-work orders) as needed.

3.2.5 Greenhouse Gas Emissions

The EIR will provide an up-to-date description of the current regulatory setting regarding greenhouse gas (GHG) emissions and climate change, including AB 32, Senate Bill (SB) 32, SB 375, and the County's Comprehensive Plan, 2030 Climate Action Plan, and Climate Change Vulnerability Assessment. The EIR analysis will incorporate the Applicant-prepared Air Quality and GHG Emissions Assessment (Dudek, June 2025) and the Traffic, Circulation, and Vehicle Miles Traveled (VMT) Study (ATE, July 3, 2024) to analyze GHG emissions. GHG emissions will be calculated individually and collectively as carbon dioxide equivalent (CO_2e), from construction activities (e.g., grading and site preparation activities using GHG-emitting large, heavy-duty equipment and emissions from construction worker trips) and operational emissions (e.g., change from existing agricultural land use to residential use and potential to generate greater amounts of GHGs). The EIR will compare the estimated GHG emissions against the applicable significance thresholds set forth in the CEQA Guidelines (Appendix G) and the County's *Environmental Thresholds and Guidelines Manual*. In addition, the EIR will evaluate the Project's consistency with the 2030 Climate Action Plan and applicable regional growth projections and plans, such as SBCAG's Connected 2050 RTP/SCS, to determine if the Project is consistent with the assumptions and goals related to climate change that are set forth in them. The analysis will also describe the Project's contribution to cumulative impacts resulting from implementation of the Project in conjunction with other projects in the region, and feasible mitigation measures will be identified, as needed.

3.2.6 Hazards/Hazardous Materials

The Project site has been used for agricultural purposes since at least the 1930s. Chemicals of concern associated with agricultural properties typically include organochlorinated compounds and metals from pesticides and herbicides. The EIR will describe the hazards and hazardous materials setting for the Project site based on existing reports, databases, and maps, including the Applicant-prepared Phase 1 Environmental Site Assessments (Dudek, May 2024 and September 2024); federal and state hazardous material databases (e.g., Comprehensive Environmental Response, Compensation, and Liability Act, CalGem, Geotracker, Envirostor); and the County's Comprehensive Plan (Land Use and Safety Elements). The EIR analysis will assess potential construction- and grading-related hazards (e.g., use of heavy equipment that may introduce potential for accidental release of fuels, oils, lubricants, and other hazardous materials), as well as operational impacts (e.g., increased vehicle traffic). The EIR will also assess the Project for consistency with federal, state, and County regulations pertaining to hazardous materials, describe cumulative impacts that could be expected from the implementation of the Project in conjunction with other nearby projects, and identify feasible mitigation measures, as needed.

3.2.7 Hydrology and Water Quality

The Project site is located within the Western Management Area (WMA) of the Santa Ynez River Valley (SYRV) Groundwater Basin, which is classified as a medium priority groundwater basin under the

Sustainable Groundwater Management Act. The WMA's Groundwater Sustainability Plan (GSP) was approved in January 2024. The EIR will describe the regional hydrologic setting based on existing reports and maps, including the County's Comprehensive Plan, United States Geological Survey maps, the SYRV WMA GSP (Geosyntec Consultants et al, January 2022), and other technical documents. The description will be based on a review of available surface water, soils, watershed data, and groundwater data, as well as the Applicant-prepared Preliminary Drainage Report (Flowers & Associates, Inc., May 24, 2024)



and Tier 4 Preliminary Stormwater Control Plan (Flowers & Associates, Inc., May 24, 2024). The EIR will also describe the federal, state, and local regulatory setting for management of groundwater and surface waters within the County (e.g., National Pollutant Discharge Elimination System requirements, applicable California water quality plans, County Storm Water Management Program). The EIR analysis will identify potential impacts associated with hydrology, including drainage, flooding, and water quality impacts from construction of the Project (e.g., grading, vegetation removal, construction equipment) and long-term operation (e.g., water demand and wastewater disposal resulting from the introduction of a residential population). Groundwater supplies and quality will also be addressed. The analysis will be based on desktop research, using tools such as Federal Emergency Management Agency (FEMA) floodplain maps, County Flood Control data, County Project Clean Water information, Applicant-prepared studies, and other readily available databases and maps. Cumulative impacts that could occur from implementation of the Project in conjunction with other nearby projects (e.g., projects located within the same watershed and groundwater basin in which the Project site is located) will also be addressed, and feasible mitigation measures will be identified, as needed.

3.2.8 Land Use/Planning

The Project site has a Comprehensive Plan land use designation of A-II-40 and a zoning designation of AG-II-40. Land surrounding the Project site includes agricultural fields, residential development, and Miguelito Elementary School. Land use and development in the County are governed by several County plans and policies, including the Comprehensive Plan's Land Use Element and Land Use Element Interpretive Guidelines for the Lompoc Area, Circulation Element, Housing Element, and community plans, as well as a range of County and state regulations and ordinances. Land use conflicts that can arise in the County relate primarily to agriculture, recreation, noise, odors, dust, light and glare, transportation (e.g., VMT and level of service [LOS]/congestion), safety, and accessibility. The EIR analysis will assess the consistency of the Project with adopted plans and policies regarding land use compatibility, resource preservation, road geometrics and safety, and other land use issues of possible community concern. The EIR will also assess the Project's contribution to cumulative impacts associated with other planned and pending projects. Feasible mitigation measures will be identified, as needed.

3.2.9 Public Services

The Project site is located within unincorporated Santa Barbara County, adjacent to the City of Lompoc's jurisdictional boundaries. However, given the Project site's proximity to the City of Lompoc and mutual response agreements between the City and County for certain services, the Project would have impacts on public services that the City of Lompoc provides (e.g., fire protection, libraries, parks and recreation, and schools). The EIR will describe the conditions and service capabilities of existing public services provided in the Project's vicinity using published data (e.g., annual reports, facility improvement plans, and the pending County Recreation Master Plan) and, if needed, interviews with staff from the respective public service providers. The EIR analysis will estimate increases in demand for public services (e.g., fire response services and enrollment at schools) resulting from the introduced residential population and will evaluate impacts on established service standards, including emergency response times, staffing levels, and facility capacities. The EIR will also assess the Project's contribution to cumulative impacts on public services, including development within applicable service areas and in the Lompoc Valley. Feasible mitigation measures will be identified, as needed.

3.2.10 Transportation

The Project site is primarily served by a circulation system comprised of State highways and City and/or County arterial, collector, and local streets. The EIR will describe the existing transportation network and setting in the vicinity of the Project site, including motorist, pedestrian, bicycle, and transit infrastructure; site operations and traffic patterns; and roadway accident/collision data, as applicable. The EIR analysis will incorporate information from the Applicant-prepared Traffic, Circulation, and VMT Study (ATE, July 3, 2024) and will estimate Project-generated VMT associated with both temporary construction activities (e.g., haul trips associated with export and import of fill material) and long-term operations. The EIR will evaluate the Project's consistency with applicable plans, policies, and regulations, including the County's Comprehensive Plan (Circulation Element), Climate Action Plan VMT reduction components, and Active Transportation Plan, as well as SBCAG's Connected 2050 RTP/SCS. The EIR will also describe the Project's contribution to cumulative impacts associated with VMT generation and potential transportation geometric hazards and identify feasible mitigation measures, as necessary.



3.2.11 Utilities and Water Supply

The City of Lompoc would provide water and sewage disposal services for the Project, either through an out-of-agency service agreement or the annexation of the Project site into the City. Solid waste generated during construction and operation would be disposed of at the City of Lompoc's landfill, located less than a mile from the Project site. The EIR will describe the City's systems and capacities related to water provision, wastewater management (e.g., collection, treatment, and reuse/disposal), and solid waste management (e.g., remaining landfill capacity and estimated year of closure). The EIR analysis will identify impacts related to construction (e.g., excavation and grading) and operation (e.g., long-term occupancy)

and will quantify estimates for water demand, wastewater generation, and solid waste generation using methodologies set forth in the County's *Environmental Thresholds and Guidelines Manual*. Cumulative impacts resulting from implementation of the Project in conjunction with other development projects will also be assessed (e.g., the Project's impacts on the estimated closure date of the landfill, considering the estimated amount of solid waste that other projects will generate and be disposed of in the landfill). Feasible mitigation measures will be identified, as needed, including those outlined in the Applicant-prepared Draft Source Reduction and Solid Waste Management Plan (November 2025).

3.2.12 Wildfire

The California Department of Forestry and Fire Protection (CAL FIRE) has designated the Project site as being located in a combination of moderate and high fire hazard severity zones (FHSZs). The EIR will describe the existing wildfire setting, utilizing the County's Comprehensive Plan Seismic and Safety Element, CAL FIRE and Resource Assessment Program reports and maps, the Multi-Jurisdictional Hazard Mitigation Plan, and other technical documents. The EIR analysis will assess potential wildfire impacts related to the addition of a residential population and structures within the moderate and high FHSZs, vegetation and fuel loads, emergency response and evacuation plans, and fire protection services. It will also describe potential cumulative impacts that could result from the implementation of the Project in conjunction with other projects that will have an adverse impact related to wildfire and identify feasible mitigation measures, as needed.

3.2.13 Cumulative Impacts

CEQA Guidelines Section 15355 defines "cumulative impacts" as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

The EIR will assess the significant cumulative impacts to which the Project may make a "cumulatively considerable" contribution (CEQA Guidelines Section 15130) and identify feasible mitigation measures, as needed.

3.3 Alternatives Analysis

The EIR will describe and evaluate a reasonable range of alternatives that could feasibly achieve most of the Project's basic objectives while avoiding or substantially reducing significant environmental impacts of the Project. Each alternative will be developed in accordance with CEQA Guidelines Section 15126.6, which identifies the required range of alternatives and the criteria used to determine their feasibility. Feasibility will be evaluated based on whether an alternative can be successfully implemented within a reasonable timeframe, considering economic, environmental, legal, social, and technological factors as defined in Section 15364.

The EIR will provide a reasonable range of alternatives for consideration including, but not limited to, the no project alternative, and briefly describe alternatives considered yet discarded from further evaluation (CEQA Guidelines Section 15126.6). The alternatives discussion in the EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison among the alternatives and the Project.

3.4 Other CEQA Considerations

Consistent with CEQA Guidelines Section 15126, the EIR will summarize any significant, unavoidable environmental effects that will result from the Project and describe the reasons that the Project is being considered notwithstanding the significant unavoidable impacts. Additionally, the EIR will describe the significant irreversible environmental changes and growth inducing impacts that are likely to result from the Project. Finally, the EIR will provide a summary analysis of the environmental topics (e.g., forestry resources) that will involve only insignificant and/or no effects and, consequently, do not require in-depth analysis in the EIR.