

7.0 GROWTH INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the growth inducing impact of the proposed project, including “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.” For the reasons described below, the proposed project is not expected to result in substantial growth inducing effects, and therefore, would not result in significant environmental impacts associated with growth inducement.

The proposed project would develop a mix of residential and commercial uses. Although the proposed development of 274 apartment units and five condominium units would increase the local demand for commercial uses that serve residents, it is not expected to substantially foster economic growth in the project area as it does not represent a substantial increase in the number of housing units in the City of Goleta and general Santa Barbara County South Coast area. In addition, the commercial component would provide retail services and goods to partially meet increased demands of the new residents of the project and those of the existing population in the area. Jobs created by the project (approximately 307) are local in nature and are generally expected to be filled by existing residents in the local area and future residents of the project. As such, the jobs created are not expected to result in a substantial increase in local housing demand.

The project site is bound to the north by the US Highway 101 and Union Pacific Railroad right-of-way and is surrounded on all other sides by urban development consisting of research and development office and residential uses to the east, research and development offices and an animal hospital to the west, and commercial uses to the south. These uses are currently served by public utilities and access roads. Construction of the project would not facilitate the extension of utilities or future access to undeveloped properties; therefore, it would not remove impediments to growth in the area. Therefore, the proposed project is not expected to result in significant growth inducing impacts.