

6.0 OTHER REQUIRED CEQA SECTIONS

6.1 GROWTH INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines requires an EIR to “*discuss the ways in which the 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...*” In general, a project may result in a significant growth inducing impact if it individually or cumulatively results in any of the actions described in the following examples:

- The project removes an obstacle to growth, such as: the establishment of an essential public service, the provision of new access to an area, or a change in zoning or general plan designation.
- The project results in economic expansion, population growth or the construction of additional housing occurs in the surrounding environment in response to the project, either directly or indirectly.

The Kenwood Village project would result in the development of 60 residential units on an undeveloped project site that is bordered by residential development to the north, east and west, and is bordered by a region-serving arterial roadway (Calle Real) to the south. The Project would be served by existing water and other utility services that have been established near the project site and would require only minor extension to provide service to the site. Before wastewater service can be provided to the project site, it must be annexed into the Goleta West Sanitary District service area. The District currently serves the residential areas to the east, north and west of the project site, and the District has an existing service line in Calle Real adjacent to the project site. Access to the Project would be provided primarily from Calle Real and no road improvements would be required. Therefore, the Project would not require an extension of public services that have the potential to result in or facilitate unplanned growth in the project area, and would not result in the establishment of public services or access improvements that would remove an obstacle to future growth.

The land use designations of the main (9.39-acre) portion of the project site are Single Family Residential (maximum of five units per acre) on the northern portion of the site, and Agriculture on the southern portion. The northern portion of the site has a “net” developable area of approximately 6.3 acres, which could support the development of approximately 31 residential units (6.3 acres x 5 units per acre); and one residential unit could be developed on the southern portion of the site. The proposed Project includes a request to change the land use designations of the entire approximately 10-acre project site to Planned Residential 6.2 units per acre, which would facilitate the development of the proposed 60 residential units, an increase of 28 units when compared to the maximum amount of development that could occur under the

site's existing land use designations. The requested land use designation changes would facilitate the efficient development of the project site; would result in infill development that has a residential unit density¹ that is similar to the residential areas to the north, east and west of the site; and would not result in a substantial increase in the number of residential units in the City of Goleta. Therefore, the Kenwood Village project would not result in a significant growth inducing impact resulting from a substantial increase in population.

The Kenwood Village Project does not include the development of non-residential uses (i.e., commercial or industrial uses) that would result in job creation or have the potential to result in substantial economic growth. Therefore, the economic expansion effects of the Project would not result in a significant growth inducing impact.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines § 15126.2(c) requires an evaluation of significant irreversible environmental changes that would be caused by the proposed project should it be implemented. Such significant irreversible environmental changes may include the following:

- Use of non-renewable resources during the initial and continued phases of the project that would be irreversible because a large commitment of such resources makes removal or non-use unlikely.
- Primary impacts and, particularly secondary impacts (such as highway improvement which provides access to a previously inaccessible area) that generally commit future generations to similar uses.
- Irreversible damage that may result from environmental accidents associated with the project.

Construction of the Kenwood Village Project would require the use of building materials and energy, some of which are non-renewable resources. Consumption of these types of resources occur with most development projects and would not be a unique effect of the Project. The construction and occupancy of the proposed residences would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas, however, the Project's use of those resources would not be substantial.

The Project would irreversibly convert the undeveloped project site to a developed condition, which would preclude the use of the site for land uses such as agriculture. However, due to the site's relatively small size and the presence of residential development adjacent to the

¹ The entire project site is approximately 10 acres and approximately 0.3 acres of the site are occupied by riparian habitat (ESHA) associated with El Encanto Creek. The construction of 60 residential units on a "net" developable area of approximately 9.7 acres (422,532 square feet) results in a residential unit density of approximately one unit for each 7,000 square feet of developable project site area.

site to the north, south and east, this irreversible effect of the Project is not considered to be significant.

The proposed residential uses would not result in the use of substances or process that have the potential to result in an significant environmental accident. As described in EIR Section 5.5, Hazards and Hazardous Materials, a hazardous material transportation accident on the nearby UPRR tracks or U.S. 101 would have the potential to result in significant and unavoidable impacts to the Project, however, the potential for such an incident to occur is extremely low.

6.3 ENERGY CONSERVATION

CEQA Guidelines Appendix F requires that EIRs include an evaluation of the potential energy consumption and/or conservation impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful or unnecessary consumption of energy.

The Kenwood Village Project would require the use of energy for construction and after the proposed residential units are occupied. Energy use during construction would be primarily to fuel construction equipment. Occupancy of the Project would require the use of electricity and natural gas, and vehicle trips generated by the project would increase fuel consumption.

The Project would be required to comply with the energy conservation requirements of the Title 24 of the California Code of Regulations, known as the California Building Standards Code or Title 24, and the energy efficiency standards required by Chapter 15.13 of the Goleta Municipal Code. Compliance with existing regulatory requirements would ensure that the Project does not use energy in an inefficient or wasteful manner.

