

5.0 OTHER CEQA DISCUSSIONS

This section discusses growth inducing impacts and irreversible environmental impacts that would be caused by the Project.

5.1 GROWTH INDUCING IMPACTS

CEQA Guidelines § 15126.2(d) requires a discussion of a proposed project's potential to induce growth by, for example, fostering economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The Project's growth-inducing potential is therefore considered significant if growth induced by the Project could result in significant physical effects in one or more environmental issue areas. The most commonly cited example of how an economic effect might create a physical change is where economic growth in one area could create blight conditions elsewhere by causing existing competitors to go out of business and the buildings to be left vacant.

5.1.1 Population and Economic Growth

The Project would add 360 new residential units to Goleta's housing stock. The current population of Goleta is 30,765. Based on an average household size of 2.76 persons for workforce housing (228 units proposed) and 1.11 persons for senior housing (132 units proposed), development of the Project would accommodate approximately 776 persons (Department of Finance, 2015). Therefore, the Project would be expected to increase the City's population to 31,541. Consequently, the population generated by the Project would not exceed the Santa Barbara County Association of Government's (SBCAG) 2040 population forecast of 34,600 for Goleta (SBCAG, December 2012, Figure 2). The Project is not expected to induce any additional population growth beyond that associated with the Project itself.

According to Table 3-1 in Section 3.0, *Related Projects*, cumulative development in Goleta involves 1,344 residential units. Assuming 2.76 persons per household, this amount of residential development would add 3,709 residents (1,344 dwelling units x 2.76 people/dwelling unit). Cumulative development and the Project would increase the City's population to 35,250 (current population of 30,765 + 3,709 + 776), which would exceed the SBCAG 2040 population forecast by 650. The physical environmental effects of cumulative development are addressed in Section 4.0 of this EIR as well as in the environmental documents prepared for each individual project.

The Project includes residential development rather than commercial development. As such, the Project would not directly contribute to economic growth by providing additional space for business. Under the Project, 360 new residential units could be developed, which may indirectly contribute to economic growth. The additional population associated with the Project would likely contribute to the local economy as demand for general goods increases, which in turn could result in economic growth for various sectors. Project residents would increase the City population by about 2.5% and would be expected to primarily use existing City commercial services, creating only a minor need for expanded services. The Project would not be expected to induce economic expansion to the extent that significant environmental impacts directly associated with the Project's contribution would occur.



5.1.2 Removal of Obstacles to Growth

The Project would facilitate residential development on an undeveloped property historically used for agriculture and soil stockpiling in Goleta (for additional detail on the historical use of the project site, refer to Section 2.3.1, *Historical and Current Uses*, in Section 2.0, *Project Description*). The Project is surrounded by existing urban development and would rely upon existing roadways (primarily Camino Vista, Los Carneros Way, and S. Los Carneros Road) for site access. No new roads would be required. The existing Camino Vista that fronts on the south side of the Project site will be widened to 43-foot curb to curb allowing on-street parking on the north side of the road. Access to the Project site would be provided via three driveway connections providing ingress and egress to Camino Vista. However, neither of these changes would result in new roadways, or would open any new areas to potential development. In addition, the Project would utilize existing water, wastewater and solid waste facilities that serve the urban areas of Goleta (see Section 4.14, *Utilities and Service Systems*). Service would be provided through minor extensions of existing utility infrastructure. No additional infrastructure or facilities beyond those necessary to accommodate the Project would be required. No other undeveloped land in the vicinity of the Project would benefit in terms of growth from the extension/provision of urban services to the Project site. Because the Project constitutes infill development within an urbanized area and does not require the extension of new infrastructure that would open up additional undeveloped areas to potential future development, Project implementation would not remove an obstacle to growth.

5.2 SIGNIFICANT, IRREVERSIBLE CHANGES

CEQA Guidelines § 15126.2(b) requires EIRs to identify those significant impacts that cannot be reduced to a less than significant level with the application of mitigation measures. The implications and reasons why the Project is being proposed, notwithstanding, must be described. As discussed in Section 4.0, *Environmental Impact Analysis*, the Project result in significant and unavoidable impacts related to obstruction of Scenic Views (Impact AES-1 in Section 4.1, *Aesthetics*), Risk of Upset (Impact HAZ-2 in Section 4.7, *Hazardous Materials/Risk of Upset*), and Land Use Plan Consistency (Impact LU-1 in Section 4.9, *Land Use and Planning*).

Because the Project includes a General Plan Amendment (14-049-GPA), CEQA Guidelines § 15126.2(c) requires a discussion of any significant irreversible environmental changes which would be caused by the 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 which 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) which generally commit future generations to similar uses.*
- *Irreversible damage which may result from environmental accidents associated with the Project.*

Construction of the Project would require building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the region and are not unique to the Project. The addition of new residential units would irreversibly



increase local demand for non-renewable energy resources such as petroleum and natural gas. Additional vehicle trips associated with the Project would incrementally increase local traffic and regional air pollutant and greenhouse gas emissions. As discussed in Section 4.13, *Transportation/Circulation*, Section 4.2, *Air Quality*, and Section 4.6, *Greenhouse Gas Emissions*, impacts resulting from traffic generated by future development would be less than significant or could be mitigated to a less than significant level.

Growth accommodated under the Project would require an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. However, these impacts would be less than significant or would be reduced to a less than significant level with mitigation.

5.3 ENERGY EFFECTS

The *CEQA Guidelines* Appendix F requires that EIRs include a discussion of the potential energy consumption and/or conservation impacts of Project, with particular emphasis on avoiding or reducing inefficient, wasteful or unnecessary consumption of energy.

As discussed previously, the Project would involve the use of energy during the construction and operational phases of the Project. Energy use during the construction phase would be in the form of fuel consumption (e.g.: gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to any temporary construction trailers or electric construction equipment. Long-term operation of the Project would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. In addition, the increase in vehicle trips associated with the Project would increase fuel consumption within the City.

The Project would be subject to 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 Chapter 15.13 of the Goleta Municipal Code, "Energy Efficiency Standards," which require energy savings measures that exceed the Title 24 standards by 15%. Adherence to the City's Energy Efficiency Standards and other energy conservation requirements would ensure that energy is not used in an inefficient or wasteful manner. In addition, the location of the Project site in proximity to existing job opportunities and commercial services would generally limit vehicle miles traveled (VMT) and associated travel-related energy use.



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