

6.0 OTHER CEQA CONSIDERATIONS

This section addresses required issues to be considered in an EIR as defined in CEQA Guidelines Section 15126, Consideration and Discussion of Environmental Impacts.

6.1 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 proposed Project's growth-inducing potential is therefore considered significant if growth induced by the project could result in indirect significant physical effects in one or more environmental issue areas.

6.1.1 Population and Economic Growth

The proposed Project is not expected to induce substantial population growth in the City because it does not involve development of residential units or facilitate substantial employment growth. The proposed Project includes development of a public institution (Fire Station 10), rather than residential or commercial development. The proposed Project would involve employment of approximately 3 firefighters on-site at all times, however these employees would most likely come from the existing workforce and the proposed Project would not be expected to substantially contribute to employment growth in the City. Therefore, the Project would not be expected to increase the City's population directly (related to provision of housing), and would not be expected to induce any additional population growth indirectly related to employment growth within the City. Development of Fire Station 10 would not contribute to the local economy, and therefore, the Project would not result in substantial economic growth. The Project would not directly contribute to economic growth by providing additional space for business. As such, the proposed Project would not be expected to induce population growth or economic expansion to the extent that significant environmental impacts directly associated with the Project would occur.

6.1.2 Removal of Obstacles to Growth

The proposed Project would establish Fire Station 10 on an undeveloped property in the City. The Project site is located near existing urban development and would rely upon existing roadways (primarily Hollister Avenue and Cathedral Oaks Overpass) for site access. No new or widened /expanded roads would be required. Additionally, the proposed Project would utilize existing water, wastewater, and solid waste facilities that serve the urban areas of Goleta (see Section 4.10, *Less Than Significant Issues*). Service would be provided through minor extensions of

existing utility infrastructure. No additional infrastructure or facilities beyond those necessary to accommodate the proposed Project would be required. No other undeveloped land in the vicinity of the Project would benefit in terms of growth from the extension/provision.

The proposed Project would result in the implementation of City of Goleta General Plan/Coastal Land Use Plan Policy Public Facilities PF 3.2, which mandates the construction of a new fire station to serve the western portion of the City. Fire Station 10 would address an existing deficiency of emergency and fire protection service in the western City of Goleta area that has long been acknowledged and identified in planning documents. The County of Santa Barbara's Goleta Community Plan (adopted in August 1993) identified a conceptual fire station site at or in proximity to the Project site. Additionally, the City's General Plan/Coastal Land Use Plan Public Facilities Element (adopted in November 2006) identified the proposed Project site as the appropriate location for fire protection service expansion in relation to future buildout of the City. As such, development of the proposed Project would address future growth forecasted in the City's General Plan/Coastal Land Use Plan and would not induce growth beyond the "urban limit line" because the proposed Project has already been approved in existing planning documents. Therefore, the proposed Project would not remove obstacles to growth because it would address the existing need for fire protection and emergency services for current residences in western Goleta and anticipated future buildout of the City.

6.2 Significant, Irreversible Changes

CEQA Guidelines § 15126.2(c) requires that an EIR 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 proposed Project would result in significant and unavoidable impacts related to short-term obstruction of scenic views (Impact AES-1 in Section 4.1, *Aesthetics*).

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 proposed 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 proposed Project. The addition of a fire station would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. Additional vehicle trips associated with the proposed Project would incrementally increase local traffic and regional air pollutant and greenhouse gases. As discussed in Section 4.9, *Transportation/Circulation*, and Section 4.10, *Less Than Significant Issues*, 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 proposed Project would require an irreversible commitment of water supply, wastewater treatment, and solid waste disposal services. However, these impacts would be less than significant or would be reduced to less than significant level with mitigation.

6.3 Energy Effects

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

As discussed previously, the proposed Project would involve the use of energy during 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. Additionally, temporary grid power may also be provided to any temporary construction trailers or electric construction equipment. Long-term operation of the proposed Project would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, as well as heating and cooling systems. Additionally, the increase in vehicle trips associated with the proposed Project would increase fuel consumption within the City.

The proposed 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.

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