

**CHAPTER 5
OTHER CEQA CONCERNS**

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5.1 GROWTH INDUCING IMPACTS

Section 15126(d) of the CEQA Guidelines requires that an EIR "discuss the growth inducing impact of the proposed project, including "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." For the reasons described below, the proposed project is not expected to result in substantial growth inducement and therefore would not result in significant environmental impacts associated with growth inducement.

The Development Plan Amendment for the Hollister Center property would not change the population or use of the existing Hollister Center Development. With regard to the Marriott Residence Inn project, the increase in population associated with the 118 room hotel represents an almost immeasurable increase in both the number of employees within the City (0.1%)¹ and the population of the City, if transient hotel guests are equated with City residents (0.6%).² Urban services, including municipal water and sewer services and utilities (e.g., gas, electric, cable, phone) are already available to the site. The property is surrounded by existing urban development and the property has existing driveways onto three public roadways (Hollister Avenue, Robin Hill Road, and South La Patera Lane). Relocation and installation of utilities and infrastructure on site would not increase the potential for development of other nearby properties.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines Section 15126(c) requires that an EIR discuss irreversible environmental changes resulting from the project. The project would modify the existing project site through the addition of structural development and associated infrastructure. These aspects of the project would preclude future use of the site for archaeological research. The project would also generate waste that would be disposed of at the local landfill. Development of the site with the project is considered a long-term commitment. Therefore, these changes are considered significant and irreversible.

Development of the project would also result in the use of non-renewable resources during construction and operation. Construction would require the consumption of natural resources and renewable and non-renewable materials, including building materials (e.g., wood and metal) and fossil fuels (e.g., gasoline, diesel fuel, and natural gas). Once operational, the project would require consumption of natural resources and renewable and non-renewable materials such as electricity, natural gas, potable water, and fossil fuels for building systems, such as heating, air conditioning, and lighting. Currently, these resources are readily available, and are expected to remain available in the foreseeable future. Therefore, the commitment of these resources to the project is not considered significant.

¹ The GP/CLUP EIR estimates that the number of jobs within the Goleta Valley in 2004 was 39,375 and that the City of Goleta accounted for 50% of those jobs, or 19,688 jobs (Section 3.8, Population and Housing, *City of Goleta General Plan/Coastal Land Use Plan EIR*, September, 2006).

² The GP/CLUP EIR notes that the City's population in 2005 was 30,679 residents (Section 3.8, Population and Housing, *City of Goleta General Plan/Coastal Land Use Plan EIR*, September, 2006).

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