

## 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 proposed 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 proposed project would add 176 new residential units to Goleta's housing stock. The current population of Goleta is 29,962 and the City has approximately 2.73 persons per household (California Department of Finance, 2013). Development of the proposed project would therefore add approximately 481 additional residents (176 dwelling units x 2.73 people/dwelling unit), thus increasing the City's population to 30,173. Consequently, the population generated by the proposed project would not exceed the Santa Barbara County Association of Government's (SBCAG) 2035 population forecast of 33,900 for Goleta (SBCAG, December 2012, Figure 2). The proposed project is not expected to induce substantial additional population growth beyond that associated with the project itself.

According to Table 3-1 in Section 3.0, *Related Projects*, cumulative development in the City of Goleta involves 1,249 residential units. Assuming 2.73 persons per household, this amount of residential development would add 3,410 residents (1,249 dwelling units x 2.73 people/dwelling unit). Cumulative development and the proposed project would increase the City's population to 33,853 (current population of 29,962 + 3,410 + 481), which would not exceed the SBCAG 2035 population forecast.

The proposed project includes residential development rather than commercial development. As such, the proposed project would not directly contribute to economic growth by providing additional space for business. Under the proposed project, 176 new residential units could be developed, which may indirectly contribute to economic growth. As development occurs under the proposed project, the additional population would likely contribute to the local economy as demand for general goods increases, which in turn could result in economic growth for various sectors. Residents on the project site would be expected to primarily use existing City commercial services creating only a minor need for expanded services. The proposed 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 proposed project would facilitate residential development on an undeveloped property in Goleta. The project is surrounded by existing urban development and would rely upon existing roadways (primarily Cortona Drive, Hollister Avenue, and Storke Road) for site access. No new or widened/expanded roads would be required. In addition, the proposed 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 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 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 through undeveloped areas, project implementation would not remove an obstacle to growth.

## 5.2 SIGNIFICANT, IRREVERSIBLE CHANGES

CEQA Guidelines § 15126.2(b) 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 not have any significant and unavoidable impacts.

CEQA Guidelines § 15126.2(c) requires a discussion of any significant irreversible environmental changes which 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 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 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 proposed 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 proposed 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 proposed projects, 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 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 proposed 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 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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