

## **CHAPTER 5 OTHER CEQA CONCERNS**

### **5.1 GROWTH-INDUCING IMPACTS**

CEQA Guidelines § 15126(d) 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.” Although the development of 60 single-family residences would increase the population and change the existing land use at the project site, it is not expected to substantially foster economic growth in the project area since it does not represent a substantial increase in the number of housing units in the City and in the general Santa Barbara County South Coast area. Furthermore, the project is surrounded by existing development consisting of both residential and recreational uses; accordingly, the installation of utilities and infrastructure on site would not increase the potential for development of other nearby properties. Therefore, the project is not expected to result in significant growth-inducing impacts.

### **5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES**

CEQA Guidelines § 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 agricultural use. The project would also generate waste that would be deposited in 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 nonrenewable resources during construction and operation. Construction would require the consumption of natural resources and renewable and nonrenewable 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 nonrenewable materials (e.g., 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.

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