

CHAPTER 6

OTHER CEQA CONSIDERATIONS

6.1 GROWTH INDUCING IMPACTS

CEQA Guidelines §15126.2(d) that EIRs provide a discussion of the growth-inducing impacts of the proposed project. Growth-inducing impacts could be caused by projects that foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts can also be caused by removing obstacles to population growth such as an expansion of a wastewater treatment plant. Growth-inducing impacts can result from population increases that require the construction of new community services facilities.

In general terms, a project may induce spatial, economic, or population growth in a geographic area if it meets any of these four criteria:

- Removal of an impediment to growth (e.g., establishment of an essential public service or the provisions of new access to an area);
- Economic expansion or growth (e.g., changes in revenue base, employment expansion);
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning or general plan amendment approval); or
- Development or encroachment in an isolated area or one adjacent to open space (being different from an “infill” type of project).

Should a project meet any one of the above listed criteria, it can be considered growth inducing. The impacts of the proposed project are evaluated below with regard to these four growth-inducing criteria.

6.1.1 Removal of an Impediment to Growth

Development of the proposed project would not require the establishment of an essential public service and it would not provide new access to a previously inaccessible area. The proposed access easement would only allow for a small section of a proposed internal access road to be construction consistent with CAL FIRE standards, and would not introduce a new access road to other properties in the vicinity. Water and wastewater services would be provided under existing agreements, and demand would be within pre-determined allocation limits. As a result, the project would not cause significant growth inducement. Given the nature of the project, which would provide additional recreational, coastal-dependent, and coastal-related facilities with a stay limit of no more than 30 days, the proposed project would not be considered growth-inducing.

6.1.2 Economic Growth

Economic growth is evaluated to the extent that it would relate directly or indirectly to a physical impact on the environment. Economic growth could occur in the area during construction of the project. Employment due to construction would be limited to mostly short-term temporary labor, and it is expected that most of the construction workers would come from the local contractor

pool within 60 miles of the project site. Therefore, no significant growth in hotel services would be expected to occur.

In the long-term, the project would generate income for the Port San Luis Harbor District, which would facilitate existing and future public improvements as identified in the Port Master Plan and Port Master Plan Final Program EIR. Therefore, the project would not generate economic growth that has not already been considered in long-range plans for the area, and no resulting physical impacts would occur that have not been addressed in the Final Program EIR.

6.1.3 Precedent-Setting Action

The proposed project is included in the Port Master Plan and San Luis Bay Coastal Area Plan, and does not include any precedent-setting actions.

6.1.4 Development of Open Space

Implementation of the project would result in development or encroachment in an isolated area. The project site is designated Public Facilities, is within the Avila Urban Services Line, and is addressed on long-range plans for the area.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines states that use of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their removal, indirect removal, or use thereafter unlikely. This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment.

The proposed project would result in some habitat conversion to structural uses, including coastal scrub and grassland. Construction of the proposed project would result in an aesthetic change, which may be noticeable to the public; however, design standards are recommended to encourage visual compatibility and reduce adverse effects on visual character. Mitigation is recommended to address and reduce these impacts to less than significant

6.2.1 Energy Conservation

In order to assure that energy implications are considered in project decisions, CEQA requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see PRC §21100(b)(3)). According to Appendix F of the CEQA Guidelines, the goal of conserving energy implies the wise and efficient use of energy including: (1) decreasing overall per capita energy consumption; (2) decreasing reliance on natural gas and oil; and (3) increasing reliance on renewable energy sources.

The proposed project would result in increased demand for energy, including transport of water and wastewater, use of fuels for construction vehicles and operational trips to and from the project, and electricity and natural gas use. A number of measures have been included in the project that would conserve energy (refer to EIR Section 4.6 Greenhouse Gas Emissions and Climate Change). These include, but are not limited to the following:

- Site design incorporating trees and vegetation;
- Use of energy efficient windows, doors, appliances, and heating/cooling units;

- Use of local and sustainable building materials; and,
- Use of low energy exterior lighting.

In addition, the County's COSE incorporates new material to address conservation issues, including energy resources. As an adopted Element of the County's General Plan, under State law the County's decision makers must consider the project's consistency with the COSE.

Applicable goals and policies of the COSE and other applicable plans, ordinances, regulations, and standards are addressed in Appendix G and of this EIR. Compliance with all applicable building codes, County policies, and mitigation measures identified in this EIR, would ensure that energy use by the project is minimized.

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