

**CHAPTER VI**

**Growth Inducing Impacts**



1     **A.     BACKGROUND**

2     In accordance with Section 15126.2 (d) of the CEQA Guidelines, an EIR must “discuss  
3     the ways in which the proposed project could foster economic or population growth, or  
4     the construction of additional housing, either directly or indirectly, in the surrounding  
5     environment.” In addition, when discussing growth-inducing impacts of a proposed  
6     project, “it must not be assumed that the growth in any area is necessarily beneficial,  
7     detrimental, of little significance to the environment” (Section 15126.2[d] of the CEQA  
8     Guidelines). Two issues are generally considered when assessing the growth-inducing  
9     impacts of a residential development project:

10         1.         *Elimination of Obstacles to Population Growth:*

11             The extent to which additional infrastructure capacity or a change in regulatory  
12             structure will allow additional development in the City, County or the region.

13         2.         *Promotion of Economic Growth:*

14             The extent to which the Lakeview Promenade mixed-use development project  
15             can cause managed activity in the local or regional economy. Economic impacts  
16             can include direct effects, such as increased employment opportunities created  
17             by the project and indirect or secondary impacts, such as increased commercial  
18             activity within the subdivision on the Lakeview Promenade property.

19     **B.     ELIMINATION OF OBSTACLES TO POPULATION GROWTH**

20     The elimination of either physical or regulatory obstacles to growth is considered to be a  
21     growth-inducing impact. A physical obstacle to growth typically involves the lack of  
22     public service infrastructure. The extension of public service infrastructure, including  
23     roadways, water mains, and sewer lines, into areas that are not currently provided with  
24     these services is generally expected to support new development. Similarly, the  
25     elimination of change in a regulatory obstacle, including existing growth and  
26     development policies, can generally result in new growth.

27     In contrast to the above potential scenarios, the Lakeview Promenade project would not  
28     require any extension of utilities, and all utility connections constructed on site would be  
29     designed to serve only the Lakeview Promenade project site. Therefore, the proposed  
30     project would not eliminate any obstacles to future population growth beyond that  
31     onsite.

32     **C.     PROMOTION OF ECONOMIC GROWTH**

33     Increased commercial and residential development typically generates a secondary or  
34     indirect demand for other services. Construction and operation of residential  
35     development would require approximately 50 to 100 workers, but this short-term (18-  
36     month) activity would not be expected to generate new long-term employment  
37     opportunities in the area. The estimated 966 residents that would be accommodated on  
38     the project site would incrementally increase activity for commercial and retail  
39     establishments in the vicinity, and would generate demand for such services as  
40     gardening, home cleaning, and maintenance. The incremental population increase in the  
41     City of Santa Maria population of approximately 1 percent would be extremely small  
42     when compared to the city’s population, and would represent a less than significant  
43     increase in promoting growth and new jobs.

1 Mixed use commercial and retail uses are intended to serve the proposed residents of  
2 the proposed project and nearby adjacent neighborhoods. Additionally, the extent of  
3 commercial and retail uses are again relatively small when compared to the overall  
4 commercial development in the City of Santa Maria. Therefore, the commercial and  
5 retail mixed use project components would not substantially promote economic growth.

#### 6 **D. SUMMARY CONCLUSIONS**

7 In summary, the Lakeview Promenade development project will indirectly induce  
8 population growth in the City and surrounding unincorporated areas. However, that  
9 growth is considered to be beneficial to the environment, as it is consistent with the  
10 Goals of the City of Santa Maria General Plan and Santa Barbara County Orcutt  
11 Community Plan including:

- 12 1. Promoting community cohesiveness and providing circulation,  
13 pedestrian, bicycle and public transportation linkages to existing  
14 neighborhoods, schools, parks and commercial areas. (Policy LUR-O-6,  
15 Orcutt Community Plan. Also, Chapter 12-49 - Mixed Use Projects, Santa  
16 Maria Municipal Code).
- 17 2. Providing a variety of homesites, housing types and lifestyles; and  
18 promote neighborhood integrity. (Objective L.U.1b. Balanced Land Use  
19 Mix, Land Use Element).
- 20 3. Developing commercial uses within the Lakeview Promenade project, as  
21 well as its location adjacent to commercial and industrial land use  
22 designations, will help reduce automobile trips overall. (Goal 2 - Air  
23 Quality, particularly Objectives 2.1.g; 2.1.h; 2.1.i and 2.1.j, Resources  
24 Management Element).
- 25 4. Helping the City of Santa Maria assure sufficient development potential  
26 to accommodate future residential growth and construction, and to  
27 encourage mixed use development. (Goal 1: New Housing Construction  
28 and Policy 1-C, Housing Element).
- 29 5. Removing obsolete automobile dealership commercial buildings, thereby  
30 minimizing urban blight and providing for new development that is  
31 compatible with surrounding land uses. (Goal L.U.3, Urban Design, and  
32 Objective L.U.3b, Land Use Element).