

5 Other CEQA Required Discussions

This section discusses other issues as required by CEQA, in addition to the specific issue area discussed in Section 4, *Environmental Impact Analysis*.

5.1 Growth Inducement

Section 15126(d) of the CEQA Guidelines requires a discussion of a proposed project's potential to foster 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 project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population and Economic Growth

As described in Table 2-1 of Section 2, *Project Description*, 2045 General Plan buildout is anticipated to enable an additional 497 residential units and 211 employees. As described in Section 4.12, *Population and Housing*, based on Solvang's average household size of 2.39 persons per household, implementation of the 2045 General Plan could lead to an increase of approximately 1,187 residents in the city, increasing Solvang's total population to 7,042, which is above the Santa Barbara County Association of Governments' (SBCAG) 2045 population forecast of 6,300 residents in Solvang (a difference of 747 people or approximately 11.1 percent) (SBCAG 2019). Therefore, the 2045 General Plan could facilitate population growth in the area. However, implementation of the policies and associated programs included in the 2045 General Plan would assist in managing growth and infill development such that development and redevelopment would occur in an orderly manner. These policies include the following:

- **Policy LU-1.2: Infill Development.** The City shall support and promote infill development that is compact, mixed-use, and pedestrian-friendly.
- **Policy LU-1.3: Residential Land Use.** Although most of the city is built out, the City shall designate a full range of residential land uses that provide for a variety of housing types, locations, and densities, including accessory dwelling units.
- **Policy LU-1.4: Commercial Land Use.** The City shall designate a mix of commercial uses, including retail, general, and tourist commercial, to promote both the tourist economy and the needs of residents of Solvang and the Santa Ynez valley.
- **Policy LU-1.6: Mixed-use.** The City shall encourage mixed-use developments with a residential component to further enhance the range of housing opportunities provided to residents.
- **Policy LU-2.3: Neighborhood Infill.** The City shall allow infill development as required by State Law include ADU's, JADU and density bonus.
- **Policy LU-2.4: High-density Residential Development.** The City shall encourage new high-density residential development located in areas close to services and transit with appropriate site planning, and comply with objective design standards, and landscape criteria.
- **Policy LU-5.3: Pedestrian Orientation.** The City shall require new mixed-use development to include amenities that create a comfortable environment for walking, sitting, and socializing.

- **Policy MOB-1.2: Transportation System Capacity.** The City shall use its discretionary authority over land use development to ensure that development levels do not exceed the capacity of the City's transportation systems.
- **Policy MOB-1.5: New Development Access.** The City shall require new development to be served by roads of adequate capacity and design standards to provide reasonable access in accordance with City standards.
- **Policy MOB-1.15: Roadway Capacity.** The City shall require roads to be of adequate width for use in times of emergency.
- **Policy MOB-3.4: Parking for New Development.** The City shall require new or expanded development to provide adequate off-street parking or offer the financial means for parking to be provided.
- **Policy H-1.2: Residential Rehabilitation.** The City shall encourage homeowners and landlords to maintain properties in sound condition through code enforcement efforts and by implementing a residential rehabilitation assistance program.
- **Policy H-2.1: Housing for All Residents.** The City shall encourage the production of housing that meets the needs of all economic segments, including homeless and extremely low, lower, moderate, and above moderate-income households, to achieve a balanced community.
- **Policy H-2.2: Expanding Workforce Housing.** The City shall encourage housing opportunities for the city's workforce, including seasonal and part-time workers in the tourism sector and public service employees. The City will encourage housing opportunities and assistance to address the needs of local workers.
- **Policy H-2.3: Affordable Senior Housing.** The City shall continue to facilitate the provision of affordable housing for the city's growing senior population, including senior housing with supportive services, assisted living facilities, and second units.
- **Policy H-2.4: Support Special Housing Needs.** The City shall support, as feasible, non-profit and for-profit agencies who provide supportive services and alternative housing options for the homeless and other persons with special housing needs in Solvang.
- **Policy H-2.6: Home Ownership Assistance.** The City shall work with local organizations that identify and pursue State, Federal, and other funding sources to enable home ownership for low- and moderate-income households.
- **Policy H-2.7: Home Ownership Education.** The City shall work with local organizations to encourage first time homebuyers from low- and moderate- income households to participate in home ownership assistance programs available from public agencies and in the private market.
- **Policy H-2.8: Encouraging Accessory Dwelling Units (ADUs)/Junior Accessory Dwelling Units (JADUs).** The City shall allow ADUs and JADUs as a means of providing additional housing opportunities in existing neighborhoods as provided by state law.
- **Policy H-2.9: Rental Assistance.** The City shall continue to support local organizations that provide rental assistance to extremely low and lower-income households and encourage property-owners to list units with the Santa Barbara County Housing Authority.
- **Policy H-2.10: Special Needs Housing.** The City shall support the development and conservation of housing that meets the special needs of large families, families with children, seasonal workers, persons with disabilities, elderly persons, homeless, and agricultural workers.

Growth in Solvang would occur regardless of implementation of the 2045 General Plan. While growth is anticipated by the 2045 General Plan that would exceed current projections by SBCAG, the

growth would not be unplanned since it is contemplated by the 2045 General Plan. As described in the 2045 General Plan, the proposed project's vision for Solvang was developed with extensive community input and in recognition of the State's planning and housing priorities. The 2045 General Plan identifies major strategies and physical improvements for Solvang through 2045, including, but not limited to, use of mixed-use areas, strengthening locally owned business and community-supported tourism, enhancing existing neighborhoods, and maintaining adequate public facilities and services for anticipated growth. Because the 2045 General Plan is designed for orderly growth, as mandated by the state, the 2045 General Plan would not result in substantial impacts related to population and economic growth.

5.1.2 Removal of Obstacles to Growth

Development facilitated by the 2045 General Plan would require new utility connections, including connections to water, hydrants, sewers, electricity, telecommunications, or other utilities like stormwater facilities. The 2045 General Plan promotes mixed-use and infill development where existing infrastructure, including roads, water mains, and sewer mains, are present. Utility connections would generally occur within individual footprints or rights-of-way that were previously disturbed, minimizing the impact of development on existing infrastructure and services. The policies and programs of the 2045 General Plan would facilitate development in the Planning Area, thereby providing a roadmap for sustainable growth in Solvang. Therefore, the 2045 General Plan would not result in significant growth inducement due to the removal of an obstacle to growth.

5.2 Irreversible Environmental Effects

CEQA Guidelines Section 15126(c) requires a discussion of significant irreversible environmental changes that could result from a project, should a project be implemented. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, environmental accidents, and irreversible impacts associated with the 2045 General Plan.

Implementation of the 2045 General Plan could irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, increasingly efficient building design would offset this demand to some degree by reducing energy demands of future development. As described in Section 4.5, *Energy*, development facilitated by the 2045 General Plan would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11). The California Energy Code provides energy conservation standards for all new and renovated buildings, and CALGreen requires solar access, natural ventilation, and stormwater capture. New and existing development in Solvang is provided electricity procured by Central Coast Community Energy (3CE), which emphasizes the use of renewable energy resources. In accordance with Senate Bill 100, new and existing development will eventually be powered entirely by renewable energy procured by 3CE. Furthermore, the 2045 General Plan would implement several policies which would require efficient energy use and promote renewable energy programs. Consequently, development facilitated by the 2045 General Plan would not use unusual amounts of energy or construction materials. Consumption of these resources would occur with any development in the region and is not unique to the 2045 General Plan. Therefore, implementation of the 2045 General Plan would not result in significant irreversible environmental changes related to energy use.

Growth facilitated by the 2045 General Plan could require an irreversible commitment of fire protection, law enforcement, water supply, wastewater treatment, and solid waste disposal services. As discussed in Section 4.13, *Public Services and Recreation*, and Section 4.16, *Utilities and Service Systems*, potential impacts to public services and utilities and service systems would be less than significant following implementation of policies included in the 2045 General Plan, as well as future project-specific environmental review that would be required for any future public service or utility facility constructed in accordance with the 2045 General Plan.

The anticipated increase in buildout associated with the 2045 General Plan could contribute to air quality. As described in Section 4.2, *Air Quality*, the 2045 General Plan has the potential to result in the irreversible emission of cumulatively considerable criteria pollutant emissions and exposure of sensitive receptors to substantial pollutant concentrations. Even with implementation of Mitigation Measures AQ-1 and AQ-2, which require use of emission reduction measures, Tier 3 or higher emission standard equipment, and Level 3 diesel particulate filters during construction of future development projects, construction of those projects could result in an irreversible environmental effect in the Planning Area with regards to air quality emissions.

Demolition and ground-disturbing activities facilitated by the 2045 General Plan could cause a substantial adverse change in the significance of a historical resource. Even with implementation of applicable 2045 General Plan policies and Mitigation Measure CUL-1, damage to or destruction of a known or previously unknown historical resource could occur because of the proposed project. Therefore, the 2045 General Plan could irreversibly impact historical resources in the Planning Area.

5.2.1 Significant Unavoidable Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts, including those that can be mitigated but not reduced to less-than-significant levels, as a result of implementation of the project. The following environmental issues were determined to result in potential significant and unavoidable impacts:

- Impact AQ-2: Development facilitated by the 2045 General Plan could generate construction emissions above applicable thresholds of significance.
- Impact AQ-3: Development facilitated by the 2045 General Plan could result in construction activity that could produce toxic air contaminant emissions in proximity to residential receptors.
- Impact CUL-1: Development facilitated by the 2045 General Plan could cause adverse changes to the significance of historical resources.
- Impact NOI-1: Short term Construction noise generated by development facilitated by the 2045 General Plan could exceed applicable City noise standards.
- Impact TRA-2: VMT per capita and per employee with the 2045 General Plan would likely not achieve a reduction of at least 15 percent below the existing regional average.