

CHAPTER 7 OTHER CEQA REQUIREMENTS

7.1 SIGNIFICANT EFFECTS THAT CANNOT BE AVOIDED

Section 15126.2(b) of the California Environmental Quality Act (CEQA) Guidelines requires an environmental impact report (EIR) to identify significant environmental effects that cannot be avoided if the proposed project is implemented, including those that can be mitigated but not to a level of insignificance. This EIR focuses on potential impacts of the proposed The Inns at Buena Vista Creek project (project) with respect to land use, planning, and zoning; transportation and traffic; biological resources; air quality; greenhouse gas emissions; cultural and paleontological resources; landform alteration and aesthetics; noise; geology and soils; hydrology and water quality; hazards and hazardous materials; public services and facilities; and utilities and service systems. This EIR identifies potential impacts for each of these categories, as well as mitigation measures designed to reduce such impacts. Each identified impact can be mitigated to below a level of significance with the required mitigation measures, except impacts resulting from greenhouse gas emissions.

7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

CEQA Section 15126.2(c) requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation. Approval of the project would cause irreversible environmental changes consisting of the following:

- Commitment of 12.5 acres of land, which would be physically altered to create commercial uses and restoration. The relatively small commitment of land to these uses is considered less than significant when compared to commercial development in a local and regional context and the fact that the Cities of Oceanside and Carlsbad have accounted for this change in designating the subject property for commercial use through the adoption of their General Plan Land Use Maps and Zoning Maps.
- Alteration of human environment as a consequence of the development process. The project, which represents a commitment of land to commercial uses, intensifies land use at the project site.
- Increased requirements of public services and utilities by the project, representing a long-term commitment of these resources. However, payment of development impact fees and various service connection fees ensures that such a commitment is not a significant adverse impact of the project (see Section 4.12, Public Services and Facilities).
- Use of various new raw materials, such as lumber, sand, steel, and gravel, for construction. Some of these resources are already being depleted worldwide. The energy consumed in developing and maintaining the site may be considered a permanent investment. The proposed project would be a relatively minor consumer of these supplies

when compared to a regional context. Use of these resources would represent an incremental effect on the regional consumption of these commodities. Implementation of the proposed hotel development would involve an incremental increase in consumption of energy resources, derived in part from nonrenewable resources, such as fossil fuels.

7.3 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines mandates that the growth-inducing nature of the proposed project be discussed. Section 15126.2(d) states that the growth-inducement analysis is intended to address the potential for the project to “foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Furthermore, the CEQA Appendix G Checklist (Population and Housing) also mandates that a CEQA document discuss the project’s likelihood to induce substantial population growth in an area, either directly (e.g., by proposing new homes or businesses) or indirectly (e.g., through extension of roads or other infrastructure) (14 CCR 15000 et seq.).

A project may be distinguished as either facilitating planned growth or inducing unplanned growth. Facilitating growth is relating to the establishment of direct employment, population, or housing growth that would occur within a project site. Inducing growth is related to lowering or removing barriers to growth or by creating an amenity or facility that attracts new population and economic activity. For the purposes of this EIR analysis, a significant growth-inducement impact would occur if the project, and all associated infrastructure improvements, directly or indirectly removed obstacles to growth such that the induced growth would significantly burden existing community services, impact the environment, or cause a demand for general plan amendments.

The proposed project would irreversibly alter the undeveloped project site with commercial uses for the foreseeable future. Significant growth-inducing impacts would not occur, as this project site and the surrounding land are planned for urban uses. The project would not involve the development of additional housing or directly result in population growth. Instead, the project would provide commercial hotel uses that would serve the City of Oceanside and support tourism. The project would not induce substantial growth in the area, as many of the surrounding properties are already developed or planned to be developed under the City’s General Plan. The proposed project would provide hotel commercial uses, which would result in not only increased jobs, but also increased activity and urbanization of the project area. It is expected that local unemployed and underemployed persons would fill a portion of the jobs created by the proposed project. The proposed project would therefore have a positive effect on the community and region by contributing to the economy of the City of Oceanside in terms of jobs, personal income, and tax revenues. Although the project may slightly increase the City’s permanent population through new employment opportunities, the scale of the project would not induce substantial population growth either directly or indirectly.

Because development would occur in an area where necessary infrastructure has already been extended and for the reasons outlined previously, the proposed project would not have a significant growth-inducing impact.

INTENTIONALLY LEFT BLANK