

## **CHAPTER 7.0 GROWTH INDUCEMENT AND SIGNIFICANT IRREVERSIBLE IMPACTS**

### **7.1 GROWTH-INDUCING IMPACTS**

Section 2100(b)(5) of the California Environmental Quality Act (CEQA) requires a discussion of the ways in which a project may induce growth in an area. Growth-Inducement, as defined by the CEQA Guidelines, are those consequences of a proposed project that "...could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth..." Population growth, in turn, can tax community facilities and may require construction of new infrastructure that could cause significant environmental effects at a later time. However, growth should not be assumed to be necessarily beneficial, detrimental, or of little significance to the environment.

Typically, the growth-inducing potential of a project would have a significant impact if it either fostered growth or created a capacity to accommodate growth above and beyond levels expected in the absence of the project, where resources are known to be limited or constrained. Of particular concern are those projects that, when constructed, serve to remove an existing barrier to growth, such as a major upgrade to a wastewater treatment facility, construction of a new road in an undeveloped area, or the provision of sewer, water, or other utility lines with excess capacity that could accommodate substantial local development. However, the creation of growth-inducing potential does not automatically lead to growth, because growth at the local level is controlled by a variety of different influences, including economic market forces, local politics, and existing development conditions.

As discussed in Chapter 3.0 Project Description, the proposed project includes a LUO/LUE Amendment to change the land use designation of 9.3 acres from RS to IND and 44.7 acres from CS to IND, and a concurrent CUP for the construction of an asphalt plant on a 14.5-acre parcel. Existing uses on this 14.5-acre site include a concrete batch plant and asphalt recycling facility, a ready-mixed concrete plant, and a sand and gravel mine. Existing uses for the remaining area range from residences to heavy commercial/light industrial.

#### **7.1.1 Asphalt Plant Impacts**

The proposed asphalt plant is consistent with the existing concrete batch plant and asphalt recycling facility, ready-mixed concrete plant, and the sand and gravel mine. The employment generated by the project would not induce significant growth in the community.

Construction is anticipated to take approximately 9 months to complete and will occur during four-day work weeks with 10-hr days from 7:00 A.M. to 5:00 P.M. Temporary employees may be needed during construction; however, this will only be short-term in nature.

Operations will involve two 10-hour shifts per day, between 6:00 AM and 4:00 PM, and between 7:00 PM and 5:00 AM, Monday through Saturday. Nine (9) holidays per year are scheduled and the Project will operate 303 days/year. Truck traffic will normally occur in two 8-hour shifts, between 7:00 AM and 3:00 PM, and between 8:00 PM and 4:00 AM. Each shift will employ six

people. There will be no operations on Sunday, except for occasional maintenance and repair activities. The workers needed during the construction phase would be drawn from the San Luis Obispo area and would not result in a significant increase in employment within the area. The project would not create additional infrastructure, such as public roads, and would not expand existing utility lines, including water and sewer.

Two objectives of the project are to provide a centrally-located facility to meet the local demand for asphaltic concrete, and supply the community with high quality asphaltic concrete at a competitive price. The project will satisfy existing demand for asphalt concrete and will not result in growth-inducing impacts.

### **7.1.2 LUO/LUE Amendment Impacts**

The LUO/LUE amendment involves changing the land use designation of 9.3 acres from RS to IND and 44.7 acres from CS to IND. Of the 44.7 acres, 14.5 of it will be for the proposed asphaltic concrete plant.

The LUO/LUE amendment would not result in any significant direct or indirect population growth because there would be a slight reduction of potential housing stock with the elimination of 9.3 acres of RS. Regarding indirect effects of population increase through increasing employment opportunities, it is anticipated that the change from CS to IND would not increase the potential employment base when allowed uses in each category are compared. Therefore, creating additional areas available for industrial development would not foster growth or create a capacity to accommodate growth above and beyond levels expected in the absence of the LUO/LUE amendment.

## **7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL IMPACTS**

Section 21100(b)(5) of the CEQA Guidelines requires a discussion of irreversible environmental changes that would occur as a result of project implementation. According to Section 15126.2(c) of the CEQA Guidelines, "...uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such consumption is justified."

### **7.2.1 Asphalt Plant Impacts**

The proposed project would result in the following irreversible environmental changes:

- Use of nonrenewable resources in the construction of the proposed facilities; and,
- Greater long-term use of nonrenewable resources through the asphalt production operations.

The following sections describe both the direct and indirect irreversible changes that would result from project implementation, as well as the justification for the approval of such changes at this time.

## **7.3 USE OF NATURAL RESOURCES BY THE PROJECT**

### **Asphalt Plant**

Project implementation would consume non-renewable resources for three main purposes:

- The mobilization of equipment, supplies, and manpower at construction sites;
- The use of natural resources as construction material for the project components; and,
- The consumption of resources (i.e., oil, sand, gravel, lime) in the course of long-term project operations and maintenance; and,

Although the project would consume non-renewable resources, such use would be partially offset by use of recycled materials.

### **LUO/LUE Amendment**

The LUO/LUE amendment would replace existing uses allowed un CS and RS with industrial uses permissible under the IND land use category. Allowed uses, such as a chemical products or metal manufacturing facility, may use natural resources that would otherwise not be used. As such, there is the potential for the LUO/LUE amendment to cause an increase in the use of natural resources.

#### **7.2.1 IRREVERSIBLE COMMITMENT OF THE LAND**

### **Asphalt Plant**

The proposed project would not involve the additional irreversible commitment of land for construction of the proposed project beyond that which has previously been committed. The proposed project would be situated on an existing concrete storage area. The existing concrete plant will not be removed. Instead, the stockpiles of recyclable asphalt and concrete associated with the recycling plant operated by the Troesh Ready Mix, Inc. will be moved to a new location within their existing permit boundary.

### **LUO/LUE Amendment**

The LUO/LUE amendment area is currently designated for CS and RS. Changing the land use designation to IND will not result in the irreversible commitment of land, because such land can already be substantially developed.

#### **7.2.2 INCREASED USE OF NON-RENEWABLE RESOURCES**

### **Asphalt Plant**

The proposed project involves the production of asphalt, which uses petroleum products in its production. The asphalt plant, however, would be producing recycled asphalt as well as rubberized asphalt, which use recycled asphalt and tires to offset some of the project's use of non-recyclable resources. This would help supply the local demand for asphalt, as well as divert recyclable materials from local sanitary landfills, including used asphalt, concrete, rubble, and recycled rubber (e.g. tires), thereby extending the Cold Canyon landfill capacity and longevity, and reducing the amount of landfill related truck trips.

### **LUO/LUE Amendment**

The LUO/LUE amendment would replace existing uses allowed under CS and RS with uses permissible under the IND land use category. Allowed uses, such as a chemical products or metal machinery manufacturing facility, may use non-renewable resources that may not otherwise be used. As such, there is the potential for the LUO/LUE amendment to cause an increase in the use of non-renewable resources.

The amendment involving the change to IND would influence surrounding land uses, such as more industrial land uses may displace existing non-industrial uses that do not use as much non-renewable resources. However, existing physical constraints of the site, including the bluff to the west and north, Santa Maria River to the south, and Highway 101 to the east would limit any subsequent expansion or intensification of industrial uses.