

5.0 GROWTH INDUCING IMPACTS AND SIGNIFICANT AND IRREVERSIBLE CHANGES

Section 15126(d) of the State CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, either directly or indirectly, including ways in which a project could remove an obstacle to growth. The Specific Plan's potential to induce growth is discussed in this section.

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 Specific Plan's growth-inducing potential would therefore be significant if it could result in unavoidable significant effects in one or more environmental issue areas.

5.1 ECONOMIC AND POPULATION GROWTH

The proposed Specific Plan would facilitate the development of residential, office/commercial, institutional, and industrial uses. The Specific Plan would generate short-term employment opportunities during construction, which would be expected to draw workers primarily from the existing regional work force. The Specific Plan would also generate permanent jobs associated with the proposed office, institutional, retail and industrial space. The economic growth that could be accommodated under the Specific Plan would have economic benefits in terms of short- and long-term jobs and City tax revenues. As discussed in Section 4.12 *Population and Housing*, buildout of the Specific Plan would incrementally cause the City's jobs to housing ratio to move further out of balance; however, the change would be negligible. The proposed Specific Plan would increase the amount of economic activity, and therefore induce growth. As described in Section 2.0, *Project Description*, the growth would be consistent with the project objective to enhance economic development and strengthen the economy of the City by creating employment opportunities.

As shown in Table 5-1, a total of 7,575 new jobs would be generated by buildout under the Specific Plan. Although some jobs generated by implementation of the Specific Plan would likely be filled by current residents of Camarillo, some of the new job opportunities would likely be filled by people commuting or relocating to the area as well. In this way, the proposed Specific Plan may indirectly generate population growth in the area. The number of relocatees and the location in which they would reside cannot be predicted with any certainty, but it is likely that the proposed Specific Plan would contribute to housing demand in the City of Camarillo. This could increase pressure for additional housing development and/or tend to drive up housing prices. It is anticipated that this additional housing demand would be accommodated through buildout of lands designated for residential use in the Specific Plan, which would facilitate the development of up to 2,500 units.

Buildout of the Specific Plan would add an estimated 6,613 new residents (based on an average of 2.645 people/dwelling unit, derived from the Department of Finance's *City/County Population and Housing Estimates, 2010*). This would increase the existing population of Camarillo from 66,690 to 73,303 (California Department of Finance, 2010). The expected



population growth that would result from the Specific Plan is compared to VCOG’s population forecasts for 2020, 2030, and 2040 in Table 5-2.

**Table 5-1
 Estimated On-Site Employment at Project Buildout**

Land Use	Building Area (square feet [SF])	Average SF/Employee ^a	Employees/SF	Estimated Jobs
Commercial Mixed-Use	340,000	1,165	0.86	292
Retail Commercial	100,000	1,165	0.86	86
Industrial	1,300,000	189	5.29	6,878
School/ Institutional	30,000	94	10.64	319
Total				7,575

^a The Natelson Co., Inc. Employment Density Summary Report. SCAG. October 31, 2001.

**Table 5-2
 Camarillo Population Forecasts**

Scenario/Year	Expected Population
Existing Population ¹	66,690
Specific Plan Buildout ²	6,613
<i>Population with Specific Plan Buildout</i>	<i>73,303</i>
2020 ³	67,764
2030 ³	73,578
2040 ³	79,391

1: Department of Finance, City/County Population and Housing Estimates, 2010.

2: Derived from Department of Finance, City/County Population and Housing Estimates, 2010.

3: Ventura Council of Governments, 2040 Population Forecast for Ventura Cities and County, May 2008.

This estimate exceeds VCOG’s population forecast for 2020, but would not exceed the forecasts for 2030 or 2040. However, the proposed Specific Plan is not anticipated to be built out until approximately 2030. Compared with the expected population increase in Camarillo by 2030 and 2040, the Specific Plan would not exceed the most recent VCOG population projections. The Specific Plan’s contribution to population growth would be 6.8% of the projected 30-year growth. Such an increase in population would therefore be less than significant and would be consistent with long-term growth projections for the City. In addition, the potential direct impacts of this growth are described in the respective sections of this EIR.

Furthermore, the Specific Plan includes goals and policies that encourage affordable housing. In addition, the Specific Plan would result in indirect economic benefits, such as increasing demand for retail and commercial services.



The proposed Specific Plan would result in the development of urban uses in a largely agricultural area. However, as discussed in Section 4.2, *Agricultural Resources*, the City adopted the Save Open Space and Agricultural Resources (SOAR) ordinance establishing the Camarillo Urban Restriction Boundary (CURB) in November 1998. The purpose of this ordinance is to establish a CURB line to limit urban growth in the City. Future development and urban services associated with the proposed Specific Plan would be located within the CURB line. Impacts would be *less than significant*.

Mitigation Measures. None required.

Residual Impacts. No significant environmental impacts relating to economic or population growth are anticipated.

5.2 REMOVAL OF OBSTACLES TO GROWTH

A physical obstacle to growth typically involves the lack of public service infrastructure. Similarly, the elimination or change in a regulatory obstacle, including existing growth and development policies, can result in new population growth.

Buildout of the Specific Plan would require extension/expansion of public service infrastructure to serve planned development. New infrastructure that would be required includes new roadways serving the site, improvement to existing roadways, the addition new stormwater drainage facilities, and new water and wastewater infrastructure that would connect to existing infrastructure. The potential for each of these types of infrastructure to induce growth is discussed below.

Roadway Extensions/Improvements. The proposed circulation plan would utilize the surrounding external roadways (Pleasant Valley Road, Adhor Lane, Pancho Road, Ridgeview Street, Calle Quetzal, and Howard Road), and would extend the City's existing arterial, collector, and local street system for internal circulation through the Plan Area. The proposed roadway extensions and improvements do not include substantial new roadways not accounted for in the City's Circulation Element and are proposed to generally accommodate the level of development specified in the Specific Plan. Although proposed roadway improvements approach the outer boundaries of the Specific Plan area, the City Urban Restriction Boundary (CURB) would limit future urban development outside the Specific Plan Area. Therefore these roadway improvements are not anticipated to remove an existing barrier to further growth. Impacts would be *less than significant*.

Stormwater Infrastructure. The proposed Specific Plan includes the extension of stormwater drainage facilities concurrent with development of the Specific Plan Area. New facilities are anticipated to be sized to meet the needs of future Specific Plan development, and to progress concurrently with development under the Specific Plan. These facilities would not accommodate development beyond that envisioned in the Specific Plan or more intensive development outside of the Specific Plan Area, and hence, would not remove an existing obstacle to future growth. In addition, construction of the bypass channel would eliminate flooding hazards within the Specific Plan area and upstream of Conejo Creek. However, construction of would not remove an obstacle to future growth upstream of the Specific Plan area as upstream areas are already developed with urban uses. Impacts would be *less than significant*.



Water and Wastewater Infrastructure. The proposed Specific Plan includes the addition of water supply and wastewater collection lines through the Plan Area. The lines are sized to meet, but not exceed, the needs of proposed Specific Plan development. These facilities would not be designed to accommodate additional development beyond that envisioned in the Specific Plan within the Plan Area or more intensive development outside of the Plan Area, and would not remove an existing obstacle to future growth. Impacts would be *less than significant*.

Mitigation Measures. None required.

Residual Impacts. No significant environmental impacts related to growth inducement are anticipated.

5.3 SIGNIFICANT AND IRREVERSEIBLE CHANGES

The environmental effects of the proposed Specific Plan are discussed in Section 4 of this EIR and are summarized in the executive summary. Section 15126.2(c) of the State CEQA Guidelines requires a discussion of “significant irreversible environmental changes which would be caused by the proposed project should it be implemented. 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 a 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 current consumption is justified.”

Construction and use of the proposed commercial, industrial, institutional and residential uses under the Specific Plan would irreversibly commit construction materials and non-renewable energy resources to the purposes of the Specific Plan. These energy resource demands would be used for construction, heating and cooling of buildings, transportation of people and goods, as well as lighting and other associated energy needs. Non-renewable and slowly renewable resources used by the Specific Plan land uses would include, but are not limited to, lumber and other forest products; sand and gravel; asphalt; petrochemical construction materials; steel; copper; lead and other metals, water; etc. Primary Specific Plan impacts related to consumption of non-renewable and slowly renewable resources are considered to be less than significant because Specific Plan buildout would not use unusual amounts of energy or construction materials, as development would be primarily comprised of common commercial, industrial, institutional and residential uses.

In addition, implementation of the proposed Specific Plan would result in significant and unavoidable impacts related to aesthetics, agricultural resources, cultural resources, greenhouse gases, land use, noise and traffic. As discussed in Section 4.1 *Aesthetics*, the Specific Plan would result in a significant impact on scenic viewsheds and significantly alter the visual character of the area by introducing urban uses into a relatively undeveloped agricultural area. As discussed in Section 4.2 *Agricultural Resources*, implementation of the Specific Plan would permanently convert approximately 620 acres of prime farmland to non-agricultural uses. As discussed in Section 4.5 *Cultural Resources*, implementation of the Specific Plan would require



the demolition of historic structures. As discussed in Section 4.7 *Greenhouse Gases*, implementation of the Specific Plan would exceed greenhouse gas threshold and therefore would be inconsistent with the goals of AB32. As discussed in Section 4.10 *Land Use*, the Specific Plan would be inconsistent with City policies related to agricultural and topographical feature preservation. As discussed in Section 4.11 *Noise*, traffic noise generated under the Specific Plan would significantly increase noise on existing roadways throughout the City and expose existing noise receptors to levels that exceed City thresholds. Lastly, as discussed in Section 4.15 *Transportation and Circulation*, traffic generated under the Specific Plan would cause the intersection of Pleasant Valley Road and Pancho Road to operate at an unacceptable level of service despite proposed improvements and would result in significant congestion impacts on the U.S. 101 freeway. These impacts would all be considered significant and unavoidable (Class I) with implementation of the Specific Plan as proposed.

In summary, the commitment of limited, slowly renewable, and nonrenewable resources required for construction and operation of the proposed Community Plan Update would limit the availability of these resources for future generations or for other uses during the life of the project. Buildout of the Specific Plan would result in the significant irreversible commitment of land to urban uses and the long-term commitment of other renewable and nonrenewable resources and result in significant and unavoidable impacts as discussed above.



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