CHAPTER 7.0
GROWTH INDUCEMENT

CEQA Guidelines require an EIR to discuss ways in which a project could induce growth. This includes ways in which the project would foster economic or population growth, or the construction of additional housing in the surrounding environment. A project would induce growth if its implementation would result in new development that would exceed the growth planned in applicable master plans, land use plans, or projections made by regional planning authorities. Specifically, Section 15126.2(d) of the CEQA Guidelines states that an EIR should:

“Discuss the ways in which the proposed project 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... Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

City of San Diego growth inducement guidelines require EIRs to analyze the consequences of growth induced by the projects using the criteria listed below:

Would the proposal:

1. Induce substantial population growth in an area (for example, by proposing new homes and commercial or industrial businesses beyond the land use density/intensity envisioned in the community plan)?

2. Substantially alter the planned location, distribution, density, or growth rate of the population of an area?

3. Include extensions of roads or other infrastructure not assumed in the community plan or adopted Capital Improvements Project list, when such infrastructure exceeds the needs of the project and could accommodate future developments?

Analysis

The restoration of the W-19 site and placement of sediment at the disposal site would not be considered growth inducing. No zoning changes would be required for implementation of the proposed project and the project site would remain as currently used for public open space that is not proposed or designated for future development. No new homes or businesses are proposed. Implementation of the proposed project would not increase land use density or intensity in the project area as the restoration project would maintain the existing open space setting of the W-19
site and disposal site. Construction and maintenance activities would require workers throughout the temporary construction period, as well as during intermittent maintenance events, but it is anticipated that most of these workers would come from the local workforce. Therefore, implementation of the proposed project would not result in a direct increase in population in the project area.

While components of the proposed project such as new or improved trails would provide enhanced and expanded recreational opportunities, it is not anticipated that the new trail or connectivity afforded by the trail would attract sufficient numbers of new visitors to induce expansion of existing tourist-related commercial uses. No public roads would be extended and modifications to infrastructure within the lagoon would be limited to the potential relocation of SDG&E electricity lines as described in Section 5.13, Public Services and Utilities. This relocation, if it occurs as part of the proposed project, would be performed in cooperation with SDG&E and would not facilitate future development. The potential relocation of the electrical lines would not service a new area or increase the capacity of the transmission lines. For these reasons, implementation of the proposed project would not result in an indirect increase in population in the project area. Impacts from the proposed project related to growth inducement, both direct and indirect, would not be significant.