

10. Growth-Inducing Impacts of the Proposed Project

Pursuant to Sections 15126(d) and 15126.2(ed) of the CEQA Guidelines, this section is provided to examine 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. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this EIR.

Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

As discussed in the Initial Study/Notice of Preparation (see Appendix A), no major new infrastructure facilities are required to develop this Project as proposed. Extensions of existing utility facilities from surrounding roadways will provide a sufficient tie-in to the existing utility systems to accommodate the demands of this Project at full buildout.

The Proposed Project consists of a general plan amendment, zoning reclassification, affordable housing density bonus, vesting tentative tract map, conditional use permit, and specimen tree removal to allow for the

10. Growth-Inducing Impacts of the Proposed Project

development of 58 multifamily housing units on the Project Site. The current general plan and zoning designations do not allow development of residential uses. Approval of the proposed applications would thus remove an existing regulatory obstacle to growth and could lead directly to production of new housing units on the Project Site. The Proposed Project would, therefore, be growth-inducing with respect to removal of obstacles to growth on the Project Site.

Would this project result in the need to expand one or more public services to maintain desired levels of service?

As discussed in Section 5.12, the Proposed Project would not necessitate the immediate expansion of their existing resources in order to maintain desired levels of service. The Proposed Project would not, therefore, have significant growth-inducing consequences with respect to public services.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During construction of the Proposed Project, a number of design, engineering, and construction-related jobs would be created. This would be a temporary situation, lasting until construction is completed. This would be a direct, growth-inducing effect of the Proposed Project. As new homes are developed and occupied, residents would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. This would represent an increased demand for such economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

As discussed in Chapter 3, the Proposed Project consists of a a General Plan Amendment; a Zoning Reclassification; an Affordable Housing Density Bonus and associated Tier II Incentives; a Vesting Tentative Tract Map; a Conditional Use Permit; and a Specimen Tree Removal Permit to allow for the development of 58 multifamily housing units on the Project Site. The Proposed Project would increase residential dwelling units in the City by 58 units. No changes to existing zoning standards or to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the Proposed Project. Mitigation measures have been identified in the preceding Sections 5.1 to 5.16 to ensure that development of the Proposed Project compatible with applicable City plans, policies, ordinances, etc. and to ensure that environmental impacts are minimized as the Proposed Project is completed over the next several years.

The land in the surrounding area are already developed, and the Proposed Project would not directly or indirectly influence zoning actions on other nearby properties. Approval of the Proposed Project would not, therefore, involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.