

CHAPTER 6.0

GROWTH INDUCEMENT

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The following assessment of potential growth-inducing impacts is applicable to all three of the alternative alignments (A, B and C), due to the similar location and nature of the three alternatives. That is, while some differences in location, design and scale do occur among the three alternatives, they are generally minor from a growth inducement perspective and are therefore not differentiated in the following evaluation. Detailed descriptions of the individual alignment alternatives are provided in Section 3.0, Project Description, and are not discussed further below.

In accordance with Section 15126(d) of the State CEQA Guidelines, analysis of growth-inducement must address two issues. The first is the potential for a project to “foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” This includes projects which would remove obstacles to population growth. The second is the potential to “encourage and facilitate other activities that could significantly effect the environment, either individually or cumulatively.” This second issue involves the potential for a project to induce further growth by the extension or expansion of existing services, utilities or infrastructure. The CEQA Guidelines Section 15126, 2(d) indicate that “It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment” (Section 15126.2[d]).

With respect to the first issue, the proposed roadway extension would not foster or otherwise contribute to economic or population growth or the construction of additional housing. The Project would provide a regional transportation link by allowing access from North Santa Fe Avenue to SR-76 (Mission Avenue), and would facilitate circulation to and from the cities of Vista and Carlsbad. Proposed improvements are included in the City’s Master Transportation Plan within the General Plan Circulation Element, and are intended to service existing development and accommodate growth that has previously been planned on a regional level by zoning and land use designations. Existing and planned development have progressed with the anticipation that the roadway extension would be provided. Aside from previously-planned development, no new opportunities for housing or other population growth are created or encouraged by the extension of this roadway. The Project does not entail zone changes in the surrounding areas to allow higher density residential use or other intensified uses to foster economic growth. During Project construction, demand for various construction trade skills and labor would increase. It is anticipated that this demand would be met by the local labor force and would not require importation of a substantial number of workers that could cause an increased demand for temporary or permanent housing in this area. Thus, the Project would not result in a new use that would attract new development.

In terms of the second issue, the Project would provide an important transportation link, but would not itself facilitate future expansion beyond what has already been regionally planned. While the Project would entail the introduction of new infrastructure to a semi-rural environment (the environmental effects of which are analyzed in the preceding chapters), either side of the extension would be bound by existing development, so new access to undeveloped areas would not be opened. Furthermore, the Project would not require the extension of utilities and service systems or public services (e.g. sewer, water, police, fire, etc.). The Project, therefore, would not

result in the expansion of utilities and service systems or public services that would facilitate growth in the area.

The Project would neither foster growth nor require the extension or expansion of utilities, infrastructure or public services to an area not already serviced by local utilities or services. Therefore, growth inducement would not be significant as a result of the Project.