

CHAPTER 6 GROWTH INDUCEMENT

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines mandates that the growth inducing nature of the proposed project be discussed. This CEQA Guideline states the growth inducing analysis is intended to address the potential for the project to “foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Further, the CEQA Appendix G Checklist (Population and Housing) also mandates that a CEQA document speak to the project’s likelihood to induce substantial population growth in an area, either directly (for example, by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure).

A project may be distinguished as either facilitating planned growth or inducing unplanned growth. Facilitating growth is relating to the establishment of direct employment, population or housing growth that would occur within a project site. Inducing growth is related to lowering or removing barriers to growth or by creating an amenity or facility that attracts new population/economic activity. For purposes of this Environmental Impact Report (EIR) analysis, a significant growth inducement impact would occur if the project, and all associated infrastructure improvements, directly or indirectly removes obstacles to growth such that the induced growth would significantly burden existing community services, the environment or cause a demand for General Plan Amendments. This section contains a discussion of the growth inducing factors related to the proposed project and as defined under CEQA Guidelines Section 15126.2(d). A project is defined as growth inducing when it directly or indirectly:

1. Fosters population growth;
2. Fosters economic growth;
3. Includes the construction of additional housing in the surrounding environment;
4. Removes obstacles to population growth;
5. Taxes existing community service facilities, requiring construction of new facilities that could cause significant environmental effects; and/or
6. Encourages or facilitates other activities that could significantly affect the environments, 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.

The proposed project would directly contribute to population growth in the City of Oceanside (City). The proposed project would develop add an additional 420 residential dwelling units to

the San Luis Rey area. The proposed project would directly contribute to population growth in the area through the development of these dwelling units, which include a mix of single-family and multi-family units. As discussed in Section 4.11, Population and Housing, the proposed project is expected to generate a build-out population of 1,197 people. The proposed project would exceed the planned population growth; however, adoption of the General Plan amendment, as proposed by the project, would ensure the General Plan consistency of the proposed project. Despite this inconsistency with the current General Plan, nothing about the project is likely to induce further population growth beyond what is proposed and analyzed within this EIR. Similarly, while the proposed project would directly introduce 420 new residential dwelling units to the City of Oceanside, it would not induce any additional housing beyond what is proposed and analyzed within this EIR. The City possesses the ability to manage population and housing growth through consideration, approval, and/or denial of projects within its jurisdiction that would induce growth.

The project proposes residential development; it does not propose any land use type that would directly foster economic growth such as commercial centers, industrial facilities, or other forms of employment centers. However, the introduction of a new population to the area would likely contribute to the employment base and local economy, including areas beyond the City. New housing may attract additional nearby commercial uses, fostering additional economic growth.

Improvements to the circulation network as part of the proposed project would help alleviate existing infrastructure deficiencies and accommodate planned growth. Additionally, the proposed project includes drainage improvements and connections to utility lines such as water and sewer systems. The on-site improvements and connections would serve only the proposed project; no other current or future projects would be able to connect to these improvements. Circulation network improvements would not extend roads to other areas where access was limited or impeded. While the project proposes the connection of Frazee Road to Academy Road through removal of a barricaded section of Frazee Road, it would serve the proposed project and existing land uses. As described in Section 4.12, Public Services, and Section 4.15, Utilities and Service Systems, the proposed project would result in an incremental increase in demand for public services and facilities. The project site is located in a highly urbanized area of the City where all major public services and facilities currently provide services to the area; no new major public service or utility infrastructure would be required to accommodate the proposed project.