

4.0 GROWTH INDUCEMENT

A project is defined as growth inducing when it directly or indirectly fosters economic growth, population growth, or additional housing; when it removes obstacles for growth; and/or when it encourages or facilitates other activities that could significantly affect the environment (CEQA Guidelines **Section 15126.2(d)**). The provision or improvements of roadways, utilities, water, and sewer service to an area can induce growth by removing impediments to development. Once services are extended or improved in an area, economic incentives for development exist.

Based on Government Code **Section 65300**, the Draft General Plan serves as a comprehensive, long-term plan for physical development of the City of San Diego. By definition, the Draft General Plan is intended to manage and address future growth in the City. The Draft General Plan is based on the previously adopted City of Villages strategy. This strategy, as implemented through the Draft General Plan goals and policies, is designed to provide a framework to manage and plan for future population growth in the City of San Diego.

The City of Villages strategy and Draft General Plan goals and policies call for redevelopment, infill, and new growth in compact, mixed-use activity areas that are pedestrian-friendly, centers of community, and linked to the regional transit system. A “village” is a place where residential, commercial, employment, and civic uses are present and integrated. Implementation of the City of Villages strategy and Draft General Plan rely upon the future designation and development of village sites. As identified in the Draft General Plan, factors to consider when locating village sites include capacity for growth, existing and future public facilities, transportation options, community character, and environmental constraints. Actual village locations, precise village boundaries, the specific mix of uses, architectural form, needed public facilities, and the type of public spaces within proposed village areas will be determined through community plan updates or amendments following adoption of the Draft General Plan.

Because less than four percent of the City’s land remains vacant and available for new development, the City of Villages strategy and Draft General Plan policies largely direct housing growth to already developed areas of the City through infill and redevelopment. The population in San Diego will grow whether or not the Draft General Plan is adopted. However, the Draft General Plan Economic Prosperity Element promotes economic expansion through policies that encourage business, education, employment and workforce development. Additional policies are intended to preserve and protect valuable employment land, especially prime industrial land, from conversion to other uses. These policies serve to facilitate expansion and new growth of high quality employment opportunities in the City. Therefore, the Draft General Plan is growth accommodating because it provides direction for the planning and management of population growth and growth inducing in that it facilitates economic expansion.

Most of the areas likely to experience infill and redevelopment activities are already served by public facilities. Improvements to water, sewer, utilities, and the circulation systems may be needed in these areas to accommodate additional population, employment activity and housing units. These infrastructure improvements could further remove existing obstacles to growth in some locations and would also be considered growth inducing.

Pursuant to CEQA Guidelines **Section 15126.2(d)**, “It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

Notes and References

City of San Diego.

2006 *Capital Improvements Program*. Annual Fiscal Year 2006 Budget.