

## 6.0 GROWTH-INDUCING IMPACTS

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### INTRODUCTION

*The purpose of this section is to evaluate the growth-inducing potential of the project. With respect to potential growth-inducing impacts, the 2011 California Environmental Quality Act (CEQA) Statutes and Guidelines require a discussion of the ways in which a project could foster economic or population growth, or the construction of additional housing in the surrounding environment. Discussion should take into account the project characteristics that may encourage and/or facilitate future growth that, either individually or cumulatively, could significantly affect the environment. CEQA emphasizes that growth in an area should not be considered beneficial, detrimental, or of little significance.*

### 6.1 THRESHOLDS FOR DETERMINING GROWTH-INDUCING IMPACT

In general terms, a project may foster spatial, economic, or population growth in a geographic area if it meets any of the criteria, identified below, as determined by the City of Ventura.

- Removal of an impediment to growth (e.g., the establishment of an essential public service or the provision of new access to an area).
- Urbanization of land in a remote location (e.g., leapfrog development).
- Economic expansion or growth occurring in an area in response to a project (e.g., changes in revenue base, employment expansion, etc.).
- Establishment of a precedent-setting action (e.g., a change in zoning or general plan designation).

Should a project meet any of these criteria, it is considered growth inducing. An evaluation of this project against these four growth-inducing criteria is provided in the sections below.

### 6.2 GROWTH INDUCEMENT POTENTIAL

#### a. Removal of an Impediment to Growth

Growth in an area may result from the removal of physical impediments or restrictions to growth. In this context, physical growth impediments may include nonexistent or inadequate access to an area or the lack of essential public services. Existing development in the Westside Community is estimated by the City of Ventura to be approximately 4,184 dwelling units; 298,181 square feet of retail uses; 8,332 square feet of office uses; 1,056,977 square feet of industrial uses; and 422,658 square feet of civic/institutional/educational/religious uses. In other words, the Westside Community presently has a substantial amount of existing development.

An established transportation network presently exists in the area, which offers the Westside Community and surrounding area local and regional access. Regional access to the Westside Community is provided by US 101 and SR-33. The primarily local access within the Westside Community is provided by Ventura Avenue, Stanley Avenue, Olive Street, and Cedar Street. As part of the Westside Community Planning Project, Cedar Street would be extended as a thoroughfare. While this extension would rearrange the flow of traffic in the Westside Community, it in itself would not cause nor encourage new traffic trips. Therefore, the extension of this roadway from the project site is not considered growth inducing.

The water and sewer infrastructure required to support the Westside Community Planning Area is available. No new major water or sewer mains other than those required to serve the individual new development and redevelopment projects associated with the Westside Community Planning Project would be constructed. Agricultural land to the north of the Planning Area boundaries and hillside areas to the east would not benefit from the construction of water and sewer infrastructure for individual projects, and it is doubtful that the construction of this water and sewer infrastructure would induce growth within these areas.

Electricity and natural gas transmission infrastructure presently exist in the immediate area of the Westside Community. Individual development and redevelopment projects associated with the Westside Community Planning Project may necessitate the construction of a distribution system to convey this energy to uses on individual project sites. This system would be designed to accommodate uses of individual projects, and would not extend beyond the requirements or boundary of the proposed project site. Given the existence of established electrical and natural gas transmission lines in this area, no growth-inducing impacts are expected with regard to this type of infrastructure.

**b. Leap-Frog Growth**

Development can be considered growth inducing when it is not contiguous to existing urban development and intervening open space areas occur between developments. The Westside Community has established infrastructure and a variety of residential, commercial, industrial, park, and school uses. The Westside Community Planning Project area is accessible from SR-33 and Ventura Avenue. Given this, the Westside Community Planning Project would not induce growth under this criterion, as it would not result in the urbanization of land that is not contiguous to existing urban development.

**c. Economic Growth**

The growth forecast for the land uses proposed in the Westside Community Planning Project area would add 1,415 new dwelling units in the project area by 2025. Based on the City's estimated 2011 household size of 2.65 residents per dwelling unit, this would add approximately 3,750 residents to the City's

estimated 2011 population of 107,124 residents as the proposed project site is developed. Property proximal to the site can be expected to experience increased economic pressure to develop. This pressure would be generated by the availability of supporting services, recreational opportunities, etc., on the proposed project site. All of the above can increase land values and make development of adjacent properties financially attractive to property owners. Actions taken to entitle land for future development would be subject to approvals associated with the planning process, as described below under **Precedent Setting Action**.

Development of the Westside Community Planning Project will increase the area's population over present conditions. As a result, the proposed project can be expected to generate increased demand for goods and services. This demand may be met by the new commercial and office uses proposed as part of the project, in addition to a variety of local and regional commercial uses. The additional commercial uses are forecast in the City's General Plan, and the project is generally consistent with the General Plan. It is expected that existing retailers can meet the demand for goods and services. Therefore, development of the proposed project is not expected to induce substantial commercial growth in the City or surrounding areas.

Future residents of the proposed project site also represent an incremental increase in the local labor force. Given the relatively small number of residents anticipated at predicted development growth (3,750) and the projected increase in employment opportunities in the City of Ventura of 1,036 jobs as a result of the Westside Community Planning Project, it is expected that new residents seeking employment in the City could be absorbed. Therefore, it is not anticipated that the Westside Community Planning Project would induce substantial growth in commercial, industrial, and office development on presently undeveloped properties in the City.

### **6.3 PRECEDENT SETTING ACTION**

The decision to allow development and redevelopment in the Westside Community Planning Project area would require the discretion of the decision-making body, which is the City of Ventura. If the Westside Community Planning Project were to be approved by the City, its approval would not necessarily mean that other development approvals in the area would follow. In fact, development and redevelopment within the Westside Community Planning Project area is consistent with the City of Ventura's 2005 General Plan from the standpoint that the City has identified the Westside Community for development and redevelopment. Consequently, the project is not considered to be precedent setting.