3.3.22 Growth Inducing Impacts

Introduction

CEQA requires discussion of the ways in which proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth. Increases in population will increase demand on existing community services and/or facilities, which may require provision of additional services or construction of new facilities that could result in secondary environmental effects that may be significant. Characteristics of some projects may encourage or facilitate other activities that could significantly affect the environment, either individually or cumulatively. The analysis should not assume that growth is necessarily beneficial, detrimental, or of little significance to the environment.

Under CEQA, a project is generally considered to be growth-inducing if it results in any one of the following criteria:

- Extension of urban services or infrastructure into a previously unserved area;
- Extension of a transportation corridor into an area that may be subsequently developed; or
- Removal of a major obstacle to development and growth (e.g., if to accommodate the campus, new infrastructure components need to be developed capable of serving additional growth in the community).

LRDP EIR

The LRDP EIR provides a comprehensive basis for evaluating growth-inducing impacts of future campus development, as proposed in the LRDP. These potential effects may result from three activities: 1) on-campus development, as described in the LRDP; 2) off-campus development related to campus programs (e.g., development and/or expansion of off-campus centers, or third-party development housing in order to meet campus housing demand); and 3) off-campus activities related to, or caused by, the LRDP (e.g., acquisition or leasing of off-campus space or parking, or unintentional effects of on-campus growth, such as increased demand for parking or recreational facilities).

The level of significance of growth-inducing impacts can be determined by evaluating the amount, type, and location of land use(s) proposed by the LRDP. One way to determine significance is to evaluate whether the growth fostered by the LRDP is within the growth projections established by a local jurisdiction’s general plan. Although the University of California is not bound by local land use plans, if the total growth fostered by the LRDP exceeds the holding capacity of the general plan, this conflict should be identified in the EIR. If the type or location of a certain land use proposed by the LRDP (e.g., a research park adjacent to low-density residential or open space/agricultural uses) is likely to result in pressure to rezone non-University land, which would result in urbanization of the area, this potential conflict should also be described in the EIR.
The discussion should quantify impacts to the extent possible. Direct impacts that should be considered include the amount of new housing that would result and the number of jobs that would be created. Forecasts of secondary effects are usually based on estimates using employment multipliers, which represent the ratio of indirect and induced jobs to jobs generated directly by the LRDP. Indirect effects include the increased burden on existing services and infrastructure (e.g., a sewage treatment facility or roadway capacity). Proposed mitigation measures for potential growth-inducing impacts should be included in the issue sections to which they relate.

**Project EIR**

Assessing growth-inducing impacts for the proposed project generally would consist of determining whether the potential for growth-inducement caused by the proposed project falls within the growth-inducing effects that were identified in the LRDP EIR. Because project-level analysis discloses a greater level of specificity about environmental effects (e.g., population increases can be quantified more specifically), the project analysis should generally refine the LRDP EIR analysis. Depending on the time since the LRDP EIR was certified, it may be appropriate to supplement or update the LRDP analysis of growth-inducing impacts.