

SECTION 6.0
GROWTH INDUCEMENT

6.0 GROWTH INDUCEMENT

6.1 PURPOSE

Section 15126(d) of the CEQA Guidelines requires that this EIR discuss the growth-inducing impact of the Proposed Project. The CEQA Guidelines require the discussion to consider the ways in which the Proposed Project "could foster economic or population growth, or the construction of additional housing either directly or indirectly, in the surrounding environment." (CEQA Guidelines, §15126.2, subd. (d).) Generally speaking, a project is considered growth-inducing where it would remove obstacles to population growth. The analysis of growth-inducing impacts is required because increases in the population may tax existing community service facilities, and thereby require the construction of new facilities that could cause significant environmental effects. Notably, the CEQA Guidelines observe that "[i]t must not be assumed, however, that growth in any area is necessarily beneficial, detrimental or of little significance to the environment." (*Ibid.*)

6.2 THE PROJECT'S GROWTH-INDUCING POTENTIAL

6.2.1 Background

As discussed in EIR **Section 3.10, Population and Housing**, the City of San Diego population is expected to increase by 361,110 (28%) by 2030; the population in the College Area, within which the SDSU campus is located, is expected to increase by 10,233 (48%) by 2030. In addition, rapid statewide population growth over the last several years has placed significant strains on the state's higher education facilities.

The Proposed Project would alleviate the strains placed on the local housing market by accommodating campus-specific and College Area growth in a sustainable manner.¹ Specifically, the Proposed Project would result in an urban redevelopment/infill project designed to accommodate existing and projected demand for: (i) student housing at SDSU, and (ii) university/community-serving retail uses by the campus' College Area neighbors and students. Therefore, the Proposed Project is a mixed-use development featuring ground-floor commercial and upper-floor student housing, student apartments, additional parking facilities,

¹ Enrollment at SDSU would not increase through implementation of the Proposed Project.

a Campus Green with a public promenade, and pedestrian malls in place of existing streets/alleys linking the proposed mixed-use buildings to the main campus.

6.2.2 Induced Population Growth

Population growth is anticipated in regional growth forecasts that are the backbone for local housing elements, policies, land use designations, and regulatory processes that are used to accommodate increased housing demand. Induced population growth typically is construed as growth that exceeds planned growth and results from new development that would not have otherwise taken place.

The Project site has been identified in the San Diego Association of Government's ("SANDAG") Regional Comprehensive Plan and the City of San Diego's Strategic Framework Element, College Area Community Plan, and College Community Redevelopment Project as a prime location for infill redevelopment to accommodate additional housing units and increased economic opportunities. Therefore, SANDAG's growth projections for this area have accounted for the increased number of housing units and commercial space that would result from the Proposed Project. Additionally, by providing student housing adjacent to the campus, the number of commuter students is reduced, thereby alleviating pressures on both the regional and local transportation network.

The Proposed Project also would tie into existing infrastructure already serving the Project area, and would not result in growth inducement related to the expansion of such infrastructure. By replacing scattered land uses with more dense, mixed-use development in an increasingly urban area, the Proposed Project would reduce pressure to develop in areas that are not currently served by infrastructure.

In summary, the Proposed Project is growth-accommodating rather than growth-inducing.