7 GROWTH INDUCEMENT

7.1 PURPOSE

Section 15126(d) of the CEQA Guidelines requires that an EIR discuss the growth-inducing impacts 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 (i.e., would remove obstacles to any growth beyond the population increase that would occur as a direct result of the proposed project). The analysis of growth-inducing impacts as a separate consideration is required because increases in population beyond those resulting directly from the proposed project may tax existing community service facilities, and thereby require the construction of new facilities that could cause significant environmental effects not otherwise addressed in the EIR.

7.2 THE PROJECT'S GROWTH-INDUCING POTENTIAL

7.2.1 BACKGROUND

As discussed in EIR Section 4.12, Population and Housing, the City of San Diego population is expected to increase by 456,621, (35%) by 2050; the population in the College Area, within which the SDSU campus is located, is expected to increase by 28,354 (137%) by 2050. In addition, rapid statewide population growth over the last several years has placed significant strains on the state's higher education facilities, including SDSU. Economic and population growth in the San Diego region is projected to continue at a steady rate through 2050 (SANDAG 2016). Thus, based on current forecasts, population growth in San Diego, generally, and the College Area, specifically, will result in substantial increased demand for housing in the area.

The proposed project would assist in reducing the strains placed on the local housing market by accommodating campus-specific growth in a sustainable manner. Specifically, the proposed project would provide new on-campus student housing to accommodate up to 2,700 student housing beds for students that otherwise would live off-campus; the proposed project would not increase student enrollment and, instead, would merely accommodate existing enrollment. The proposed new housing complex would include outdoor gathering spaces, green space, and

residential buildings. The proposed project would enable an increased number of students to participate in SDSU's Residential Education Program and add vitality and services to the west campus area where the proposed project would be located.

7.2.2 INDUCED POPULATION GROWTH ANALYSIS

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

The environmental impacts associated with development of the proposed project, including the potential impacts associated with an additional 2,700 students living on campus, within the College Area, during the academic year, are addressed in Section 4.0, Environmental Analysis. Portions of that analysis relevant to growth inducement are summarized below.

As discussed in Section 4.12, Population and Housing, within the College Area Community Plan, as well as the San Diego Association of Governments' (SANDAG) Regional Comprehensive Plan, the proposed project site is partially designated for residential land use. Therefore, SANDAG's growth projections for this area have accounted for the increased housing units that would be developed as part of the proposed project. Additionally, the project would provide housing for SDSU students at existing enrollment levels and would not result in an increase in student enrollment. Moreover, the proposed project would provide housing within the main SDSU campus, reducing the number of commuter students, and reducing pressure on both the regional and local transportation network.

As discussed in Section 4.13, Public Services and Utilities, development of the proposed project would require an upgrade of certain utility systems in the area, including sewer, potable water, irrigation water, and electricity in order to accommodate the additional student housing units that would be developed on the northwest corner of campus. However, these upgrades would be project-centric, installed to ensure that utilities already existing within the campus area are adequate to serve the increased number of students living on campus. The upgrade of these systems would not remove obstacles to population growth in any area, other than the proposed project site. Furthermore, while these infrastructure improvements may also benefit off-campus land uses in the immediate vicinity of the proposed project, the improvements would be

consistent with current City plans for the area and would not facilitate growth beyond that already planned and anticipated for the area.

In summary, because the proposed project would provide additional on-campus housing for current student enrollment, is consistent with area plans and forecasted development, and would not remove any major obstacles to area population growth, the proposed project would not result in significant growth-inducing impacts.

7.3 REFERENCES

City of San Diego. College Area Community Plan 1989. https://www.sandiego.gov/sites/default/files/legacy//planning/community/profiles/collegearea/pdf/cacpfullversion.pdf.

SANDAG. 2016. *Population Forecasts: City of San Diego, College Area CPA, Census Tracts 28.01 and 29.04*. Accessed January 12, 2017. http://datasurfer.sandag.org/.

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