

CHAPTER 7 OTHER REQUIRED CONSIDERATIONS

7.1 Growth Inducement

According to Section 15126.2 (d) of the CEQA Guidelines, a project induces growth when it directly or indirectly:

- Fosters economic growth, population growth, or the construction of additional housing in the surrounding environment
- Removes obstacles to population growth
- Taxes public facilities and services
- Encourages or facilitates other activities that could significantly affect the environment, either individually or cumulatively.

Direct growth-inducing impacts are commonly associated with the development of new public services, utilities, and roads in previously undeveloped areas. The provision of such necessities in a non-serviced area can induce growth between newly serviced areas and the community from which the facilities are obtained. Furthermore, increases in the population may tax existing community service facilities, requiring construction of new facilities, ultimately resulting in an increase in pace or density of the existing surrounding development. Indirect growth-inducing impacts include an increased demand for housing, commodities, and services that new development causes or attracts by increasing population in an area.

The Proposed Project area is currently developed with infrastructure and public amenities including roads, parks, light industrial buildings and facilities, parking lots, a harbor with two marinas and restaurants, a boatyard, and an RV park. In addition, public services and facilities, such as water and sewer lines as well as police and fire protection, are provided to the site, and approved plans for additional development currently exist. The current City of Chula Vista General Plan (Chula Vista, City of 1995) allocates 400 residential units within the plan area. The Proposed Project proposes an increase of 500 multifamily units as compared to the existing plan, which would be considered growth inducing. The Port Master Plan (PMP) does not anticipate or allow development of any additional residential development within its jurisdiction but does propose a dramatic change in use, replacing existing industrial use designations in the Harbor District with a mix of hotel, retail, office, and cultural uses.

The Proposed Project is expected to contribute greatly to the economy of the Chula Vista region in terms of jobs, personal income, and tax revenues. New development, including the RCC, residential, high-tech businesses, visitor-serving retail, parkland, and open space, would increase activity and use of the Bayfront. Increased use would place a demand on public services and would create demand for more retail businesses, such as gas stations and food stores, ultimately

creating new jobs. It is expected that both locally unemployed and under-employed persons as well as people from regions outside of San Diego County would fill most of the jobs created by implementation of the Proposed Project.

An influx of new permanent residents into San Diego County could result from project implementation. Therefore, the Proposed Project, as discussed in the impact analysis in *Section 4.17.3*, and any of the alternatives, as discussed in *Chapter 5, Alternatives*, would foster local economic growth in the area.

7.2 Unavoidable and Irreversible Significant Environmental Effects

Section 15126.2 (b) and (c) of the CEQA Guidelines, respectively, require that an Environmental Impact Report (EIR) address any significant environmental effects that cannot be avoided as well as any irreversible changes to the environment that may result from implementation of the Proposed Project. This discussion shall include significant impacts that can be mitigated, but not below a level of significance.

Significant environmental impacts have been identified for 13 issue areas analyzed in *Chapter 4, Environmental Analysis*, of this report. Impacts to land/water use compatibility, traffic and circulation, urban design/visual quality, hydrology/water quality, air quality, noise, terrestrial biological resources, marine biological resources, paleontological resources, hazards and hazardous materials/public safety, public services (excluding parks), public utilities (except potable water supply), and seismic/geologic hazards would be reduced with the implementation of mitigation. Although mitigation measures are required to reduce the significant effects of traffic impacts on local roadway segments and freeway segments, visual impacts resulting from the height and mass of buildings, impacts resulting from potable water supply availability, air quality impacts, and cumulative energy impacts, these impacts could not be reduced to a level below significant. All other impacts are either less than significant or can be reduced to a less than significant level with implementation of proposed mitigation.

7.3 Effects Found Not to Be Significant

Environmental effects found not to be significant include parking, cultural resources, parks, energy, and population and housing. In addition, as part of the analysis conducted for the Proposed Project, consideration was given to the potential for the development of the Proposed Project to affect the economic condition of the San Diego Convention Center to such an extent that it might lead to the physical deterioration of the City of San Diego. Economic Research Associates (ERA) conducted an analysis that evaluated the economic effect of the Resort Conference Center (RCC) on the San Diego Convention Center (*Appendix 7-1*). As a result of the ERA study, it was determined that the RCC would not have a negative effect on the

economic conditions on the San Diego Convention Center and therefore would not result in degradation of the physical environment in the area.