

CHAPTER 7.0

GROWTH INDUCING IMPACTS

7.1 INTRODUCTION

The California Environmental Quality Act (CEQA) *Guidelines* (Section 15126.2 [d]) require that an Environmental Impact Report (EIR) evaluate the growth inducing impacts of a proposed action. A growth inducing impact is defined by the CEQA *Guidelines* as an impact that fosters economic or population growth, or the construction of additional housing, either directly or indirectly. Direct growth inducement would result, for example, if a project involved the construction of new housing. Indirect growth inducement would result if a project established substantial new permanent employment opportunities (e.g., new commercial, industrial, or governmental enterprises) or if it would remove obstacles to population growth (e.g., expansion of a waste water treatment plant that could allow more construction in the service area).

Growth inducement may constitute an adverse impact if the growth is not consistent with or accommodated by the land use plans and growth management plans and policies for the area affected. Local land use plans provide development patterns and growth policies that guide orderly urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer services, and solid waste services. A project that would induce "disorderly" growth (i.e., conflict with the local land use plans) could directly or indirectly cause additional adverse environmental impacts and other public services impacts. An example of this would be the redesignation of property planned for agricultural uses to urban uses, possibly resulting in the development of services and facilities that encourage the transition of additional land in the vicinity to more intense urban uses. Another example would be the extension of urban services to a non-urban site, thereby encouraging conversion of non-urban lands to urban lands. Because the Proposed Project is located within an existing urbanized area, neither of these examples applies to the project site.

7.2 SETTING AND POTENTIAL GROWTH INDUCING EFFECTS

The Proposed Project consists of a plan to redevelop the existing Zoo in phases over the course of approximately ten years. The project is confined to the existing Zoo grounds located within the southwest corner of William Land Park. William Land Park provides a variety of entertainment and recreational amenities including, Funderland, Fairytale Town, the William Land Park Golf Course, and the Sacramento Zoo. The park also includes other amenities such as picnic areas, an amphitheater, ball fields, a rock garden, and lakes. The park is surrounded by established residential neighborhoods.

The Proposed Project is consistent with the planned land uses of the project area. The project site is zoned Standard Single-Family Zone (R-1), which includes recreational facilities as basic elements of a

neighborhood. The Proposed Project is also consistent with the General Plan designation of the project site as Parks-Recreation-Open Space.

Developments included in the Proposed Project will replace and update the Zoo's facilities necessary to maintain and augment the Zoo's function as a community entertainment and recreational venue. The Concept/Vision Plan does not include a substantial increase in staff. An increase of approximately five employees is expected over the next 10 years (Mary Healy, pers. comm.). Therefore, the Concept/Vision Plan will not establish substantial new permanent employment that would induce increases in population or construction of new housing.

To conclude, the Proposed Project is not expected to induce economic or population growth of the construction of additional housing, either directly or indirectly.