

6.0 GROWTH INDUCING IMPACT ANALYSIS

INTRODUCTION

Section 15126.2(d) of the CEQA Guidelines requires the discussion of the ways in which a project could foster economic or population growth, the construction of additional housing, either directly or indirectly, in the surrounding environment. The CEQA Guidelines also state that growth in an area should not be considered beneficial, detrimental or of little significance. The purpose of this discussion is to evaluate the growth-inducing potential and impact of the RiverPark Project.

GROWTH INDUCING POTENTIAL

In general terms, a project may foster spatial, economic or population growth in a geographic area if it meets any one of the criteria that are identified below.

- The project removes an impediment to growth (e.g., the establishment of an essential public service, or the provision of new access to an area).
- The project results in the urbanization of land in a remote location (Leap-Frog Development).
- Economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion, etc.).
- The project establishes a precedent setting action (e.g., a change in zoning or general plan amendment approval).

Should a project meet any one of these criteria, it may be considered growth-inducing. An evaluation of the Proposed project in relation to these growth-inducing criteria is provided in this section.

Removal of an Impediment to Growth

Growth in an area may result from the removal of physical impediments or restrictions to growth. In this context, physical growth impediments may include nonexistent or inadequate access to an area or the lack of essential public services such as water and sewer service. The following discussion evaluates the effects of the proposed project with respect to this criterion.

The RiverPark Specific Plan Area is located adjacent to the Ventura Freeway and developed portions of the City of Oxnard. The majority of RiverPark Area 'A' is located with a redevelopment project area and an existing specific plan area. The existing Oxnard Town Center Specific Plan allows

development of up to 4.4 million square feet of commercial space on this portion of the project site and includes infrastructure master plans to support this intensity of development. The City of Oxnard water, sewer, and storm drain master plans include planned improvements to support development in this portion of the City. Major improvements to the adjacent segment of the Ventura Freeway are scheduled for construction by the California Department of Transportation and the City of Oxnard. In addition to widening of the freeway and construction of a new bridge across the Santa Clara River, a new interchange between Oxnard Boulevard and the freeway will be built.

The proposed RiverPark Specific Plan is consistent with utility and service master plans for the area and will not extend services to areas that are not currently planned for service.

Urbanization of Land in Remote Locations (Leap-Frog Development)

Development can be considered growth-inducing when it is not contiguous to existing urban development and “leaps” over open space areas. The proposed project site is located in an existing urbanized area. The site is partially developed and located within the City Urban Restriction Boundary (CURB) established by the Oxnard 2020 General Plan. The CURB protects agricultural and open space land within the City’s Planning Area by limiting the provision of urban services and urbanized land uses to areas located within the CURB until 2020. The CURB promotes a more compact development pattern for the City and preserves agricultural land. While the RiverPark Project would extend the existing pattern of development north, it will not “leap-frog” over any undeveloped areas or introduce development into an area which has not been developed.

Economic Growth

Development of the proposed project site will increase the population of the area over the present conditions. As a result, the proposed project can be expected to generate increased demand for goods and services. The RiverPark Project includes a mix of residential, neighborhood and regional commercial uses. The Specific Plan Area is also within close proximity to existing developed commercial areas in the northern portion of the City that provide a wide range of good and services. Therefore, it is not anticipated that the proposed project would induce growth in commercial, industrial, and office development on presently undeveloped property in the City.

Precedent Setting Action

Approval of the RiverPark Project would be consistent with local land use plans and policies. The site is partially developed and located within an existing redevelopment project area. Approval of the project would not set a precedent for approval of urban uses on any other land in the area.

CONCLUSION

It is not anticipated that the proposed RiverPark Project will induce additional growth in the area.