

## 5.0 GROWTH INDUCEMENT

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The *CEQA Guidelines* require a discussion of the ways in which a project could foster economic, population, or housing growth, either directly or indirectly. The proposed project would result in approval of a management plan designed to ensure that the DFP site would remain in its current use as a passive recreation park. Minor improvements would be made that include construction of a small toilet facility and a caretaker's residence that would replace an existing caretaker residence, if deemed necessary. Minor grading of some existing trails to facilitate handicapped access and drainage, and various vegetative management strategies would be employed to preserve existing vegetation while minimizing wildland fire hazard by periodically removing vegetation along trails and maintaining emergency access. The project also consists of a range of alternatives for dog use on the DFP, at Hale Park and at the Shoreline Beach Area. It is worth noting that dog use is already occurring at all three sites. With the project, the level of this use may vary. It is likely that a decrease in non-dog or on-leash use of these properties would result if any of the off-leash dog use alternatives are approved, because some people would be adverse to having off-leash dogs in close proximity to them. The greater the level of off-leash dog use and the more concentrated this use is, the lower non-dog or on-leash dog recreation use would be expected. In any case, for all dog use alternatives, no overall change in the amount of park or beach usage is anticipated, even though there may be a shift in the type of uses.

There are three ways in which a project could induce growth. The first is to construct infrastructure that other projects can use to facilitate their construction. For example, an extension of a sewer or water line with additional capacity into an area that does not currently have this infrastructure may be growth inducing because it removes an important impediment to urban growth. The proposed project sites and alternatives already provide recreational opportunities and would include only minor park improvements, especially at the DFP. The approval and implementation of the DFP Management Plan and dog use alternatives would therefore not be growth inducing by substantially expanding recreational opportunities because these opportunities are already provided by the DFP. The project is not growth inducing from the perspective of adding new infrastructure because no new infrastructure that could induce growth is proposed or required by the proposed project. Minor sewer lateral and electrical line extensions for the toilet and caretaker residence do not have sufficient capacity to accommodate additional development and are not in a location where they could accommodate any new growth

The second way projects may induce growth is by being sufficiently large that they become a magnet for growth in the area. For example, a project that would construct a large shopping center would be expected to induce growth because new jobs would be created and new employees would need housing and roadway capacity in the area around the new development. The proposed DFP Management Plan and dog use alternatives at

the three sites would improve management of existing recreational uses, allow only minor improvements to the existing parks or beach, and would include allowing dog use on DFP, Hale Park, and/or in the Shoreline Beach Area. The park and beach facilities already exist, and the proposed improvements are relatively minor and not ones that would encourage growth. Therefore, the project would not be growth inducing by being sufficiently large that it would cause other uses and associated population to locate in the area.

The third way in which a project could induce growth is by introducing a new type of use into an area. For example, construction of residential development in a rural area would set a precedent for that type of use, and may encourage other property owners in the area to realize a profit by converting from open space to residential, commercial or industrial land use designations to accommodate some of the demand by the new type of use. The proposed project would implement a management plan designed to maintain the DFP site in much the same condition as now exists, which is to continue a passive recreation use on the DFP. Allowing dogs off-leash at the DFP, Hale Park, and in the Shoreline Beach Area would not introduce a new use into the area. Dogs are already allowed at each site, and each site is used by dogs off-leash, regardless of whether it is allowed. It is assumed that public usage on the whole at each site would not substantially change, since either an off-leash or on-leash designation may increase use by some people and may decrease use by others, depending on their preference for off- or on-leash dogs on the site. Therefore, the project would not be growth inducing by introducing a precedent setting land use into an area.