

4.0 GROWTH INDUCEMENT

According to CEQA Guidelines (Section 15126[g]), a project may foster spatial, economic or population growth in a geographic area if it meets any one of the four criteria identified below:

- Removal of an impediment to growth (e.g., establishment of an essential public service or the provision of new access to an area);
- Economic expansion or growth (e.g., changes in revenue base, employment expansion, etc.);
- Establishment of a precedent setting action (e.g., an innovation, a radical change in zoning or general plan amendment approval); or
- Development or encroachment in an isolated or adjacent area of open space (being distinct from an "infill" type of project).

Should a project meet any one of the above listed criteria, it can be considered growth-inducing. The impacts of the proposed project are evaluated below with regard to these four growth-inducing criteria.

4.1 Removal of an Impediment to Growth

Under the policies and programs contained within Chapter 4, Circulation, of the proposed General Plan, several specific roadway segments and intersections within the City of American Canyon will be improved in terms of future capacity, vehicle carrying ability, and extension of existing roadways. These improvements are expected to be incremental and will beneficially impact the overall conditions and operation of the City's transportation circulation system.

Under the policies and programs contained within Chapter 5, Utilities, of the proposed General Plan, a wide range of general and specific portions and areas of the local utility and infrastructure system are recommended to be improved and expanded in terms of their capacity and operating efficiency (including water, storm drainage, and sanitary sewer). These improvements are expected to be incremental and will beneficially impact the overall conditions and operations of the City's utility and infrastructure system.

For these reasons, the actions allowed under the proposed project are considered to constitute actions or constitute the generation of impacts that may be considered as removing an impediment to growth.

4.2 Economic Growth

Buildout of the proposed General Plan will cause an expansion and diversification of the local economic base and will create both direct and indirect economic growth. This growth potential will create both short-term and long-term environmental impacts. These impacts will also be felt and reflected at the local, sub regional and

regional levels. Examples of the proposed economic growth generated by implementation of the proposed Draft General Plan for the City of American Canyon include: increased numbers and varieties of available local part-time and full-time employment opportunities for individuals; increased direct and indirect construction activity to achieve the development allowed and projected under the proposed project; increased construction jobs during the construction of this additional development allowed and projected under the proposed project; increased business opportunities for companies and individuals seeking to locate their businesses within the City of American Canyon; increased spending and revenue-generation within the community by the new development allowed and employees attracted due to and under the proposed project; generation of increased property tax revenue, and occupancy tax revenue, and "spinoff" benefits by the direct economic growth generated by the development allowed and projected under the proposed project; and an overall diversification and strengthening of the local economy by the development allowed and projected under the proposed project.

For these reasons (under the criteria specific within the California Environmental Quality Act (CEQA)), the proposed project (implementation of the proposed Draft General Plan) is considered to be growth-inducing by creating economic growth and diversification in the City of American Canyon and the subregion.

4.3 Precedent-Setting Action

The proposed General Plan generally conforms in many ways with the County of Napa's existing zoning code and General Plan. The proposed General Plan is expected to establish the rules and guidelines for all local growth and development for the next twenty years. However, the proposed project does not propose any policies or programs that allow significant growth in areas not already allowed in County Zoning and General Plan. Proposed land uses and zoning are anticipated to control overall growth to a managed balanced Citywide level. Therefore, the proposed General Plan is not considered to be growth-inducing by setting a precedent at the local level.

4.4 Development of Open Space

Development of open space is considered growth-inducing when it occurs on the fringes of built-up areas or in isolated localities. There is still considerable open space within American Canyon and the planning area. Therefore, over time, the fringes of American Canyon's existing urban area could become developed. Because development of the open space would likely occur with implementation of the General Plan, the proposed project is considered growth-inducing under this criterion. It should be noted, however, that none of the land proposed for development is prime agricultural land nor is it of unique habitat value.

4.5 Conclusions

The proposed project will meet three of the four growth-inducing criteria specified under the California Environmental Quality Act (CEQA). Through this analysis, it has been determined that the proposed General Plan is: anticipated to "remove an impediment to growth" by improving and extending circulation and infrastructure; anticipated to cause "economic growth" by expanding and diversifying the local economic base; and anticipated to develop existing open space areas by allowing development to expand into the periphery of developed portions of the City. The project must, therefore, be considered to be "growth-inducing."