

Chapter 6
Growth-Inducing Impacts

Introduction

Pursuant to Section 15126.2(d) of the CEQA Guidelines, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

An EIR shall discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

This analysis evaluates whether the proposed project would directly or indirectly induce economic, population, or housing growth in the surrounding environment.

Direct Growth-Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would involve development of new housing or remove barriers to population growth, for example, by changing a jurisdiction's general plan and zoning ordinance to allow new residential development to occur. The proposed project includes a General Plan Amendment to re-designate portions of the property to reflect the active and passive areas of the proposed Sports Park. The change represents the plan to utilize 38.5 acres of the existing open space for active recreation use instead of for passive recreation use. The proposed project would not involve the development of new housing, nor would it change the general plan or zoning ordinance in a way that would not encourage and facilitate offsite economic activities. The project would accommodate recreation needs within existing and projected demands; therefore, the project would not generate direct growth-inducing impacts.

Indirect Growth-Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of the infrastructure in an area where the available public services meet existing demand. Examples would be increasing the capacity of a sewer treatment plant or a roadway beyond that which is needed to meet existing demand.

The capacity of existing infrastructure in the project area would not be expanded to accommodate the proposed project. The project would extend some infrastructure (water, reclaimed water, sewer, gas, and telecommunication) to the site and within the Rancho Parkway extension; however, existing utilities connections are available in the surrounding streets. IRWD has confirmed that existing water supplies are available to accommodate the proposed project; therefore, no new entitlements would be required. The proposed project would include the relocation of an existing IRWD water line, but this would not allow for the expansion of existing utility capacity or the addition of new utilities.

Rancho Parkway would be extended to connect to Portola Parkway; however, the expansion of this roadway has been anticipated within the City's Circulation Element and the County's Master Plan of Arterial Highways (MPAH).

Because the project would not expand the capacity of existing infrastructure beyond that needed to meet the existing and projected demand, no indirect growth-inducing impacts would occur.