

7.0 GROWTH INDUCEMENT

7.1 INTRODUCTION

Section 15126.2 (d) of the CEQA Guidelines, as amended, requires the discussion of the ways in which a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Such a discussion should also include projects which would remove obstacles to population growth, and the characteristics of a project which may encourage and/or facilitate other activities that, either individually or cumulatively, could significantly affect the environment. CEQA emphasizes 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 TTM 52717 project.

7.2 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.

a. 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 (e.g., water service). The following discussion evaluates the effects of the proposed project with respect to this criterion.

Water, sewer, and energy (electricity and natural gas) infrastructure is required to support buildout of the proposed project. In the case of water, development of the proposed project requires the construction of a system designed to convey and distribute potable water to uses contained in the project site. The construction of this distribution system would involve the connection to existing water mains located within the surrounding roadway network which serve existing urban uses located to the south and east of the site. No new water mains are to be constructed. Therefore, the construction of this water infrastructure would not induce growth in these areas.

Electricity and natural gas transmission infrastructure presently exist in the immediate area to serve existing urbanized uses. Development of the proposed project would necessitate the construction of a distribution system to convey this energy to uses on the proposed project site and relocation of existing systems. These systems would be designed to accommodate uses included within the proposed project, and would not extend beyond the requirements or boundary of the proposed project site. Given the existence of established energy transmission lines in this area, no growth inducing impacts are expected with regard to this type of infrastructure.

Finally, an established transportation network presently exists in the area which offers the project area and surrounding uses local and regional access. For example, Valley Center Avenue provides direct access to Los Arrow Highway.

b. 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. This is clearly not the case with respect to TTM 52717. The project site is located within an approved Specific Plan area. Additionally, the project site is bounded by residential development on two sides. While the project would extend this existing pattern of development, it will not “leapfrog” over any undeveloped areas or introduce development into an area which has not been developed.

c. Economic Growth

Development of the 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. This demand cannot be met by the uses allowed within the proposed project. However, a variety of local and regional commercial uses are found within the City. It is expected that the demand for goods and

services can be met by such existing facilities, so development of the proposed project is not expected to induce commercial growth in the City or surrounding areas.

The future residents of the proposed project site also represent an incremental increase in the local labor force. Given the relative size of the proposed project and the small number of residents anticipated at buildout, it is expected that those new residents seeking employment within the City could be absorbed by the existing employment opportunities in the area. 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.

d. Precedent Setting Action

The decision to allow development of land on or near the proposed project site is at the discretion of the City Council of San Dimas. If the project were to be approved, its approval would not necessarily mean that other development approvals in the area would follow. Prior to the approval of any development proposal inside or outside of the City of San Dimas, substantial political and economic barriers must be overcome.

Since the project is located within the Specific Plan, site development would not represent a precedent setting action and many development impediments, such as land use plans and policies remain that restrict or direct local growth. Given the above, the project is not considered to represent a precedent for approval of other development proposals on surrounding property.

e. Impacts Created by Growth

Based on the discussion above, the project is not considered to be growth inducing, and so would not create or foster conditions that result in the inducement of new development elsewhere in the City either directly or indirectly. Rather, it can be argued that the project is proposed in response to population growth and demand for housing in the southern California region, which is anticipated to grow 62 percent through the year 2020. Attempting to determine the environmental impacts created by growth is speculative in that the size, type, and location of specific, future projects are unknown at the present time. Impacts associated with any specific future development project that could be influenced by this project would be examined in depth during the environmental review conducted for that project as part of its review and approval process.

Although not induced by this project, impacts of growth associated with cumulative development projects discussed in this EIR can be found in the cumulative analyses for each topic that were conducted in **Section 4.0, Existing Conditions, Impacts and Mitigation Measures**.