
SECTION 6 GROWTH INDUCEMENT

Section 15126(d) of the CEQA Guidelines requires that an EIR address a project's growth-inducing impacts. Growth inducement refers to economic or population growth, the construction of additional housing, or removal of obstacles to population growth. Direct growth inducement may result from provision of public services, infrastructure (e.g., utility lines and roads) to a previously undeveloped area. Such provision can foster additional growth by reducing development constraints for nearby areas, thereby inducing other landowners in the area to convert their property to other uses. Direct impacts can also result from a development's population placing strain on existing public services, or a particular development increasing the pace of density of existing surrounding developments. Indirect growth-inducing impacts include the additional demand for housing, commodities, and services that new development causes or attracts by increasing population in an area.

The project would construct 658 new residences and extend City infrastructure (including roadways and utilities pipelines). The proposed project represents planned growth that is intended to accommodate a population increase foreseen by SCAG through their multi-jurisdictional planning efforts (see Sections 9.3.3 and 9.3.4 of this EIR). Through its general plan process and coordination with SCAG, the City has planned for projected population and physical growth within its existing boundaries and surrounding areas planned for future annexation. The 213-acre project site and much of the surrounding land has been planned for residential development. The City's plan for infrastructure and service extension to accommodate this planned growth is presented in the SAP. Growth associated with the project would accommodate projected population growth within the City and the region. The growth inducement associated with this project would not create adverse impacts to the community. The project's park element would serve existing and future residential development in the City, but would not affect growth in any appreciable way.

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