
SECTION 6 GROWTH INDUCEMENT

Section 15126(d) of the CEQA Guidelines requires that an EIR address the growth-inducing impacts of a proposed project. The discussion should include ways in which the project could foster economic or population growth, the construction of additional housing, or remove obstacles to population growth, either directly or indirectly.

Direct growth-inducing impacts are commonly associated with the provision of public services, utilities, and roads to a previously undeveloped area. The provision of infrastructure and services to a site can foster 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 population growth taxing 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 proposed project is located on a site that is currently undeveloped agricultural land and could promote development and growth on adjacent parcels. The proposed project would include the pavement of 6 new roads and connect existing City water and sewer lines to the project site. City police and fire services would also be extended to the project site. This extension of infrastructure and public services to currently fallow agricultural land is growth promoting.

Adjacent farmland west and southwest of the project site in particular would already be within City limits. This land is classified as planned industrial according to the General Plan land use designations. The site west of the proposed project is currently for sale. Land use designations north and south of the project site are low density residential, however, development of these sites would require annexation to the City of El Centro and approval by LAFCO.

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