

7.0 GROWTH INDUCEMENT, COMMITMENT OF RESOURCES, AND CUMULATIVE IMPACTS

7.1 GROWTH INDUCEMENT

This section evaluates the potential for the proposed Project to affect economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

There are direct and indirect growth inducing impacts that a project may have. To assess the potential for growth-inducing impacts, the project's characteristics that may encourage and facilitate activities that individually or cumulatively affect the environment must be evaluated.

Direct growth inducing impacts occur when the development of a project imposes new burdens on a community by directly inducing population growth, or by leading to the construction of additional developments in the same area. Also included in this category are projects that remove physical obstacles to population growth, such as a new road into an undeveloped area or a wastewater treatment plant with excess capacity that could allow additional development in the service area. Construction of these types of infrastructure projects cannot be considered isolated from the development they facilitate and serve. Projects that physically remove obstacles to growth or projects that indirectly induce growth are those which may provide a catalyst for future unrelated development in an area such as a new residential community that requires additional commercial uses to support residents.

As described in Section 3.0 of this EIR, the proposed Project includes residential dwellings, commercial/retail, parks, and school land uses. The proposed Project would require extension of roadways, sewer, water, gas, and electrical lines, which would be developed to serve the Project Site. The Project Site currently includes limited infrastructure due to existing agricultural and dairy farm uses. Improvements would be completed in accordance with infrastructure master plans developed for the NMC to serve ultimate build-out of the area.

Consequently, some of the roadways and utility lines developed to serve the site would also serve future Specific Plan development in the NMC. Subsequent future development has been envisioned and considered on a programmatic level in the NMC General Plan Final EIR. Thus, the extension of these facilities would not serve development beyond the scope of that planned for the NMC.

Development of the proposed Project would generate some short-term, construction-related employment opportunities. The construction phases of the Project would require a limited labor force due to the

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relatively short-term nature of construction employment. Given the supply of construction workers in the local work force, it is likely that these workers would come from within the Inland Empire area. Therefore, given the availability of local workers, the proposed Project would not be considered growth inducing from a short-term employment perspective. The proposed Project would not include any significant long-term employment opportunities.

The Project would result in an additional 2,326 residential units in the City. Given the average household size of 3.6 persons per household (EIP Associates, 2005), the Project would result in an additional 8,374 persons residing in the City. This population growth is consistent with that planned under the NMC General Plan. Further, the Project is consistent with the anticipated growth planned for the City. The population growth envisioned for the Project Site has also been incorporated into SCAG projections. Thus, the Project would induce population growth; however, this growth has been planned for at the local and regional levels.

In addition to the proposed land uses, onsite and offsite infrastructure improvements would be required that are related to storm water collection and conveyance, domestic and reclaimed water supply, wastewater treatment, and transportation-related improvements. The proposed land uses and related infrastructure are part of the overall land use plan envisioned for the entire NMC. Therefore, implementation of the Project would not induce growth not already envisioned by the City and already analyzed in the NMC Final EIR.

7.2 COMMITMENT OF RESOURCES

The environmental effects of the Project are discussed in Section 5.0 of this document. Implementation of the Project will require the long-term commitment of natural resources as described below.

Approval and implementation of the Project would result in an irretrievable commitment of non-renewable resources such as energy supplies. The energy resource demands will be used for construction activities, heating and cooling of buildings, transportation of people and goods, as well as lighting and other energy associated needs.

The consumption of nonrenewable resources will consist primarily of fossil fuels, lumber, sand and gravel, photochemical construction materials, steel, copper, lead, and water. Since alternative energy sources such as solar and wind energy are not currently in widespread use, it is unlikely that any significant savings in nonrenewable energy supplies will be realized in the immediate future.

More specifically, the primary effect of the Project would be the commitment of approximately 571 acres of agricultural land to urban uses. The financial and material investments that would be required of the applicant and the City would result in further commitments of land resources making it likely that the same or similar uses would continue in the future. Implementation of the proposed Project represents a long-term commitment to urbanization. Environmental changes associated with the implementation of the Project result in alterations of the physical environment. If the Project is approved, and subsequently implemented, new structures would be built, additional utilities would be constructed, and circulation improvements would be made.

The commitment of resources and the levels of consumption associated with the proposed Project are consistent with anticipated changes within the City and the region as analyzed in the NMC Final EIR. Therefore, avoiding or delaying the continued commitment of these resources is not justified.

7.3 CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines requires the consideration of cumulative impacts within an EIR. Cumulative impacts are defined as two or more individual effects which, when considered together, are considerable or which, compound or increase other effects. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment, which results from the projects when added to other closely related projects. In identifying projects which may contribute to cumulative impacts, the CEQA Guidelines allow the use of either a specific list of past, present, and reasonably anticipated future projects, providing related or cumulative impacts, including those that are outside of the control of the lead agency. A list of related projects is referenced in Section 4.0 of this EIR. Cumulative impacts are separately discussed within each environmental issue in Section 5.0.