

## 6.3 GROWTH-INDUCING EFFECTS

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### INTRODUCTION

CEQA requires that EIRs include a discussion of ways in which a proposed project could induce growth. The CEQA Guidelines identify a project as “growth inducing” if it fosters economic or population growth or if it encourages the construction of additional housing either directly or indirectly in the surrounding environment (CEQA Guidelines, Section 15126.2[d]). New employees from commercial or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area.

CEQA emphasizes that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.<sup>1</sup> In general terms, factors that may be considered in evaluating the potential for growth include:

- Removal of an impediment to growth (e.g., the establishment of an essential public service or the provision of new access to an area),
- Urbanization of land in a remote location (leapfrog development),
- Economic expansion or growth occurring in an area in response to the project (e.g., changes in revenue base, employment expansion, etc.), or
- Establishment of a precedent-setting action (e.g., a change in zoning or general plan amendment approval).

Each of these factors has been evaluated with respect to the Etiwanda Heights Neighborhood and Conservation Plan’s (EHNCP or Plan) implications on growth.

### REMOVAL OF AN IMPEDIMENT TO GROWTH

Growth in an area may result from the removal of physical impediments or restrictions to growth. Physical growth impediments may include nonexistent or inadequate access to an area or the lack of essential public services (e.g., water, sewer, or electrical service).

The Plan would allow the development of new neighborhoods in a compact pattern between existing neighborhoods on the east, south, and west in the City of Rancho Cucamonga. The Neighborhood Area (NA) is located in an area with utilities, streets, and other infrastructure in place that would be extended

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1 California Environmental Quality Act Guidelines, Section 15126.2(d).

into the NA. The Plan would remove the existing impediment to growth associated with the lack of infrastructure in the NA to allow for planned growth as defined in the Plan.

This infrastructure would not be extended into the RCA and is not configured to allow for expansion into the RCA. The Plan would reduce the potential for development in the RCA and promote the preservation of the open space and natural habitat present in the RCA. The Plan would allow the development of up to 100 homes on private property in the RCA subject to the rural residential development standards included in the Plan. These homes would be served by private water wells and septic systems; implementation would not extend major infrastructure to places.

The proposed extension of infrastructure into the NA would not result in the potential for any additional unplanned growth in or around the Plan Area.

### **URBANIZATION OF LAND IN REMOTE LOCATIONS (LEAPFROG DEVELOPMENT)**

The NA, where urban development is proposed, is surrounded by existing neighborhoods on the east, south, and west, and represents infill development in, and area included in, the City's Sphere of Influence (SOI). As discussed previously, the Plan would reduce the potential for development in the RCA. As such, the Plan would not result in the urbanization of land in remote locations.

### **POPULATION, ECONOMIC, AND EMPLOYMENT GROWTH**

As discussed in **Section 4.13: Population and Housing**, the Plan would allow the development of up to up to 3,000 residential units, with an associated increase in population of approximately 9,090 in the Plan Area. The Plan Area includes approximately 305 acres within the current City limits and 4,088 acres in the City's SOI proposed for annexation to the City. The total population growth projected in the City's General Plan for the portion of the EHNCP in the City and portion of the SOI proposed for annexation is approximately 4,346 persons, equivalent to about 48 percent of the projected population growth for the project. The Plan would concentrate this growth in the NA as defined in the Plan. The San Bernardino County General Plan would permit development of approximately 3,500 to 4,500 units in the City's SOI Area in the RCA as defined in the Plan. The additional increment of population growth that would be generated by the Plan not accounted for in the City's General Plan is also not accounted for in the Southern California Association of Government (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) growth forecast for the City and could result in the City's population exceeding the 2040 RTP/SCS population projection for the City of 204,300 by approximately 2 percent. The Plan would also define neighborhood shops and restaurants that would allow uses estimated to generate approximately 415 employment opportunities. The Plan would primarily accommodate projected growth

in the City of Rancho Cucamonga and would not create the potential for additional unplanned growth in the City or the surrounding area.

Construction would generate short-term employment; operation of the 180,000 commercial uses would expand total employment for the City by approximately 286 employees.<sup>2</sup> The unemployment rate in San Bernardino County in January 2019 was estimated at 4.6 percent for the Riverside–San Bernardino–Ontario area as reported by the US Bureau of Labor Statistics.<sup>3</sup> For the City, the unemployment rate in January 2019 was 3.4 percent.<sup>4</sup> Therefore, it is expected that construction employment and most operational employment would be absorbed from the regional labor force and would not attract new workers into the region.

## PRECEDENT-SETTING ACTION

As described in **Section 2.0: Project Description**, the EHNCP would include a list of permits and approvals required to implement the Plan for various lead, responsible, and other agencies. These permits and approvals are necessary for the Plan and includes the annexation of the 4,088 acres of the Plan Area located in the City’s SOI into the City, and approval of a General Plan Amendment, a zone change, and related actions to incorporate the Plan into the City’s Municipal Code. Growth is already permitted in the Plan Area by the County General Plan, the City’s General Plan, and the City’s Etiwanda North Specific Plan. The EHNCP would change the planned pattern of development by concentrating development in the NA. Based on the characteristics of the existing County and City General Plans, approval of the proposed discretionary actions do not represent a precedent that would promote or allow additional development in the City’s SOI.

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2 The Natelson Company, Employment Density Study Summary Report (October 21, 2001), Table II-B.

3 US Department of Labor, Bureau of Labor Statistics, “Riverside–San Bernardino–Ontario, CA Economy at a Glance” accessed March 2019, [https://www.bls.gov/regions/west/ca\\_riverside\\_msa.htm](https://www.bls.gov/regions/west/ca_riverside_msa.htm).

4 US Department of Labor, Bureau of Labor Statistics, “Metropolitan Area Employment and Unemployment Report: City of Rancho Cucamonga,” accessed March 2019, available at [https://ycharts.com/indicators/rancho\\_cucamonga\\_ca\\_unemployment\\_rate](https://ycharts.com/indicators/rancho_cucamonga_ca_unemployment_rate).