

10. Growth-Inducing Impacts of the Proposed Project

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this EIR.

Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

The elimination of a physical obstacle to growth, such as the construction or extension of major infrastructure facilities that are not presently in the area, would be considered to be a growth inducing impact. The growth-inducing potential of a project would also be considered significant if it fosters growth in excess of what is assumed in the local master plans and land use plans, or in projections made by regional planning agencies.

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As described in Section 5.16, *Utilities and Service Systems*, the proposed project includes a network of new public sewer mains (see Figure 3-9), consistent with the City's 2012 Sewer Master Plan. A 36-inch sewer main would connect to the existing IEUA interceptor trunk main located in Kimball Avenue. The sewer main would run north in Euclid Avenue to Merrill Avenue, then east to Sultana Avenue. An 18-inch sewer main will run from Merrill Avenue north within Euclid Avenue to Eucalyptus Avenue. An eight-inch public sewer main will be located along Sultana Avenue.

As described in Section 5.16, *Utilities and Service Systems*, off-site construction of the water lines would be necessary for operation of the proposed project. These facilities have been planned by the City in its Water Master Plan, and no extensions or capacity expansions beyond the planned system would be required. Potable water system improvements for the proposed project require the planning, design, and construction of the 925 Pressure Zone (PZ) Phase 2 West Backbone, which includes: extending the 24-inch potable water main in Eucalyptus Avenue from Archibald Avenue to Grove Avenue; installing a 30-inch potable water main in Grove Avenue connecting from the 24-inch potable water main in Eucalyptus Avenue and extending to Chino Avenue; installing a 42-inch potable water main in Grove Avenue connecting from the 30-inch potable water main in Grove Avenue at Chino Ave and extending to Francis Avenue; installing a 42-inch potable water main in Francis Avenue connecting from the 42-inch potable water main in Grove Avenue and extending to Bon View Avenue; installing a 42-inch potable water main in Bon View Avenue connecting from the 42-inch potable water main in Francis Avenue and extending to Bon View Avenue Reservoir site and to the Reservoir; a 9 million gallon reservoir on the Bon View Reservoir site; and, two 2,500 gpm wells with any treatment necessary to meet water quality standards and the 16-inch and 24-inch collection main from the wells to the reservoirs.

In addition to the 925 Pressure Zone (PZ) Phase 2 West Backbone, the Specific Plan area requires the planning, design, and construction of a Secondary Loop between the 925 Pressure Zone (PZ) Phase 2 West Backbone and the Specific Plan area which includes: installing a 16-inch potable water main in Eucalyptus Avenue connecting to the 30-inch 925 Pressure Zone (PZ) Phase 2 West Backbone main in Grove Avenue and extending to Euclid Avenue; installing a 16-inch potable water main in Euclid Avenue connecting from the 16-inch potable water main in Eucalyptus Avenue and extending to Merrill Avenue; installing a 16-inch potable water main in Merrill Avenue connecting from the 16-inch potable water main in Euclid Avenue and extending to Vineyard Avenue; and installing a 16-inch potable water main in Vineyard Avenue connecting from the 16-inch potable water main in Merrill Avenue and extending to connect to the 24-inch potable water main in Eucalyptus Avenue. The Specific Plan area also requires the planning, design, and construction of the Adjacent Potable Water System, which includes: installing a 12-inch potable water main in Sultana Avenue connecting to the 16-inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue.

As described in Section 5.15, *Transportation*, the proposed circulation plan would facilitate site access and movement of vehicles, pedestrians, and cyclists within the Specific Plan Area. Exhibit 1-4 in the TIA (see Appendix L1 of this Draft EIR) depicts the improvements to the following roadways and intersections:

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Roadways

- Euclid Avenue (SR-83)
- Eucalyptus Avenue
- Merrill Avenue
- Sultana Avenue

Intersections

- Euclid Avenue (SR-83) & Driveway 1
- Euclid Avenue (SR-83) & Driveway 2
- Euclid Avenue (SR-83) & Merrill Avenue
- Driveway 3 & Eucalyptus Avenue
- Driveway 4 & Merrill Avenue
- Driveway 5 & Eucalyptus Avenue
- Sultana Avenue & Eucalyptus Avenue
- Sultana Avenue & Driveway 6
- Sultana Avenue & Driveway 7
- Sultana Avenue & Driveway 8
- Sultana Avenue & Driveway 9
- Sultana Avenue & Driveway 10
- Sultana Avenue & Driveway 11
- Sultana Avenue & Merrill Avenue

Implementation of the Specific Plan would require the improvement of roadways and intersections and the extension of major infrastructure into areas off-site that will facilitate additional planned growth pursuant to TOP. Although the infrastructure improvements are planned for in the City's water and sewer master plans, the improvements would allow further development to occur within the New Model Colony area. Therefore, the project would remove obstacles to growth to accommodate the demands of this project at full buildout, which could allow for future development in the area once adequate infrastructure is in place and would be considered growth inducing.

Would this project result in the need to expand one or more public services to maintain desired levels of service?

As the City of Ontario continues to develop, it requires the further commitment of public services in the form of fire protection, police services, and other public facilities. As discussed in Section 5.13, *Public Services*, none of the public service agencies consulted during the preparation of this DEIR indicated that the proposed project would necessitate the immediate expansion of their existing resources in order to maintain desired levels of service. The proposed project would not, therefore, have significant growth-inducing consequences with respect to public services.

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Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction-related jobs would be created. However, construction related jobs would not result in a significant population increase because they would be filled by workers in the region and the construction phase would be temporary.

As discussed in Section 5.12, *Population and Housing*, the proposed project would result in the creation of up to 2,064 new long-term jobs. As the number of employees in the Specific Plan area grows, these employees would seek shopping, entertainment, auto maintenance, and other economic opportunities in the surrounding area. This would facilitate economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs.

However, the increase in opportunities for employees would not create substantial growth inducement because it would improve the jobs-housing ratio, growth could be accommodated within regional and local projections, and jobs would be filled by the local workforce. As stated in Section 5.12, *Population and Housing*, the proposed project would result in an improvement in the jobs-household ratio, which currently in a housing-rich area. The majority of new jobs that would be created by implementation of the Specific Plan would be positions that do not require a specialized workforce, and this type of workforce exists in the City and surrounding areas. Thus, due to the availability of a workforce within the City, it is anticipated that new jobs would be filled by people within Ontario and the immediately surrounding communities and would not induce an unanticipated influx of new labor into the region. Although, the proposed project would result in new permanent employment opportunities and stimulate economic activity, it would meet future employment demands anticipated in SCAG's regional growth projections. Overall, the proposed Specific Plan would not result in increased levels of growth that would otherwise not occur. Therefore, the project would not encourage or facilitate economic effects that could significantly affect the environment.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The proposed project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for development of an industrial and business park on eleven parcels covering 85.6 acres in the City of Ontario. The development would include eight warehouse buildings ranging from 46,900 square feet (sf) to 618,353 sf, totaling a maximum development of 1,905,027 SF of warehouse and office uses. Office uses are ancillary to the warehouses and occupy up to 236,000 sf spread across the eight buildings.

Although the requirement for a general plan amendment may be considered a precedent-setting action, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment. Pressures to develop other land in the surrounding area would derive from regional economic conditions and market demands for housing, commercial, and industrial land uses that are not directly or indirectly influenced by zoning actions on a particular property. Approval of the proposed project would not, therefore, involve a precedent-setting

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action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.

Environmental Impacts of Induced Growth. As described above, implementation of the proposed project would provide development to accommodate regional and City forecasted employment demands. All physical environmental effects from construction of development have been analyzed in all technical sections of this EIR. For example, activities such as excavation, grading, and construction as required for the proposed industrial warehousing and office uses were analyzed in the Sections 5.2, *Air Quality*, 5.6, *Greenhouse Gas Emissions*, 5.11, *Noise*, and 5.14, *Transportation*. Therefore, construction of the proposed project has been analyzed in this EIR and would be adequately mitigated either through implementation of PPPs and/or mitigation measures contained within Chapter 5 of this EIR.

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