

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 that 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.

As described in Chapter 3, *Project Description*, the proposed project assumes that the Southern California Edison (SCE) overhead electric lines that traverse the western portion of the site will be located underground. In the event that the overhead electric lines cannot be located underground, an alternative plan accommodating the lines above ground, as described in Chapter 3, *Project Description*, is included for analysis in this EIR. The alternative plan for Spring Trails is the same as the preferred plan in every respect except for the treatment of the land beneath the aboveground electric lines and the number of residential lots. The alternative plan contains 304 single-family detached units, compared to 307 units proposed in the preferred development plan, and would have similar growth-inducing impacts to that of the preferred plan. Therefore, the following assessment applies to both the preferred development plan and the SCE overhead electric line alternative plan.

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?

Spring Trails would be built in an area that presently does not have any public infrastructure such as water and wastewater pipelines; onsite roads; or electrical, natural gas, or telecommunication utilities. The 307-unit residential development plan would require the expansion of these public infrastructure services. The surrounding community of Devore has limited infrastructure to support the expansion of these services. For

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example, the water and wastewater infrastructure must be expanded in the community of Devore before it can be expanded to the Spring Trails site. Roadway improvements, electrical service, natural gas service, and telecommunication systems must be expanded in the area connecting the project to existing development as well.

The expansion of onsite infrastructure for Spring Trails would not itself induce growth in the area, since it would be used solely by residences in Spring Trails, but the expansion of infrastructure in the community of Devore may cause indirect growth, such as on the 26.4-acre County area being annexed with the project site. Additional development in Devore could be supported by the expansion of infrastructure in this area, allowing for development that would not otherwise be supported. The expansion of infrastructure in Devore is being completed to serve the Spring Trails development and other development in the area, so the project is not the sole reason for the expansion. However, the approval of the Spring Trails development would guarantee the completion of all required infrastructure improvements in the surrounding area and on the project site since these expansions are necessary for project operation.

The 26.4-acre annexation area is in San Bernardino County and in the City of San Bernardino's unincorporated sphere of influence. The site is currently subject to County of San Bernardino's General Plan and Zoning Code. Under the County's General Plan, the northern portion of the 26.4-acre annexation area is designated as Rural Living (RL-5), which allows up to one dwelling unit per five acres, and the southern portion of the annexation area is designated as Single Residential (RS-1), which allows up to one dwelling unit per acre. Since the 26.4-acre annexation area is within the City of San Bernardino's SOI, the annexation area is currently rezoned by the City as Residential Estate (RE), allowing one dwelling unit per acre. Annexation into the City would allow some land owners within the 26.4-acre area to develop their property at densities greater than what is currently permitted under the County's General Plan.

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

The public services that would serve the Spring Trails project, including police, fire protection, school, and library services, would require varying degrees of expansion. The San Bernardino City Fire Department and the San Bernardino County Fire Department would service the site during a fire emergency. The nearest City fire station (232) would increase its staffing levels from three to four to service the site. Any expansion of police services would be financed through the law enforcement developer fees charged to the project developer. The Spring Trails project would cause a slight increase in police service calls.

The school services provided to the site would need to be expanded, especially for elementary-aged students. The nearest elementary school (North Verdmont Elementary School) has a capacity of 82 students, and Spring Trails is expected to generate 102 elementary-aged students. Although Senate Bill 50 states that developer fees are adequate mitigation for school service impacts, the school service of San Bernardino City Unified School District would still need to be expanded.

The library system would need to expand its collection of library items and technology services to meet the demands of the population generated by Spring Trails.

A full discussion of public service demand can be found in Section 5.12 of this EIR.

Since all types of public services are currently inadequate to meet project demands, the expansion of these services would need to increase by at least the amount needed to meet project demands. However, the increase in the services of fire, police, library, and school facilities would be applied to all existing and future

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development in the area. Any additional increase in service that exceeds the project demands may induce additional growth.

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

Spring Trails includes residential development that would provide housing for employees of the San Bernardino area. The City of San Bernardino is considered to be jobs-rich, with a projected jobs-to-housing balance of 2.00 in 2035 (without project). Jobs in the City of San Bernardino are expected to grow from 81,115 jobs in 2000 to 157,088 jobs in 2035. With the proposed project, the jobs-to-housing balance would be 1.99 in 2035. This would create a more balanced jobs-to-housing ratio. The proposed project would not create a need for additional housing nor would it create a demand for jobs.

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

The approval of Spring Trails would require the approval of discretionary actions that may set precedents for future projects with similar characteristics. Spring Trails would require approval of: a general plan amendment (GPA-02-09) to approve the annexation of the site, change the zoning, and to establish a Hillside Management Overlay District (HMOD); a Specific Plan; a Conditional Use Permit (CUP-2-26) to allow subdivision in the HMOD; a Tentative Tract Map (TTM 15576); and a Development Agreement with the City. The approval of these actions change the existing restrictions on growth set by the general plan and zoning laws, which may encourage growth of a similar manner in the areas surrounding Spring Trails or other undeveloped areas near or in the City of San Bernardino.

If additional development were allowed in the vicinity of the project, it would cause additional environmental impacts. However, future projects would need to complete environmental review, and discretionary approval would need to be given to projects following review by the City Council. Spring Trails would not change the existing protocol for project approval and would not provide precedents or make it more likely for other projects to gain approval of similar applications.



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