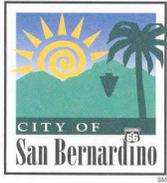


SECTION 7.0
GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION



7.0 GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION

As required by the *CEQA Guidelines*, an Environmental Impact Report (EIR) must include a discussion of the ways in which a project could directly or indirectly foster economic development or population growth, or the construction of additional housing and how that growth would, in turn, affect the surrounding environment (*CEQA Guidelines* Section 15126.2(d)). Growth can be induced in a number of ways, including the elimination of obstacles to growth, or through the stimulation of economic activity within the region. The discussion of removal of obstacles to growth relates directly to the removal of infrastructure limitations or regulatory constraints that could result in growth unforeseen at the time of project approval. Under *CEQA*, induced growth is not considered necessarily beneficial, detrimental, or of little significance to the environment.

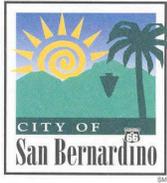
In general, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the criteria identified below:

- The project removes an impediment to growth (e.g., the establishment of an essential public service, or the provision of new access to an area);
- The project results in the urbanization of land in a remote location (leapfrog development);
- Economic expansion or growth occurs in an area in response to the project (e.g., changes in revenue base, employment expansion, etc.); and/or
- The project establishes a precedent-setting action (e.g., a change in zoning or general plan amendment approval).

If a project meets any one of these criteria, it may be considered growth inducing. Generally, growth-inducing projects are either located in isolated, undeveloped, or underdeveloped areas, necessitating the extension of major infrastructure such as sewer and water facilities or roadways, or encourage premature or unplanned growth.

The Southern California region has been experiencing population growth during the past two decades. According to the 1990 and 2000 United States Census, between 1990 and 2000, the City of San Bernardino experienced a population growth of 12.9 percent and San Bernardino County experienced a population growth of 20.5 percent.

According to SCAG projections, the City's population is projected to total 213,318 persons in 2010. According to *General Plan* projections, the City's population is projected to total 276,264 persons by forecast year 2030, which would represent an approximately 29.5 percent increase during this time. The County's population is projected to total 2,182,049 persons by 2010 and 2,957,753 persons by 2030, which would represent an approximate 35.5 percent increase between 2010 and 2030.



As discussed in Section 5.2, Population, Employment, and Housing and stated above, the City's population is projected to total 276,264 persons by 2030. Comparatively, the City's population growth rate would be higher than projected for the County and SANBAG Subregion. However, it is worth noting that the *General Plan* buildout projections assume a larger population in the City than projected by SCAG. Implementation of the proposed project would result in the addition of 6,122 persons, which would account for approximately 2.2 percent of the population growth under the *General Plan*. This anticipated growth has been planned for within the *General Plan*.

The City's current (2010) housing stock was an estimated 60,876 dwelling units. According to the *General Plan*, potential residential development associated with the *General Plan* would allow for a total of approximately 73,367 dwelling units by forecast year 2030. This indicates that between 2010 and 2030, total dwelling units would increase by 20.5 percent. Implementation of the proposed project would result in the addition of 1,833 dwelling units, which would account for approximately 2.5 percent of total dwelling units allowed under the *General Plan*. This anticipated growth has been planned for within the *General Plan*.

The potential growth within the Project Area under the proposed project would primarily consist of infill development, development of underutilized parcels, and redevelopment activities, and would not result in the urbanization of land in a remote location.

The Project Area is urbanized and currently served by an extensive network of electricity, water, sewer, storms drains, communications, roadways, and other infrastructure. The existing infrastructure and systems are adequate to serve the existing and proposed growth as it has been accounted for within the *General Plan*. Thus, the proposed project would not be considered growth inducing in this regard. As discussed in Section 5.12 through Section 5.19, subsequent developments resulting from implementation of the proposed project would be reviewed on a project-by-project basis. Impacts to public services and utilities would be mitigated to a less than significant level.

Currently (2010), the City of San Bernardino has 107,023 employment opportunities throughout the City. According to the *General Plan*, potential development associated with the *General Plan* would produce a total of 338,712 jobs by 2030. This indicates that between 2010 and 2030, total jobs would increase by 216.5 percent. Implementation of the proposed project would result in the addition of 6,200,590 square feet of non-residential development and 16,601 jobs, which would account for approximately 4.9 percent of total employment opportunities under the *General Plan*. The proposed project is intended to stimulate the economic development within the Project Area. New employment opportunities generated from implementation of the proposed project would improve the jobs to housing balance within the Project Area, and the City as a whole. The increase in employment opportunities would help accommodate future population growth. This anticipated growth has been planned for within the *General Plan*.

Given that the proposed project is intended to facilitate development and improvements within the Project Area, it is considered growth inducing. However, these impacts are considered less than significant for the following reasons: 1) the increase in development that would occur within the Project Area due to project implementation would be consistent with the *General Plan*, and 2) the proposed project would provide for greater opportunities for development and redevelopment activities within the Project Area through a variety of means, including incentives and tax increments, which would encourage economic growth.