

## 10. Growth–Inducing Impacts of the Proposed Project

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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?

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?**

As discussed in Section 5.14, *Utilities, Service Systems, and Energy*, the project site and surrounding area are already serviced with existing utility and service systems. Although connections, an upsizing of one sewer segment, and an additional 8-inch water main under River Street are necessary, major infrastructure is already present. The adopted Los Rios Specific Plan permits Low Density Commercial development on the site, therefore, the existing commercial nursery operation could continue or new Low Density Commercial development could occur under the adopted specific plan. Approval of the proposed project would not

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remove an existing regulatory obstacle to growth, but it would redefine the scale of development allowed on this site. Therefore, the proposed project is not considered to be growth inducing with respect to removal of obstacles to land development.

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

The project site is in an urbanized area and public services are currently provided to the site. As discussed in Section 5.11, *Public Services*, the increase in commercial intensity at the site would result in a small increase in calls for service for fire protection and police services. However, the additional demand can be met by the existing service levels and no expansion of public services facilities would be required. Impacts to public services were determined to be less than significant. The project would not result in an increase in residents at the project site or within its vicinity, given that employment demand can be met through existing residents and therefore there would be no increased demand for public schools, parks, and libraries.

### **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. This would last until the project is constructed over two years. Construction related jobs would not result in a significant population increase because they would be filled by workers in the region. The construction phase would be temporary and the buildings are being developed based on market demand.

The intent of the specific plan amendment is to increase the City's revenue-generating tax base, generate new employment and promote business activity in the Los Rios Specific Plan area. The increased number of employees and visitors to the area could also spur new economic investment in commercial uses serving the project site and surrounding area. This would represent an increased demand for economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. Actual growth would depend on future market demand, site constraints, and property owners' willingness to take advantage of new development opportunities. However, the creation or expansion of new businesses in the area may have both direct and indirect economic effects that could significantly affect the environment. The impacts from this effect would be analyzed and any appropriate mitigation imposed on a project-by-project basis.

### **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 would require approval of discretionary actions, including a specific plan amendment; however, the project would not set a precedent for future projects with similar characteristics. The Los Rios Specific Plan was originally adopted by City Council Resolution 78-02-15-06, and amended three times (Resolutions 99-11-16-04, 03-01-21-03, and 12-09-04-02) prior to this proposed specific plan amendment. Approval of the proposed project would not involve a precedent-setting action that would encourage and/or facilitate other activities that could significantly affect the environment.