

## **SECTION 6 GROWTH INDUCEMENT**

CEQA Guidelines, Section 15126(d) provides that a proposed project must evaluate for growth-inducing impacts. Section 15126.2(d) further delineates the criteria that must be met. In general the “economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment” that could occur must be evaluated. Topics to be discussed related to this include the following:

- Removal of an impediment to growth, such as the expansion of a wastewater treatment plant;
- The additional public service facilities necessary to meet additional growth, the construction of which could cause a significant environmental effect;
- An identification of project characteristics that may encourage and facilitate other activities that could significantly effect the environment.

### **6.1 REGIONAL SETTING**

Development of the proposed project site has been constrained by its agricultural preserve status, administered by the County of San Bernardino, and the inclusion of much of its site within the Prado Dam inundation area below the 566-foot and 556-foot elevation contours. However, the project site is one of the last remaining major units of the Chino Basin Dairy Area (CBDA) to transition to urban uses. Substantial development has either already occurred or has received plan approval in the surrounding Cities of Ontario, Chino Hills, Corona, and Norco, and in Chino as well. In addition, significant tract development has been approved or is pending approval within the Eastvale area of the unincorporated area of Riverside County, located just east of the project area.

Bordering the proposed project area to the west is the recently approved Subarea 1 planning area, which has been annexed to the City of Chino. The City of Ontario has also approved an 8,200-acre sphere GPA (the “new Model Colony”) that extends south to the proposed project boundaries. Uses planned within the Ontario GPA area include approximately 31,200 residential units, 5.5 million square feet of commercial uses, 5.2 million square feet of industrial and business park uses, 500 acres of educational uses, 888 acres of parks and trails, and 776 acres of public and infrastructure uses.

Immediately adjacent to or in close proximity to the proposed project area are a variety of transportation related facilities, including the Chino Airport, State Routes 71, 60, and 91, and Interstate 15. These facilities provide regional and interstate access from the project area.

The combined effect of planned and approved regional growth is the isolation of Subarea 2 dairy activity and agricultural uses within a rapidly developing peripheral urban environment. Although the project area is of considerable size, in the regional perspective it now represents an “infill” area. The density of the dairy operations in the project area has caused significant environmental effects upon the area’s ground water, and steps have been taken by responsible agencies to implement actions to resolve this problem. Significant infrastructure, particularly transportation related, must be made available to support planned regional growth.

The proposed project represents one of the last remaining large areas of non-urbanized land to transition to planned development in southwest San Bernardino County. From a regional perspective the proposed project will not result in growth inducing effects due to the substantial level of on-going and planned development activity surrounding the project area.

## **6.2 GROWTH ISSUES**

### **REMOVAL OF IMPEDIMENTS TO GROWTH**

The most significant restriction is the designation of the area by San Bernardino County as the San Bernardino Dairy Preserve. Also of significance is the 566’ elevation contour of the Prado Dam inundation area. Both of these restrictions have constrained development within the area. The adoption of the proposed project by the City of Chino and its subsequent annexation will facilitate removal of the agricultural restriction and allow sustainable, master planned development, consistent with “smart growth” principles, to occur. The proposed plan will not induce further growth within the Prado Basin as remaining open space is either publicly-owned or constrained by the 566’ inundation line.

The proposed project outlines various infrastructure and improvement policies to implement the proposed project, including roadways, storm drains, water, and sanitary sewer systems. These improvements are to be completed incrementally, will be phased with planned development, and will be sized to serve the planned development.

Development is proposed on existing dairy properties and other associated uses, such as pasture lands as discussed in EIR Section 5.1 Land Use and 5.2 Agriculture, many of these dairies would eventually relocate for economic reasons irrespective of the current proposed project. This transition will likely be beneficial to the environment with respect to water resources. At present it is estimated that 34,000 tons per year of salt reach the area’s groundwater basin due to manure and wash water from dairies in and around the project area. Even with current groundwater cleansing methods, 26,500 tons of salt per year remain in the groundwater, excluding the amount resulting from rainfall runoff.

## **PUBLIC SERVICES**

A variety of public services exist within the region due to the proximity of surrounding cities or proposed urban development. Development of the subject property will require the extension of services and facilities to provide for new area residents and businesses. This document has analyzed the cost and revenue associated with new development and found adequate funding will be available to meet most of the projected public services needs. The placement of new facilities within the proposed project area has been analyzed as part of the proposed land uses. Due to the proximity of existing and planned development outside the project area these expanded services will not cause the premature development of properties outside the project area and, thus, not significantly effect their development potential.

## **ENCOURAGE AND FACILITATE OTHER ACTIONS**

The proposed project represents a significant change in the project area's existing land use. This change is consistent with the planned land use conversion occurring to the east in the unincorporated area of Riverside County, to the north within the City of Ontario Sphere of Influence, and to the north and west within the City of Chino. The project area represents one of the last phases of a regional urbanizing process that has, until this time, avoided the subject area due to various development restrictions. As such, the proposed project does not encourage or facilitate other actions that could cause further development.

### **6.3 CONCLUSION**

In general, if a project meets any of the three (3) criteria initially listed above, it could be considered growth-inducing. In this case, the growth inducing impacts that can trigger adjacent development have already occurred due to the existing and planned development surrounding the subject property. The only significant remaining land that could be subject to growth pressures from the proposed project is constrained by the 566' foot elevation Prado inundation line and is largely in public ownership (i.e. Corps of Engineers, Orange County Flood Control District, and other agencies.)