

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.

“Direct growth” would be induced by the creation of the facilities within the Project boundaries, as well as off-site Project components, which would directly accommodate a new population in the region (e.g., new housing units) or provide employment opportunities that require a new population to locate into the region (e.g., new employment center). “Indirect growth” would be attributable to and stimulated by a project’s construction and/or operation. Indirect growth would be induced by either removing obstacles to population growth (e.g., expanding infrastructure such as utilities and roadways; expanding public services; changes in existing regulations pertaining to land development); and/or stimulating economic activity that attracts a new population.

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?

This analysis does not assume that any growth-inducing effects are 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

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consequences of constructing and operating the Proposed Project 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 Project Site is currently undeveloped and the Project implementation would extend necessary wet and dry infrastructure that presently do not exist at the Project Site. However, the project area is developed and there are available wet and dry utility connections in the area to readily serve the Project Site with the exception of recycled water pipeline. Although no new roadways will be constructed other than internal circulation system within the Project Site, the Proposed Project would contribute to additional roadway improvements to traffic signalization at two intersections. The Proposed Project would result in growth inducing impacts in this regard.

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

Implementation of the Proposed Project would result in increased demands for fire and police services. Although no facilities expansion may be necessary, additional personnel would be necessary to maintain the desired levels of police and fire protection services. The Proposed Project would result in growth inducing impacts in this regard.

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

Construction and operation of the Proposed Project would have direct economic effects due to employment of construction workers and faculty and staff employment during operation. The unemployment rate in the City of Wildomar is 5.7 percent (1,000 unemployed workforce) and for the larger Riverside County is also 5.7 percent (59,600 unemployed workforce) percent as of August 2016 (EDD 2017).¹ Therefore, it could be expected that project employment would be absorbed from the local or countywide labor force rather than attract substantial number of new workers into the region. A community college with up to 10,000 full-time equivalent (FTE) students could also induce growth in the city with commercial retail businesses that cater to students, thereby inducing indirect economic effects in the project area. The Proposed Project would encourage economic effects in the area.

¹ The civilian labor force consists of persons age 16 or over who are not members of the Armed Services, and are not in institutions such as prisons, mental hospitals, or nursing homes. Unemployed persons did not have a job but were able, available, and actively looking for work. See Employment Development Department (EDD). 2017, August 9. About Labor Force and Unemployment Rate Data. <http://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-about-the-data.html>.

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

The Project Site is zoned RR (Rural Residential) and would likely be developed as residential if the Proposed Project does not occur. The Proposed Project would not conflict with any applicable land use regulations and the Proposed Project would not involve any precedent-setting action that could lead to significant environmental effects.

10.1 REFERENCE

California Department of Employment Development Department (EDD). 2017, July 21. Labor Force and Unemployment Rate for Cities and Census, Cities and Census Designated Places by Individual county, Riverside. <http://www.labormarketinfo.ca.gov/file/lfmonth/rivesub.xls>.

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