

## *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?



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.

### **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 the Initial Study (see Appendix A) and in Section 5.16, *Utilities and Service Systems*, major new infrastructure facilities are required in some areas of the City to implement this project as proposed. Some extensions of existing utility facilities from surrounding roadways, including water and sewer lines, will need to be upgraded to serve the level of development proposed by the project.

The purpose of The Ontario Plan is to guide growth and development in the community. San Bernardino County, as well as the entire Southern California region, has experienced dramatic growth in the past two decades and this trend is expected to continue for the next two decades. The focus of a General Plan, then, is to provide a framework in which the growth can be managed and tailored to suit the needs of the community and the surrounding area. Approval of The Ontario Plan would allow future development of the City through a system of land use designations. Therefore, the project would be considered to be growth inducing, although the project merely accommodates growth based on market conditions.

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

As discussed in Section 5.13, *Public Services*, the City of Ontario continues to develop; the City would require further commitment of public services in the form of fire protection, police protection, schools, parks, and other public facilities. An increase in development in the City would require an increased commitment to public services that would be considered a long-term commitment in order to maintain a desired level of service.

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

The Ontario Plan is premised on a certain amount of growth occurring. During implementation of The Ontario Plan a number of temporary jobs would be created during project construction. This would be a direct, growth-inducing effect of this project. As the population grows and occupies new dwelling units, these residents would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. This would facilitate 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. However, the proposed project will also provide for new office and commercial development. The new commercial uses are intended to serve the shopping needs of the future residents and will generate additional employment opportunities. Therefore, The Ontario Plan will have a both direct and indirect growth-inducing effects.

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

As discussed in Section 3, *Project Description*, the proposed project consists of the preparation of The Ontario Plan, which includes a revision of the current General Plan Land Use map; revision of the elements required by the State of California; and optional elements. The Ontario Plan consists of the Community Design Element, Economic Element, Environmental Resources Element, Housing Element, Land Use Element, Parks and Recreation Element, Safety Element, and Social Resources Element. The General Plan update is a response to growth in the City of Ontario, as well as San Bernardino County. Pressures to develop the surrounding area may derive from regional economic conditions and market demands for housing, commercial, office and industrial land uses that may be directly or indirectly influenced by the proposed project.

Table 3-3 estimates the future statistics based on the buildout projections of the Proposed Land Use Plan. Projections are based on the theoretical buildout (dwelling units, population, nonresidential square footage, and employment) of each land use designation, based on a range of allowable densities. As shown in Table 3-3, buildout of the Land Use Plan is projected to accommodate approximately 104,644 dwelling units, 360,851 people, and 325,794 jobs.

Although the General Plan update may be considered a precedent-setting action, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment. As stated above, the General Plan Update will not significantly induce growth, but the increases to the area's employment and housing bases will help accommodate future growth in the City of Ontario based on market conditions.