

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. 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 DEIR.

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?

Buildout of the Rancho San Gorgonio Specific Plan would directly induce substantial growth in the City of Banning through extension of infrastructure facilities and through changes in existing regulations pertaining to land development.

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Construction or Extension of Infrastructure Facilities

As described in Chapter 3, *Project Description*, buildout of the Rancho San Gorgonio Specific Plan would include infrastructure improvements and extensions, including roadways, storm drains, retention/detention basins, wastewater, water, recycled water, and dry utilities (e.g., natural gas, electric, telephone, and cable). These infrastructure improvements would connect to existing facilities adjacent to the project site to support the proposed residential and nonresidential land uses. Several planning areas (PAs) are also set aside for public facility uses, including PA-16-A for pump-station sites for potable water, recycled water, or wastewater, wastewater treatment and recycle facility, or similar uses; PA 16-B for a City electrical substation; and PA 18 for flood control easements. Chapter 3, *Project Description*, describes these infrastructure improvements in more detail.

Changes in Existing Regulations

Adoption of the proposed project would change the current land use and zoning designation of the project area into those proposed by the Specific Plan. A detailed description of the existing and proposed land use categories is provided in Chapter 3, *Project Description*. The project would change land uses in the project area from Rural Residential, Very Low Density Residential, Medium Density Residential, High Density Residential, Open Space-Resources, and Ranch/Agriculture to allow higher density residential, commercial, and school uses, as well as additional park and open space uses. At full buildout, the proposed project would allow for up to 3,385 dwelling units, 9.3 acres of neighborhood commercial use, 210.3 acres of parks and open space, a 14-acre school site, and additional public facilities and rights-of-way. Therefore, by adopting the Specific Plan, the project would remove obstacles to growth 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?

As described in Chapter 5.13, *Public Services*, public service agencies were consulted during preparation of this DEIR, including Banning Fire Department, Banning Police Department, Banning Unified School District, and Banning Library District. None of the service providers indicated that buildout of the Rancho San Gorgonio Specific Plan would necessitate the immediate expansion of their service and facilities in order to maintain adequate and desired levels of service. In addition, fire and police facilities fees per Section 15.72.010 and 15.72.020 of the City's Municipal Code; school impact fees per Senate Bill 50 (Government Code § 65995[h]); and special property tax assessments per Banning Library District would offset the increase in public service demands associated with the proposed project. Therefore, no future expansion of public services would be required to maintain existing levels of service.

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

Implementation of the proposed Rancho San Gorgonio Specific Plan would encourage and facilitate economic effects. During project construction, a number of design, engineering, and construction-related jobs would be created. These jobs would be available throughout the project's multiyear time frame as each

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phase is constructed, lasting until project construction is completed. As described in Chapter 3, *Project Description*, timing for each of the six phases would be dependent on market conditions, project financing, and development of final construction plans; however, construction is expected to begin in 2016 and be fully built out by 2035. This would be a direct but temporary growth-inducing impact of the proposed project. In addition, the project would generate approximately 96 jobs if Planning Area 9 is built out with neighborhood commercial use (rather than residential overlay). Impacts of the increases in job-generating land uses and employment pursuant to the proposed project are analyzed throughout Chapter 5, *Environmental Analysis*, of this DEIR.

The increased number of employees and residents as a result of the proposed project would spur new economic investment in commercial uses serving the project site. 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 in the project area.

Overall, impacts of job-generating construction activities and commercial land uses pursuant to the proposed Specific Plan would encourage and facilitate economic effects related to employment opportunities in the project area.

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

The approval of the Rancho San Gorgonio Specific Plan would require the approval of discretionary actions; however, the project would not set precedents for future projects with similar characteristics. The project would require the following City approvals and adoptions:

- Approval of General Plan Amendments to change current land use designations to Specific Plan designation
- Approval of Zone Change to change existing zoning to Specific Plan
- Approval of Master Tentative Tract Map No. 36586 and Conditions of Approval
- Approval of the Development Agreement
- Annexation of 161 acres in Banning's Sphere of Influence into City limits
- Adoption of the Rancho San Gorgonio Specific Plan

The approval of these actions change the existing restrictions on growth set by the general plan and zoning laws, which may encourage growth in a similar manner in the areas surrounding the Specific Plan area or other areas in the City of Banning.

However, future projects would need to complete applicable environmental review, and discretionary approval would need to be given to individual projects following review by the Banning City Council. The

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Rancho San Gorgonio Specific Plan would not change the existing protocol for project approval and would not provide precedents or make it more likely for other projects to gain approval of similar applications.

Moreover, no changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the proposed project. Therefore, the proposed project would not involve a precedent-setting action that would encourage and/or facilitate other activities that could significantly affect the environment.