## **6 GROWTH-INDUCING IMPACTS**

## 6.1 INTRODUCTION

According to Section 15126.2(d) of the State CEQA Guidelines, an EIR must discuss the growth-inducing impacts of the proposed project. Specifically, Section 15126.2(d) states that the EIR shall:

Discuss the 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. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also, discuss the characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

A project can have direct and/or indirect growth inducement potential. Direct growth inducement would result if a project involved construction of new housing. Indirect growth inducement would result, for instance, if implementing a project resulted in any of the following:

- ▶ substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises);
- a construction effort with substantial short-term employment opportunities that indirectly stimulates the need for additional housing and services to support the new temporary employment demand; and/or
- ▶ removal of an obstacle to additional growth and development, such as removing a constraint on a required public utility or service (e.g., construction of a major sewer line with excess capacity through an undeveloped area).

Growth inducement itself is not an environmental effect but may foreseeably lead to environmental effects. These environmental effects may include increased demand on other community and public services and infrastructure, increased traffic and noise, or degradation of air or water quality.

## 6.2 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

The Plan area is located in downtown Roseville, California, in a geographically central "infill" district of the City. The Plan area represents a historically urban, industrial corridor in an older part of the City. The Plan area is currently developed and incorporates land uses related to office/retail/commercial services, residential, and recreation. Implementation of the proposed project would establish new land use districts intended to promote the development of preferred land uses (e.g., mixed use), to increase the amount of office/retail/commercial services, and increase the availability of housing in the central portion of the City. Neither the General Plan amendment, nor the adoption of new land use districts, which would occur with implementation of the proposed project, would result in significant growth-inducing impacts.

The proposed project would promote an increase in the density and amount of housing in Downtown Roseville. The Plan would establish 11 new land use districts that would allow and encourage development of residential units in the Plan area, which would result in an increased number of people living in Downtown Roseville. Housing needs related to additional jobs created as a result of the proposed project would be accommodated in the area or as part of the proposed project (i.e., mixed uses, promotion of commercial/office/retail uses). With respect

to population and housing, the proposed project would provide additional housing but would not induce the need for additional housing outside of Downtown Roseville because the Plan encourages development of mixed uses, residential, and commercial/office/retail uses in the same area.

The Plan area is served by existing utility infrastructure that provides potable water and fire flow, wastewater conveyance and treatment, storm water drainage, electricity, and natural gas. The proposed project would not require any extension of conveyance facilities to the Plan area or expansion of any supply or treatment facilities to serve future land uses. Proposed improvements to conveyance infrastructure (i.e., wastewater, fire flow, storm water drainage) (see Chapter 3, "Project Description"), would occur in areas currently developed with urban uses. Therefore, with respect to utility improvements, the proposed project would not induce growth beyond the Plan area.

As a result of the increased population discussed above, an increased demand for school services would result. As described in Section 4.3, "Public Services," high schools serving the Plan area are currently operating above capacity, while elementary schools are operating below capacity. Landowners and developers are required to pay state-mandated school impact fees to mitigate impacts to school services resulting from their development project. Therefore, with respect to schools, the project would increase the need for school services to serve high school students living in the Plan area. However, the proposed project would not result in further growth or the demand for increased school services beyond those addressed in Section 4.4, "Public Services."

With implementation of the proposed project, the transportation and circulation network currently providing access to and through the Plan area would consist of existing roadways that currently serve the Plan area and the City as a whole. The proposed project would improve pedestrian movement, alternative transportation facilities, transit routes, vehicle traffic movement, and parking availability in the Plan area. Minor improvements to some roadways within the Plan area are recommended as mitigation for traffic-related impacts (see Section 4.6.4, "Transportation and Circulation"). However, no new roadways would be developed in conjunction with the proposed project. Therefore, with respect to transportation improvements, the proposed project would not induce further growth resulting from increased access to previously inaccessible areas.

Overall, the project would allow and promote development of future mixed-use development including office/retail/commercial services and residential properties in an area previously developed with urban uses. The new land uses would not induce growth in other areas of the City through the need for expansion of facilities (e.g., roadways, utilities). The "infill" concept in general, a primary characteristic of the proposed project, strives to concentrate growth in previously developed areas in an effort to limit new development in suburban or "greenfield" areas, which often includes growth-inducing elements such as the construction of new roads, new infrastructure, and other public utilities and service facilities that can result in physical impacts that adversely affect the environment.