

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 Draft 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 vacant, and implementation of the proposed project would require connection to the existing wet and dry infrastructure in the vicinity of the project site. However, the project area is developed and there are available wet and dry utility connections in the area to serve the proposed project. Furthermore, although various street improvements would be provided by the proposed project, they are not obstacles to growth that the proposed project would be removing. The proposed project would not change any regulations pertaining to land development.

10. Growth-Inducing Impacts of the Proposed Project

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

The proposed project would relocate and expand the existing Fontana Campus within the city, which is already being served by the Fontana Fire Protection District, Fontana Police Department, and the Chaffey College Police Department. Implementation of the proposed project would slightly increase demands for these services due to expansion. However, because the District already operates a college campus within the City, and the increase in enrollment would occur incrementally, the increase is not anticipated to create the need for expansion of one or more public services to maintain desired levels of service. The proposed project would not 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?

The proposed project would relocate and expand the existing Fontana campus approximately three miles north of the project site. The proposed project would increase the existing enrollment capacity by 854 unduplicated students and 192 unduplicated employees (or 53 full-time employees). The proposed project is intended to serve the existing educational needs of the students within the District's attendance boundaries along with four other campuses in the cities of Rancho Cucamonga and Chino. During construction of the proposed project, it would have temporary direct economic effects due to the employment of construction workers, and faculty and staff employment during operation. However, the creation of these temporary and permanent employment opportunities is not anticipated to result in significant physical environmental effects. The proposed project is not anticipated to 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?

The project site is surrounded by commercial/retail development to the north and residential and commercial/retail uses to the east. Although properties to the west and south are vacant, industrial and residential development plans have been approved to the west and south, respectively. Furthermore, the project site is designated WMXU-1 (Walkable Mixed-Use Corridor & Downtown) by the City's General Plan Land Use Plan and zoned FBC (Form Based Code) in the City's Zoning District Map. The proposed project is consistent with the intent of the WMXU-1 as it provides education use next to a bus stop and various neighborhood shopping areas, and is also consistent with the FBC, which focuses on the physical characteristics of the buildings rather than on land uses. Therefore, approval of the proposed project would not result in any precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment.