

6 CEQA REQUIRED ASSESSMENT CONCLUSIONS

As required by CEQA, this chapter provides an overview of the impacts of the Proposed General Plan and Focused Growth Plan based on the technical analyses presented in this EIR. The topics covered in this chapter include growth inducement, unavoidable significant effects, and expected significant irreversible changes. A more detailed analysis of the effects the Proposed General Plan and Focused Growth Plan would have on the environment is provided in Chapter 4, Environmental Evaluation. Cumulative impacts are also discussed within each topical section in Chapter 4.

A. Growth Inducement

A project is typically considered to be growth-inducing if it fosters economic or population growth. Typical growth inducements might be the extension of urban services or transportation infrastructure to a previously unserved or under-served area, or removal of major barriers to development. Not all growth inducement is necessarily negative. Negative impacts associated with growth inducement occur only where the projected growth would cause adverse environmental impacts.

Growth-inducing impacts fall into two general categories: direct and indirect. Direct growth-inducing impacts are generally associated with providing urban services to an undeveloped area. Providing urban services to a site, and the subsequent development, can serve to induce other landowners in the vicinity to convert their property to urban uses. Indirect, or secondary growth-inducing impacts consist of growth induced in the region by additional demands for housing, goods, and services associated with the population increase caused by, or attracted to, a new project.

1. Direct Impacts

The Proposed General Plan and Focused Growth Plan would directly induce population, employment, and economic growth by allowing for intensified development within some areas of the City. The Proposed General Plan and Focused Growth Plan would result in the following growth patterns based on

the expected growth assumptions for the City limit and Sphere of Influence (SOI):

- ◆ Under buildout conditions in 2025, the Proposed General Plan would add approximately 56,103 new residents to the 2007 population within the City limit and SOI. This would result in a population of 141,067 in 2025, which would be approximately 40,925 more people than projected for 2025 by SCAG for the City alone.
- ◆ Under buildout conditions in 2025, the Proposed General Plan would result in approximately 15,802 additional residential units to the 23,012 residential units estimated to exist in 2007.
- ◆ Under buildout conditions in 2025, the Proposed General Plan would add approximately 33,068 new jobs to the 50,187 jobs estimated to exist in 2007.
- ◆ Under buildout conditions in 2025, the Focused Growth Plan would add approximately 58,592 new residents to the 2007 population within the City limit and SOI. This would result in a population of 143,556 in 2025, which would be approximately 43,414 more people than projected for 2025 by SCAG for the City alone.
- ◆ Under buildout conditions in 2025, the Focused Growth Plan would result in approximately 31,446 additional residential units to the 23,012 residential units estimated to exist in 2007.
- ◆ Under buildout conditions in 2025, the Focused Growth Plan would add approximately 31,466 new jobs to the 50,187 jobs estimated to exist in 2007.

State law requires the City to promote the production of housing to meet its fair share of the regional housing needs distribution made by SCAG. The housing and employment growth in Chino would generally have beneficial effects by allowing the City to address its regional fair-share housing obligations.

In addition, the type of growth envisioned by the Proposed General Plan and Focused Growth Plan would be in urbanized areas of Chino, as well as in the College Park and The Preserve Specific Plan areas. In all of these places, infrastructure either exists already or is planned to accommodate the development envisioned by the proposed projects.

For these reasons, the growth-inducing effects of implementation of the Proposed General Plan and Focused Growth Plan would be beneficial to the City and surrounding areas.

2. Indirect Impacts

The Proposed General Plan and Focused Growth Plan encourage new growth in urbanized areas of Chino, as well as in the College Park and The Preserve Specific Plan areas. The growth within the two Specific Plan areas would be balanced to include both housing and job opportunities, and is part of a larger growth area associated with the New Model Colony in Ontario. Together these plan areas would help balance regional growth with respect to housing and employment. Other growth is largely in infill areas and would serve a local market. Therefore, the growth envisioned by the Proposed General Plan and Focused Growth Plan would not result in a significant environmental impacts associated with secondary, growth-inducing impacts.

B. Unavoidable Significant Impacts

While the majority of impacts associated with the Proposed General Plan and Focused Growth Plan would be reduced to a *less-than-significant* level, adoption and implementation of the Proposed General Plan or the Focused Growth Plan would result in the following *significant and unavoidable* impacts:

a. Agricultural Resources

The Proposed General Plan and the Focused Growth General Plan would result in the conversion of two parcels that are currently in an active Williamson Act contract, and which are not found within The Preserve Specific Plan

Area. Although the City's Right-to-Farm ordinance would remain in effect, this impact cannot be mitigated and would be *significant and unavoidable*.

b. Air Quality

The Proposed General Plan and the Focused Growth General Plan would both increase the region's VMT and air emissions beyond what was assumed in the 2007 SCAQMP. Consequently, the Proposed General Plan and the Focused Growth General Plan would both conflict with the adopted air plan, and would result in cumulative air quality impacts in the SCAB which would be *significant and unavoidable*.

c. Greenhouse Gases

While the Proposed General Plan and the Focused Growth General Plan contain objectives, policies, and actions that would reduce emissions, implementation would result in emissions that are greater than 85 percent of existing GHG emissions. Impacts would be *significant and unavoidable*.

C. *Significant Irreversible Changes*

Section 15126.2(c) of the CEQA Guidelines requires a discussion of the extent to which a proposed project will commit nonrenewable resources to uses that future generations will probably be unable to reverse. An example of such an irreversible commitment is the construction of highway improvements that would provide public access to previously inaccessible areas.

A project would generally result in a significant irreversible change if:

- ◆ Primary and secondary impacts would commit future generations to similar uses.
- ◆ The project would involve a large commitment of nonrenewable resources.
- ◆ The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.

1. Changes in Land Use that Commit Future Generations

Development under the Proposed General Plan and the Focused Growth General Plan would result in the intensification of underutilized areas. This development would constitute a long-term commitment to residential, commercial, industrial, parking, and other urban uses.

2. Commitment of Resources

Development allowed under the Proposed General Plan and the Focused Growth Plan would irretrievably commit nonrenewable resources to the construction and maintenance of buildings, infrastructure and roadways. These non-renewable resources include mining resources such as sand, gravel, steel, lead, copper and other metals. Buildout of the Proposed General Plan and the Focused Growth General Plan also represents a long-term commitment to the consumption of fossil fuels, natural gas, and gasoline. Increased energy demands would be used for construction, lighting, heating, and cooling of residences, and transportation of people within, to, and from the planning area. Goals, objectives, policies, and actions found throughout the Proposed General Plan and Focused Growth Plan focus on reducing the impacts of energy use. These include Transportation Element policies that focus on reducing single-passenger vehicle use; Open Space and Conservation Element policies that focus on reducing energy use associated with building operations; and Land Use and Community Character Element policies that focus on ensuring people live close to daily destinations and in places that are friendly to pedestrians and cyclists. These policies would result in some savings of energy resources.

Implementation of the Proposed General Plan and the Focused Growth Plan would also result in an irreversible commitment of limited, renewable resources such as lumber and water. The Open Space and Conservation Element includes green building policies that focus on reducing the materials used in construction. The Public Facilities and Services Element include water conservation policies that call for new development to be less demanding of water resources.

3. Irreversible Damage from Environmental Accidents

Irreversible changes to the physical environment could occur from accidental release of hazardous materials associated with development activities. However, compliance with State and federal hazardous materials regulations and San Bernardino County regulations, as discussed in Section 4.7, Hazards and Hazardous Materials, would reduce this potential impact to a less-than-significant level. No other irreversible changes are expected to result from the adoption and implementation of the Proposed General Plan and the Focused Growth General Plan.