

SECTION 6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

6.1 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

The environmental impacts associated with the proposed 2010 General Plan Update are discussed in Sections 4.1 through 4.17 of this EIR. Buildout of the proposed 2010 General Plan Update would result in potentially significant impacts prior to implementation of mitigation measures (MM) for the following topical issues:

- Aesthetics (Scenic Vistas, Visual Character and Quality, and Cumulative Impacts),
- Agriculture and Forest Resources (Farmland Resources and Cumulative Impacts),
- Air Quality (Air Quality Standards Violation and Exposure of Sensitive Resources, and Cumulative Air Quality Impacts),
- Climate Change (Greenhouse Gas Emissions and Cumulative Impacts),
- Cultural Resources (Historical Resources, Archaeological Resources, Paleontological Resources, and Cumulative Impacts),
- Hazards and Hazardous Materials (Wildland Fires),
- Hydrology and Water Quality (Water Quality and Waste Discharge, Drainage and Erosion, Surface Runoff, and Water Quality),
- Mineral Resources (Regionally Important Mineral Resources and Cumulative Impacts), and
- Noise (Noise Levels and Vibration, Airport and Airstrip Noise, and Cumulative Impacts).

As currently proposed, implementation of proposed 2010 General Plan Update would result in the following significant impacts after implementation of the mitigation program and would require adoption of a Statement of Overriding Considerations:

- Aesthetics (Scenic Vistas, Visual Character and Quality, and Cumulative Impacts),
- Agriculture and Forest Resources (Farmland Resources and Cumulative Impacts),
- Air Quality (Air Quality Standards Violation and Exposure of Sensitive Resources, and Cumulative Air Quality Impacts),
- Climate Change (Greenhouse Gas Emissions and Cumulative Impacts), and
- Mineral Resources (Regionally Important Mineral Resources and Cumulative Impacts).

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

The environmental effects related to the implementation of the project are discussed in Sections 4.1 through 4.17 of this EIR. Implementation of the project would require the long-term commitment of natural resources and land. Development of the project would result in the commitment of land resources for residential, commercial, mixed use, office, industrial, and transportation uses, as well as new utilities and extensions of existing utilities.

Construction and long-term operation of the project would require the commitment and reduction of nonrenewable and slowly renewable resources, including: petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures) and lumber, sand/gravel, steel, copper, lead, and other metals (for use in building construction, piping, and roadway infrastructure). Other resources that are slow to renew and/or recover from environmental stressors would also be impacted by project implementation (e.g., air quality through the combustion of fossil fuels and production of greenhouse gases, water supply through the increased potable water demands for drinking, cooking, cleaning, landscaping, and general maintenance needs).

6.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed 2010 General Plan Update could foster economic or population growth or the construction of additional development, either directly or indirectly, in the surrounding environment. To address this issue, potential growth-inducing effects are examined through analysis of the following questions:

1. 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)?
2. Would this project result in the need to expand one or more public services to maintain desired levels of service?
3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

It should be noted that growth-inducing effects are not 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 implementing proposed 2010 General Plan Update.

- 1. *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 Section 3.0, Project Description, and Section 4.17, Utilities and Service Systems, the proposed 2010 General Plan Update would involve buildout of the City of Rancho Cucamonga to the established development capacity. Since the City is largely built out, most of the roadway and utility infrastructure systems are in place and would not require extension to serve future development and redevelopment under the 2010 General Plan

Update. No growth-inducing impact related to the extension of infrastructure is expected with the 2010 General Plan Update.

As discussed in Section 3.0, the Land Use Plan that is proposed as part of the 2010 General Plan Update includes changes in existing land use designations on a number of areas in the City, promoting the redevelopment of these areas to mixed use developments. Thus, the proposed 2010 General Plan Update seeks to induce growth in the City by encouraging the future development and redevelopment of specific areas into more desirable land uses. The impacts associated with the future development of vacant lots and the redevelopment of existing land uses to different land uses is analyzed in Section 4.0 of this EIR. As summarized above, significant adverse impacts would be avoided or reduced through compliance with the goals and policies in the 2010 General Plan Update, standard conditions, and required mitigation measures. Significant unavoidable adverse impacts would remain for:

- Aesthetics (Scenic Vistas, Visual Character and Quality, and Cumulative Impacts),
- Agriculture and Forest Resources (Farmland Resources and Cumulative Impacts),
- Air Quality (Air Quality Standards Violation and Exposure of Sensitive Resources, and Cumulative Air Quality Impacts),
- Climate Change (Greenhouse Gas Emissions and Cumulative Impacts), and
- Mineral Resources (Regionally Important Mineral Resources and Cumulative Impacts).

2. Would this project result in the need to expand one or more public services to maintain desired levels of service? As discussed in Section 4.14, Public Services, an increased demand for public services would occur with future development and redevelopment under the 2010 General Plan Update. One of the public service agencies consulted during the preparation of this EIR indicated that this project would necessitate the immediate expansion of their existing resources in order to maintain desired levels of service. In the event that their facilities do need to be expanded, funding mechanisms are in place through existing regulations and standard practices to accommodate such growth. This project would not, therefore, have significant growth-inducing consequences with respect to public services.

The Rancho Cucamonga Fire District may require additional personnel and resources are needed to serve future developments in the City. Additionally, the proposed 2010 General Plan Update identifies a new, planned fire station; however, construction of this new facility would be addressed in separate documentation required pursuant to CEQA.

The San Bernardino County Sheriff's Department has indicated that additional sworn and non-sworn officers are needed to serve future development. As discussed in Section 4.14, Public Services, there is available capacity to accommodate student generation related to future development in the City, and no additional facilities would be required to serve the Target Density. The Rancho Cucamonga Library has indicated that future development in the City would create additional demand for library services, requiring additional resources; however, it is not expected that the development of any new facilities would be needed.

Since no specific development or redevelopment would accompany the proposed 2010 General Plan Update and future development and redevelopment would occur according to property owner discretion and entitlement by the City, demand for public services would increase incrementally as specific projects are constructed. The planned fire station and

SBSD substation will respond to both current and future anticipated demand consistent with projected City needs and no new schools, libraries, or other public facilities are proposed as part of the proposed 2010 General Plan Update. Rather, the proposed 2010 General Plan Update contains goals and policies that call for the provision of adequate public services to existing and future developments in the City. These services would serve demand, rather than induce growth. Therefore, the proposed 2010 General Plan Update for the City of Rancho Cucamonga would not have significant growth-inducing consequences with respect to public services.

- 3. *Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?*** The proposed 2010 General Plan Update includes an Economic Development Chapter that seeks to maintain the economic stability of the City by retaining existing businesses; attracting new businesses and economic opportunities; and facilitating growth of local businesses. The goals and policies of this Element will not directly result in economic effects nor lead to economic activities that may affect the environment. Rather, it is through projected future development consistent with the proposed 2010 General Plan Update that the goals of the Economic Development Chapter for business retention and development would be achieved. Also, the policies would serve as guidance in the City's decision-making process and daily operations, but would not generate activities that may significantly affect the environment.

The indirect effects associated with future development include the creation of short-term construction jobs and long-term jobs and the increase in the resident population of the City. These would generate additional demands for commercial goods and services in the project area, which would present business opportunities for new shopping, entertainment, employment, home improvement, maintenance and other non-residential developments. This would, in turn, encourage new businesses and/or the expansion of existing businesses that address these economic needs. The proposed Land Use Plan in the proposed 2010 General Plan Update would accommodate commercial and industrial developments to meet this demand. The analysis in this PEIR includes the potential environmental impacts of development that may occur under the proposed Land Use Plan.

Existing and future commercial and industrial uses near the City are expected to meet the demand for goods and services generated by future residents and employees in the City. These developments would be subject to review and approval by the agency with jurisdiction over the site and would include the necessary environmental clearance in accordance with the California Environmental Quality Act. Environmental review for individual projects would ensure that potentially significant adverse impacts are identified and mitigated, in accordance with the California Environmental Quality Act. Public utility and service providers would also need to determine if the additional growth associated with individual projects can be accommodated by existing or planned infrastructure improvements and public services and utility agencies' capabilities to provide services. This review and approval of individual developments by public agencies and service providers would ensure that adequate services and infrastructure are available to serve future developments and that no land use conflicts are created. Mitigation measures, standard conditions, and conditions of approval imposed on development projects in the area are expected to avoid or reduce environmental impacts, which may be indirectly attributed to the proposed 2010 General Plan Update or future development under the proposed 2010 General Plan Update. Thus, the growth-inducing impacts of the proposed 2010 General Plan Update are not expected to result in significant adverse effects to the environment.

- 4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?** The proposed Land Use Plan seeks to accommodate limited growth in the City by encouraging the future development and redevelopment of specific areas into more desirable and compatible land uses. While a number of policies in the proposed 2010 General Plan Update call for revisions or additional regulations, these regulations are expected to reduce the environmental impacts of future development and redevelopment, or to ensure that adequate housing, infrastructure, and public services are provided to meet demands and needs at buildout of the City. Mitigation measures have been identified in Section 4.0 to ensure that the impacts of future development and redevelopment are further reduced or avoided, after compliance with the standard conditions.

Compared to the 2001 General Plan Land Use Plan, the modifications to land uses proposed 2010 General Plan Update are minor in nature and are reflective of the development trends that have occurred over the past 15 to 20-year period. Therefore, the proposed 2010 General Plan Update would not involve a precedent-setting action which could encourage and facilitate other activities that could significantly affect the environment.