

5.17 Growth Inducing Impacts

5.17.1 Introduction

Section 15126.2(d) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe the potential growth-inducing impacts of a proposed project. Specifically, Section 15126.2(d) states:

"Discuss the ways in which the proposed project could foster economic development or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.... Also discuss the characteristics of some projects that may encourage and facilitate other activities that could substantially 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."

5.17.2 Environmental Setting

The Project site is located in the southwest portion of the City of Lake Elsinore, adjacent to the City of Wildomar, and less than one quarter mile from the I-15 Freeway. The Project site is the current location of the existing Adopted ELSP, which is zoned by the City of Lake Elsinore's General Plan as 'Specific Plan'. The Project site currently allows for development of various commercial and predominantly residential uses (see Figure 3-3 Existing Land Use Plan found in Section 3 Project Description).

5.17.3 Existing Conditions

Existing development within the Project site includes the Summerly residential neighborhood and The Links at Summerly Golf Course in proposed Planning Area 1; Serenity residential neighborhood in proposed Planning Area 4; Lake Elsinore Motocross facility in proposed Planning Area 2; Skylark Airport and minimal industrial development in proposed Planning Area 3; and sparse residential development in proposed Planning Area 8. Proposed Planning Areas 2, 3, 6 and 8 are largely undeveloped but are currently approved for commercial and residential uses under the existing Adopted ELSP.

5.17.4 Thresholds of Significance

Normally to assess whether a project may foster spatial, economic or population growth, several questions are considered:

Threshold GI-A *Would the proposed project result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area;*

Threshold GI-B *Would the proposed project result in economic expansion or growth such as changes in the revenue base or employment expansion; and/or*

Threshold GI-C *Would the proposed project result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area that is already largely developed?*

5.17.5 Evaluation of Impacts

Threshold GI-A *Would the proposed Project result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?*

The existing Adopted ELSP provides current land use and development regulations for the Project site. Since it was approved on June 8, 1993, ten amendments to the existing ELSP were processed and nine were approved. None of these amendments have included a comprehensive update for the existing ELSP; therefore, the current planning and guidance documents have become difficult to follow and implement for those seeking to develop within the Project site. One of the primary features of the Project is that it would overhaul the existing ELSP land uses, development regulations, circulation, drainage, and architectural guidelines to streamline development and make the planning and guidance documents more user-friendly. In addition, as stated in Section 1.5 of ELSPA No. 11, the Project seeks to provide flexibility in implementation and in development standards to accommodate changing product designs and consumer preferences.

The Project also proposes to allow for construction of backbone infrastructure (roads, water, sewer, dry utilities) on City-owned properties and right-of-way that would serve currently-underdeveloped and marginally accessible areas (i.e. proposed Planning Areas 2,3 and 6) within the Project site. This would encourage future implementing development projects to develop in these areas. However, it should be noted that residential and commercial development in these areas is currently allowed under the existing Adopted ELSP and City General Plan. Furthermore, backbone infrastructure associated with the proposed expansion of Malaga Road/Sylvester Street, Lucerne Street, and Cereal Street have already been conceptually anticipated under the existing Adopted ELSP.

As discussed above, the proposed Project is intended to stimulate and facilitate development; however, new development and infrastructure improvements would be focused in the Project site. Furthermore, the Project site is currently zoned for development under the Adopted ELSP and General Plan. ***Therefore, impacts would be considered less than significant and no additional mitigation is required beyond those measures described in other sections of this EIR.***

Threshold GI-B *Would the proposed Project result in economic expansion or growth such as changes in the revenue base or employment expansion?*

Based on the growth resulting from stimulated and facilitated development discussed above, the Project is expected to stimulate private sector investment in the Project site. Thereby, this private sector development is anticipated to gradually increase City revenues as currently undeveloped parcels within the Project site are built out, leading to anticipated increases in jobs, sales and property tax revenue collected within the Project site. As described in Section 5.9 Land Use and Planning, the City is housing-rich, meaning many City residents must commute long distances from their homes to work due to a shortage of locally available employment opportunities. By providing additional job-producing commercial/hotel/active recreation uses, and reducing the number of housing units currently allowed

under the existing Adopted ELSP for the site by 3,454 dwelling units, the Project is anticipated to help correct this current jobs/housing imbalance by providing employment opportunities to residents within the Project vicinity; thus, increased revenue and employment expansion is not anticipated to result in substantial offsite growth inducement. **Therefore, potential growth inducing impacts from revenue base changes or employment expansion would be less than significant and no mitigation is required.**

Threshold GI-C *Would the proposed Project result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area that is already largely developed?*

As discussed above, the proposed Project would facilitate new development in undeveloped areas within the Project site, which are currently allowed for development of commercial and predominantly residential uses under the existing Adopted ELSP. The proposed Project would not lead to offsite growth inducing impacts in isolated or adjacent open space areas as it is generally bound by the lake to the west, and existing commercial and residential development to the north, south and east within the City of Lake Elsinore, County of Riverside and City of Wildomar, respectively. In addition, the proposed Project would be required to establish a minimum of 770 acres of preserved open space within the Project site for compliance with the Western Riverside Multiple Species Habitat Conservation Plan (see Section 5.3 Biological Resources for a complete discussion of requirements including the 770 Plan). This requirement would ensure general avoidance of development within proposed Planning Areas 5 and 7. Additional regulatory requirements described in Section 5.3 would also further serve to reduce developable acreage in the Project site overall. Because future development associated with the Project would be focused at the Project site and because Section 2.5.4.2 of ELSPA No. 11 contains provisions for preservation of large open-space areas, **impacts would be considered less than significant and no mitigation is required.**

5.17.6 General Plan Consistency Impacts

Table 5.17-1 analyzes the consistency of the Project with the goals and policies of the City's General Plan as they apply to growth inducement.

Table 5.17-1. Growth Inducing General Plan Consistency Analysis

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal CF 7	Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore.	CONSISTENT. The ELSP will provide unique recreational, leisure, shopping, and housing opportunities that will contribute to the quality of life in Lake Elsinore. The ELSP is consistent with the land uses proposed in the General Plan for the East Lake District, by retaining and updating the specific plan, as well as supporting existing industrial uses along Corydon Street.
CF 7.1	Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.	CONSISTENT. The ELSP offers opportunities for Mixed Use development in two of its Planning Areas.

Based on the analysis provided in Table 5.17-1, ***the Project is consistent with the General Plan and no mitigation is required.***

5.17.7 Cumulative Impacts

The proposed Project would amend the existing Adopted ELSP’s current land uses. None of the proposed Project’s actions are anticipated to have a substantial onsite or offsite impact that would cumulatively contribute to growth in the City or region that would exceed that which has already been anticipated in the City’s General Plan. ***No cumulative impact would occur and no mitigation is required.***

5.17.8 Impacts and Mitigation

Potential impacts associated with Growth Inducement are considered less than significant with implementation of the General Plan’s goals and policies and as consistent with growth projections for the City of Lake Elsinore and Project site. No mitigation is required.

5.17.9 Level of Significance After Mitigation

Potential impacts would be less than significant and no mitigation is required.