

CHAPTER 7

GROWTH-INDUCING IMPACTS

7.1 ENVIRONMENTAL IMPACTS

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines requires a discussion of how the potential growth-inducing impacts of the proposed Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan (Project) could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Induced growth is distinguished from the direct employment, population, or housing growth of a project (14 CCR 15000 et seq.). If a project has characteristics that “may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively,” then these aspects of the project must also be discussed. Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place in the absence of the project. Typically, the growth-inducing potential of a project would be considered significant if it stimulates population growth or a population concentration above what is assumed in local and regional land use plans, or in projections made by regional planning authorities, such as the Southern California Association of Governments (SCAG).

The State CEQA Guidelines also indicate that growth should not be assumed to be either beneficial or detrimental (14 CCR 15126.2(d)). According to Section 15126.2(d) of the State CEQA Guidelines, a project may foster economic or population growth, or additional housing, either indirectly or directly, in a geographical area if it meets any one of the following criteria:

- The project would remove obstacles to population growth.
- Increases in the population may tax existing community service facilities, causing significant environmental effects.
- The project would encourage and facilitate other activities that could significantly affect the environment.

The Project will involve a specific plan amendment and a new Canyon Springs Healthcare Campus Specific Plan that will guide development of three separate, non-contiguous, previously graded areas, totaling approximately 50.85 acres, over an approximately 10-year period. Development of the Project site will consist of a hospital, medical office buildings (MOBs), parking structures, hospital related facilities, senior housing facility, independent living/memory care, assisted living, and skilled nursing facility, and other ancillary services (e.g., medical retail, pharmacy, coffee shops). The proposed hospital and MOBs will not involve the development of additional housing. The hospital and MOBs project components will result in a greater availability of hospital and MOB services and will help meet an existing shortage of medical services in the area as well as

future increases in demand of the area. As the local population ages, the demand for medical services and hospital beds in the area will also increase, while more efficient means to meet these demands will also be needed to otherwise keep potentially rising costs down. Meeting projected demands for hospital and medical services will not be growth-inducing.

The proposed senior housing facility will include 234 units, and the independent living/memory care, assisted living, and skilled nursing facility will include 267 beds. The Project will also result in permanent employees to serve the hospital, hospital-related facilities, MOBs, senior housing facility, independent living/memory care, assisted living, and skilled nursing facility.

According to SCAG's Growth Forecast (an appendix to the 2012–2035 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS)), the population of the City is anticipated to grow from 295,500 in 2008 to 339,000 in 2020 to 382,700 in 2035 (SCAG 2012). The air quality analysis California Emissions Estimator Model (CalEEMod) modeling prepared for the Project (Appendix H-1) assumed a total population of 1,433. Project population of 1,433 will result in less than 1% of the total population in SCAG's projected growth in 2020 (Project population of 1,433 divided by SCAG's anticipated population of 339,000 in 2020). Therefore, the anticipated population growth on the Project site will be considered a nominal increase contribution compared to the SCAG's Growth Forecast for the City in 2020.

According to SCAG's Growth Forecast, employment is anticipated to grow from 151,500 in 2008 to 198,300 in 2020 to 217,800 in 2035 in the City (SCAG 2012). The Project is expected to create approximately 2,450 jobs at Project build-out. Project generation of approximately 2,450 jobs will result in approximately 1% of the total employment in SCAG's Growth Forecast in 2020 (Project job generation of 2,450 divided by SCAG's forecasted employment of 198,300 in 2020). Therefore, the increase in employment will be minimal in comparison to the anticipated increase of the SCAG Growth Forecast.

Indirect growth can also occur by a project installing infrastructure that can support further growth. The Project site is served by existing public services and utilities, and no new utilities will be needed in order to serve the Project. Therefore, indirect growth inducement as a result of the extension of these facilities into a new area will not occur.

Overall, the Project will directly stimulate population growth through the addition of a senior housing facility and independent living/memory care, assisted living, and skilled nursing facility. However, it is anticipated that as the City's residents age, they may move from one area of the City to potentially being located in the senior housing facility, independent living/memory care, assisted living, or skilled nursing facility, as needed, depending on medical needs. The Project will indirectly stimulate population growth through the addition of new jobs on the Project site.

As discussed above, the Project's growth will be minimal compared to the underlying growth projections of the SCAG 2012–2035 RTP/SCS. Therefore, the Project will not result in significant adverse secondary effects related to induced growth.

7.2 REFERENCES

14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

Dudek. 2017. *Canyon Springs Healthcare Campus Specific Plan*.

SCAG (Southern California Association of Governments). 2012. "Growth Forecast." Appendix to the *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy*. Adopted April 2012. Accessed July 10, 2016. http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf.

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