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# 14.0 Growth Inducing

## 14.1 CEQA REQUIREMENTS

As required by Section 15126.2(d) of the CEQA Guidelines, an EIR must discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also, the EIR must discuss the characteristics of the project that could encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Growth can be induced in a number of ways, such as through the elimination of obstacles to growth, through the stimulation of economic activity within the region, or through the establishment of policies or other precedents that directly or indirectly encourage additional growth. Although growth inducement itself is not considered an environmental effect, it could potentially lead to adverse environmental effects.

A project may foster economic or population growth through:

- Creating economic expansion (e.g., changes in revenue base or employment expansion, etc.). Economic expansion effects can include those resulting from the “multiplier effect.” A “multiplier” is an economic term used to describe inter-relationships among various sectors of the economy. The multiplier effect relates to the direct employment effect of a project, as well as indirect and induced employment growth. The multiplier effect includes the notion that the on-site, direct employment and population growth resulting from a project is not the complete picture of the growth it has potential to create;
- Removing an impediment to growth, examples of which include changing zoning or general plan designations to enable a greater level of development than was previously foreseen, expanding the capacity of infrastructure beyond that needed to serve a specific project such that the barriers for additional growth are reduced, or establishing an essential public service that previously did not exist and which is necessary to support additional growth; or
- Providing new housing that accommodates additional population growth.

## 14.2 ECONOMIC GROWTH INDUCEMENT

The proposed project is anticipated to employ 92 persons for operations of the proposed assisted living facility, in addition to creating temporary local employment opportunities

during construction of the facility. The environmental impacts resulting from the direct economic growth inducing effects of the proposed project are evaluated in other sections of this EIR.

It is likely that revenues generated by new development and portions of the incomes received by new employees will be fed back into the local economy. The increased investment in the local economy could in turn have a multiplier effect that indirectly causes business and population growth beyond the boundaries of the immediate project area. The magnitude of this effect, and the types of and locations where new growth could occur as a result are unknown. Consequently, it would be speculative to project the potential environmental effects of indirect population and business growth.

### **14.3 REMOVING IMPEDIMENTS TO GROWTH**

The project site has been previously identified for development, as it is designated medium density residential in the Monterey County 2010 General Plan, the Las Palmas Specific Plan and the Zoning Ordinance (Title 21). There are, therefore, no policy or regulatory impediments to growth as far as development on the project site. However, as discussed in other areas of this document, approval of the proposed project would require an amendment to the Las Palmas Specific Plan and a use permit and design review from Monterey County.

### **14.4 POPULATION GROWTH INDUCEMENT**

The project site is a 15.67-acre lot (Parcel Q) created as part of the Las Palmas Subdivision #1. The site is located within the boundary of the Las Palmas Ranch Specific Plan. Adopted in 1983, the Las Palmas Ranch Specific Plan designated the property Medium Density Residential (MDR). This is currently the land use designation for the site in the Monterey County 2010 General Plan and Toro Area Plan. The Las Palmas Ranch Specific Plan was adopted by the Monterey County Board of Supervisors in 1983. Also in 1983, the Board of Supervisors adopted the Toro Area Plan, incorporating the Las Palmas Ranch Specific Plan by reference. The property was zoned "MDR/2.61-D" (Medium Density Residential, 2.61 units per acre, with Design Control). This zoning density would allow up to 40 dwellings for approval on the project site. In 2010, the Board of Supervisors adopted the Monterey County 2010 General Plan, including an updated Toro Area Plan, with the project site remaining identified for medium residential development at 2.61 units/acre.

The proposed project includes an amendment to the Las Palmas Specific Plan. The Specific Plan designates the project site for medium density residential development. The proposed project falls under the County's general definition of a residential care facility in that the project will be licensed by the State of California to provide "...24-hour residential care and varying levels and intensities of medical or non-medical care, supervision, services or assistance to persons living in a residential setting." The proposed project is not a residential use under the County codes or the specific plan and the project does not provide dwelling

units that will operate or function as independent units. Therefore, the project would not result in a direct population increase.