

6 OTHER CEQA SECTIONS

6.1 GROWTH INDUCEMENT

Public Resources Code Section 21100(b)(5) specifies that the growth-inducing impacts of a project must be addressed in an environmental impact report (EIR). Section 15126.2(e) of the State CEQA Guidelines provides the following guidance for assessing growth-inducing impacts of a project:

Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also, discuss the characteristics of some projects which may encourage and facilitate other activities that could significantly 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.

A project can induce growth directly, indirectly, or both. Direct growth inducement would result if a project involved construction of new housing. Indirect growth inducement would result, for instance, if implementing a project resulted in any of the following:

- ▶ substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises);
- ▶ substantial short-term employment opportunities (e.g., construction employment) that indirectly stimulates the need for additional housing and services to support the new temporary employment demand; and/or
- ▶ removal of an obstacle to additional growth and development, such as removing a constraint on a required public utility or service (e.g., construction of a major sewer line with excess capacity through an undeveloped area).

Growth inducement itself is not an environmental effect but may foreseeably lead to environmental effects. If substantial growth inducement occurs, it can result in secondary environmental effects, such as increased demand for housing, demand for other community and public services and infrastructure capacity, increased traffic and noise, degradation of air or water quality, degradation or loss of plant or animal habitats, conversion of agricultural and open-space land to urban uses, and other effects.

6.1.1 Growth-Inducing Impacts of the Project

EFFECTS ASSOCIATED WITH POPULATION GROWTH

General Plan EIR Chapter 4, "Land Use, Population, and Housing," evaluated the potential of the 2035 General Plan to result in growth inducement. As assumed in the General Plan EIR, growth under the 2035 General Plan would result in a population of 110,408 residents (increased from 78,525 residents in 2017), a total of 43,247 housing units (increased from 27,997 units in 2017), and a total of 65,273 jobs (increased from 35,800 jobs in 2017) at buildout within the Planning Area. The Planning Area for the 2035 General Plan includes the entire city limits and approximately 5,600 acres outside the city limits in two separate planning areas which are considered to be related to, and influenced by, the City's planning processes, even though the land use designations and/or zoning of that land are regulated by the County of Sacramento, the State of California, and the U.S. Bureau of Reclamation.

The project would result in the potential for development of 6,046 new housing units and 15,418 new residents in the city beyond what were envisioned for the General Plan and analyzed in the General Plan EIR. The project is intended to implement Program H-2 of the 2012-2029 Housing Element to accommodate the City's fair-share of regional

housing needs allocation (RHNA) and facilitate the construction of affordable housing, but does not propose or entitle development. It is anticipated that population growth in the City would continue to be driven by market conditions and the General Plan land use designations for residential uses would be revisited with each subsequent RHNA that is received from the Sacramento Area Council of Governments (SACOG). Implementation of the project would not result in substantial population growth in the city that has not already been accounted for in local and regional planning efforts.

EFFECTS ASSOCIATED WITH EMPLOYMENT GROWTH

Future development associated with the project would generate short-term employment opportunities during construction. However, it is anticipated that construction activities would utilize people who are employed in the construction industry in the region. It would be reasonable to expect that construction workers for future development would not relocate to the city for a temporary job. The project would result in the potential for development of 6,046 net new housing units in the project planning area and would not involve commercial, industrial, or governmental enterprises development that would provide substantial new permanent employment opportunities. Some of the 6,046 additional housing units would provide affordable housing in the city to help meet the RHNA assigned by SACOG. Increasing housing supply in general would also provide more affordable options to meet current and future housing needs, including employees in the city and surrounding region. Therefore, the project would not result in substantial new employment opportunities that would induce substantial new growth in the city that has not already been accounted for in local and regional planning efforts.

EFFECTS ASSOCIATED WITH INFRASTRUCTURE IMPROVEMENTS

Implementation of the 2035 General Plan could potentially indirectly induce growth through removal of an obstacle to additional growth and development, such as removing a constraint on a required public service. The City's infrastructure and public services are largely provided by public and private service providers that utilize master plans for guiding planned facility and service expansions that are subject to environmental review under CEQA: City of Folsom (water), San Juan Water District (water), El Dorado Irrigation District (water/wastewater), Sacramento Regional County Sanitation District/Sacramento Area Sewer District (wastewater), Pacific Gas & Electric (natural gas), and Sacramento Municipal Utility District (electricity). The 2035 General Plan does not include new transportation facilities other than those necessary to accommodate increases in traffic or public transit usage anticipated for future development associated with the General Plan. Therefore, the 2035 General Plan could result in utility and transportation improvements that would be sized to serve existing and planned land uses in the city and would not lower any existing barriers to growth. As discussed in Section 3.11, implementation of the project would require localized improvements to wastewater conveyance infrastructure in the project planning area north of Highway 50. The wastewater conveyance infrastructure would be improved to accommodate the additional flows resulting from the project. The project would not include any oversized infrastructure or infrastructure extensions that would result in growth beyond what would be anticipated from the project.

ENVIRONMENTAL EFFECTS OF GROWTH

The 2035 General Plan would induce population, housing, and job growth in the Planning Area. Proposed infrastructure improvements would support such growth. As a result, the 2035 General Plan is considered to be growth-inducing. The environmental effects of the potential growth are addressed in the General Plan EIR as well as the FPASP EIR/EIS. The project does not propose to locate residential units in areas not anticipated for urban development in the General Plan, General Plan EIR, and FPASP EIR/EIS. The environmental effects of the project are discussed in Sections 3.1 through 3.11 and Chapter 4 of this draft SEIR.

6.2 SIGNIFICANT AND UNAVOIDABLE ADVERSE IMPACTS

The State CEQA Guidelines Section 15126.2(b) requires EIRs to include a discussion of the significant environmental effects that cannot be avoided if the proposed project is implemented. The General Plan EIR identified significant and unavoidable impacts to scenic resources and visual character, new sources of light and glare, operational air quality emissions, exposure to toxic air contaminants, increased odors, historical and archaeological resources, greenhouse gas emissions, traffic noise, transportation level of service, and tribal cultural resources. As documented throughout Chapter 3 (project-level impacts) and Chapter 4, "Cumulative Impacts," of this draft SEIR, after implementation of the recommended mitigation measures, all of the impacts associated with the project would be reduced to a less-than-significant level or remain significant and unavoidable. The project would not result in any substantially more severe significant and unavoidable impacts beyond what was determined in the General Plan EIR.

6.3 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

The State CEQA Guidelines Section 15126 requires a discussion of any significant irreversible environmental changes that would be caused by a project if it were implemented. The irreversible and irretrievable commitment of resources is the permanent loss of resources for future or alternative purposes. Irreversible and irretrievable resources are those that cannot be recovered or recycled or those that are consumed or reduced to unrecoverable forms.

As noted in Chapter 2, "Project Description," of this draft SEIR, the project would result in the potential development of an additional 6,046 housing units beyond what was evaluated in the General Plan EIR. While the project would increase housing units, the project Planning Area was already anticipated for various levels of development under the 2035 General Plan. While housing units would increase, the project could result in a reduced level of retail development in the Folsom Plan Area as compared with that anticipated by the 2035 General Plan, but the project would not increase the City's development footprint. Implementation of the project would still result in the irreversible and irretrievable commitment of material resources and energy during construction and operation of future development, including:

- ▶ construction materials, such as soil, rocks, wood, concrete, glass, and steel;
- ▶ water supply for new residential units; and
- ▶ energy expended in the form of electricity, gasoline, diesel fuel, and oil for equipment and transportation vehicles that would be needed for project construction and operation.

Because the General Plan EIR already evaluated the commitment of material resources and energy, the project's use of these nonrenewable resources is expected to account for a minimal portion of the region's resources and would not affect the availability of these resources for other needs in the region. As discussed in Section 3.4, "Energy," implementation of the project would not result in the long-term inefficient use of energy or natural resources. Therefore, long-term project operation would not result in substantial long-term consumption of energy and natural resources beyond what was evaluated in the General Plan EIR.

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