

Economic & Social Effects

And Growth Inducing

Chapter 6

INTRODUCTION

This chapter discusses economic, social and growth inducing effects of the Project. Table 6-1 provides the CEQA requirements and a summary of the impact analysis.

Table 6-1

Summary of Economic, Social and Growth Inducing Impacts

Topic	Summary of Impact	CEQA Requirement
Economic Impact	The proposed Project will not result in negative impacts to the region. It may result in an increase in economic benefits to the region, since the proposed Project will provide up to 25 permanent jobs.	CEQA does not have specific requirements for evaluating the economic impacts of a proposed Project. Section 15131 of CEQA Guidelines states that “Economic or social information may be included in an EIR or may be presented in whatever form the agency desires.”
Social Impact	The proposed Project will not result in a disproportionate effect on minority populations, low income populations, or Native Americans. The proposed Project does not pose any adverse environmental justice issues that would require mitigation.	The social impacts of a project include environmental justice considerations. California Government Code Section 65040.12 defines Environmental Justice as “the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies.”
Growth Inducing Effect	The proposed Project will not result in significant growth inducing impacts. The proposed Project will result in only 25 permanent jobs. The Project will not result in new housing. Growth inducing impacts will be less than significant.	CEQA Guidelines § 15126 (d) makes recommendations for analyzing impacts due to growth inducement, including discussing ways in which the project could foster economic or population growth, the construction of additional housing, or other factors which could remove obstacles to population growth or encourage and facilitate other activities which could impact the environment individually or cumulatively.

Therefore, implementation of the proposed Project will result in ***Less Than Significant*** environmental impacts, either individually or cumulatively, caused by either economic, social, or growth inducing effects. No mitigation measures are required.

DEMOGRAPHICS

“Tulare County has one of the highest rates of unemployment in California and the nation, due in large part to the seasonal nature of agricultural employment. “The unemployment rate in the Tulare County was 15.9 percent in February 2013, down from a revised 16.8 percent in January 2013, and below the year-ago estimate of 17.6 percent. This compares with an unadjusted

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unemployment rate of 9.7 percent for California and 8.1 percent for the nation during the same period.”¹ The general demographic information can be found in Table 6-2.

Table 6-2
Profile of General Population and Housing Characteristics, 2010²

Demographic Profile Data	<i>Tulare County</i>
<i>Population</i>	
Total	442,179
% Hispanic or Latino	60.6%
% not Hispanic or Latino	39.4%
White alone	27.5%
Black or African American alone	0.4%
Asian alone	0.2%
Some other race alone	0.1%
Two or more races	1.4%
<i>Housing</i>	
Total housing units	141,696
Occupied Housing Units	130,352
Vacant housing units	11,344
Owner-occupied housing units	76,586 (58.8%)
Renter-occupied housing units	53,766 (41.2%)
Homeowner vacancy rate (%)	2.4%
Renter vacancy rate (%)	5.8%

ECONOMIC IMPACTS

Under CEQA Guidelines 15131, “[e]conomic or social information may be included in an EIR or may be presented in whatever form the agency desires.

- (a) Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes.

¹ State of California Employment Development Department, Labor Market Information Division, (March 29, 2013) [http://www.calmis.ca.gov/file/1fmonth/visa\\$pbs.pdf](http://www.calmis.ca.gov/file/1fmonth/visa$pbs.pdf) Accessed December, 2014.

² U.S. Census Bureau, 2010 Demographic Profile Data <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>. Accessed December 2014.

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- (b) Economic or social effects of a project may be used to determine the significance of physical changes caused by the project. For example, if the construction of a new freeway or rail line divides an existing community, the construction would be the physical change, but the social effect on the community would be the basis for determining that the effect would be significant. As an additional example, if the construction of a road and the resulting increase in noise in an area disturbed existing religious practices in the area, the disturbance of the religious practices could be used to determine that the construction and use of the road and the resulting noise would be significant effects on the environment. The religious practices would need to be analyzed only to the extent to show that the increase in traffic and noise would conflict with the religious practices. Where an EIR uses economic or social effects to determine that a physical change is significant, the EIR shall explain the reason for determining that the effect is significant.
- (c) Economic, social, and particularly housing factors shall be considered by public agencies together with technological and environmental factors in deciding whether changes in a project are feasible to reduce or avoid the significant effects on the environment identified in the EIR. If information on these factors is not contained in the EIR, the information must be added to the record in some other manner to allow the agency to consider the factors in reaching a decision on the project.”³

Economic and Social Benefits of the Proposed Project

The proposed Project will provide multiple economic and social benefits as follows:

- Addition of 10 new permanent jobs;
- Increase in output and authorization for retail sales will provide additional tax revenue for the County of Tulare;
- Production of construction materials to support roadway improvements and other construction projects in the County of Tulare;
- Support through monetary contributions and/or physical roadway improvements to assist in creating complete streets in the County of Tulare; and
- Improvement of pedestrian pathways and bike routes in the community of Goshen.

SOCIAL EFFECTS

Environmental Justice

“The basis for environmental justice lies in the Equal Protection Clause of the U.S. Constitution. The Fourteenth Amendment expressly provides that the states may not “deny to any person within [their] jurisdiction the equal protection of the laws” (U.S. Constitution, amend. XIV, §1).

On February 11, 1994, President Clinton signed Executive Order (E.O.) 12898, titled “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations.” The executive order followed a 1992 report by the U.S. Environmental Protection Agency (U.S. EPA) indicating that “[r]acial minority and low-income populations experience higher than average exposures to selected air pollutants, hazardous waste facilities, and other

³ 2013 CEQA Guidelines, Section 15131

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forms of environmental pollution.” Among other things, E.O. 12898 directed federal agencies to incorporate environmental justice into their missions.”⁴ The proposed project does not have any negative social effects. All potential environmental impacts were determined to be less than significant with mitigation.

Inappropriateness of Affordable Housing

The project does not include a land use change from agricultural nor does it propose to add or remove any affordable housing.

In addition, the project site is not suitable for affordable housing. Affordable housing projects require high-densities to maintain economic and financial viability. Low densities typically do not result in enough income volume to pay for the cost of construction. In addition, the project site is not located adjacent to a bus line or within the central portion (downtown) of a community, which would place additional hardships and increase the cost of living for potential low-income residents.

Appropriateness of location

The project site is located in an agricultural area with adequate access to major north-south and east-west highways. The site is zoned agricultural but was previously used as a concrete plant. The site is generally surrounded by agricultural uses, with other commercial/industrial uses in the vicinity. The nearest residential unit is located approximately 1,000 feet to the north. This location is a favorable location because it is centrally located in the County, it is away from substantial sensitive land uses and is proximate to major County highways.

GROWTH INDUCEMENT

As outlined in the CEQA Guidelines § 15126.2 (d), growth-inducing impact of the proposed Project should “[d]iscuss 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 waste water 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 characteristic 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.”⁵

Generally, growth inducing impacts are a result of very large businesses or very large housing developments. A large influx of jobs or people would require additional services which could potentially induce growth related impacts. The proposed Project involves an industrial use. Although the proposed Project is estimated to result in 25 new jobs, most of these are low skill jobs and would be available to any able bodied person. As these jobs will not require high skilled labor, it will not be necessary to recruit higher skilled person beyond the region of the Project and it is anticipated that the majority of new employees will be current residents within or near Visalia and/or the County. As such, the proposed Project will not significantly induce growth. See summary in Table 6-3.

⁴ General Plan Guidelines, page 22

⁵ CEQA Guidelines, Section 15126.2

Table 6-3
Growth Impacts

Potential Growth Inducing Impacts	<i>Discussion</i>
Economic/Population Growth	<i>The proposed Project will result in 25 new jobs, which will result in increased economic growth. Although the proposed Project will result in an economic benefit for Tulare County, the proposed Project will not induce substantial growth.</i>
Foster the Construction of Additional Housing	<i>The proposed Project will not result in a need for additional housing.</i>
<i>Other Activities</i>	<i>The proposed Project will not induce other growth related activities.</i>

As noted in Table 6-3, ***Less Than Significant*** growth inducing impacts are anticipated.

REFERENCES

2013 CEQA Guidelines, Section 15131, 15126.2

General Plan Guidelines, page 22

State of California Employment Development Department, Labor Market Information Division, (March 29, 2013) [http://www.calmis.ca.gov/file/lfmonth/visa\\$pds.pdf](http://www.calmis.ca.gov/file/lfmonth/visa$pds.pdf) Accessed December, 2014.

U.S. Census Bureau, 2010 Demographic Profile Data
<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>. Accessed December 2014.