

4.11 GROWTH-INDUCING EFFECTS

NEPA requires that an EIS analyze “growth-inducing effects” (40 CFR§1502.16 (b), 40 CFR§ 1508.8 (b)). A growth-inducing effect is an effect that fosters economic or population growth, or the construction of additional housing, either directly or indirectly. Direct growth inducement could result, for example, if a project involved the construction of new housing. Indirect growth inducement could result if a project established substantial new permanent employment opportunities (e.g., new commercial, industrial, or governmental enterprises) or if it would remove obstacles to population growth (e.g., expansion of a waste water treatment plant that could allow more construction in the service area).

4.11.1 ALTERNATIVE A – PREFERRED ALTERNATIVE: CASINO, HOTEL, CONFERENCE CENTER, AND PARKING FACILITY

Alternative A would create new jobs in a region of California with high unemployment. The high levels of unemployment in Del Norte County would preclude a growth-inducing effect from the permanent new jobs created by the facility, because job openings would be filled from the existing labor pool. Improvement of infrastructure from Howland Hill Road, south along Humboldt Road to the site may spur land development along the Humboldt Road corridor, causing incremental growth and growth-inducing effects. However, the impacts of the project on regional population growth are less than significant and no mitigation is required.

4.11.2 ALTERNATIVE B – GOLF COURSE, HOTEL, CONFERENCE CENTER, AND PARKING FACILITY (NON-GAMING ALTERNATIVE)

The growth-inducing effects of Alternative B are the same as those of Alternative A. The impacts of the project on regional population growth are less than significant and no mitigation is required.

4.11.3 ALTERNATIVE C – CASINO, HOTEL, CONFERENCE CENTER, GOLF COURSE, AND PARKING FACILITY

The growth-inducing effects of Alternative C are the same as those of Alternative A. The impacts of the project on regional population growth are less than significant and no mitigation is required.

4.11.4 ALTERNATIVE D – ENDERTS BEACH DEVELOPMENT

The growth-inducing effects of Alternative D are the same as those of Alternative A. The impacts of the project on regional population growth are less than significant and no mitigation is required.

4.11.5 ALTERNATIVE E – NO ACTION

The No Action Alternative would not result in economic growth for the Elk Valley Rancheria. As such, no jobs would be created resulting in the potential need for housing and spurring growth in commercial development. No effect would result.