

## ***10. Growth-Inducing Impacts of the Modified Project***

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Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the Modified Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities that could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would the Modified Project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the Modified Project area, or through changes in existing regulations pertaining to land development?
- Would the Modified Project result in the need to expand one or more public services to maintain desired levels of service?
- Would the Modified Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of the Modified Project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This analysis is presented to provide additional information on ways in which the Modified Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land in the manner examined in the preceding sections of this DSEIR. The Proposed Project Site is surrounded by urban residential developments to the west and north, general industrial/research and development uses as well the Irvine Spectrum to the south, and the City of Lake Forest to the east. Other nearby local jurisdictions include the Cities of Laguna Hills, Laguna Niguel, Laguna Woods, Mission Viejo, Aliso Viejo, and Tustin. Moreover, and the areas adjacent to the Proposed Project Site are planned for significant growth.

**Would the Modified Project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the Modified Project area, or through changes in existing regulations pertaining to land development?**

As discussed in Chapter 3 of this DSEIR, the Modified Project consists of a General Plan Amendment, Zone Change, Vesting Tentative Tract Maps, Vesting Tentative Tract Map Amendments, Master Plans, Park Plans, and Park Designs in connection with the Applicant's request to revise the Approved Project to locate the 1,269 density bonus dwelling units granted pursuant to state law, to modify the location of a portion of the residential units on the Proposed Project Site and to make certain changes to the location of the Approved Project's non-residential uses.

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The originally approved 3,625 dwelling units and non-residential square footage that are part of both the Approved Project and the Modified Project were previously analyzed in the Certified EIR. The Modified Project's development footprint is equal to that analyzed in the Certified EIR and development of the Proposed Project Site is already contemplated by the General Plan. As discussed in Section 5.12, *Utilities and Service Systems*, infrastructure improvements and new construction would be required to develop the Modified Project. However, extensions of existing utility facilities from surrounding areas would provide a sufficient tie in to accommodate the demands of the Modified Project at full buildout. In addition, infrastructure would only be constructed as necessary to serve the Modified Project itself. Finally, the changes to zoning text included in the Modified Project result in modifications that are unique to the Modified Project, and do not influence the intensity, density, or configuration of development outside the Proposed Project Site. Therefore the Modified Project's proposed amendments to various planning documents would not remove existing obstacles to growth or open additional land for development.

### **Would the Modified Project result in the need to expand one or more public services to maintain desired levels of service?**

As discussed in Section 5.9, *Public Services*, the Modified Project would require additional public services to maintain the City's desired level of service standards. The Modified Project is expected to increase demand for fire protection services, police services, school services, and library services, which would contribute to the need to expand facilities and staff that could also serve surrounding areas. However, such an expansion was already contemplated by the General Plan and development of up to 3,625 dwelling units and 6.5 million square feet of non-residential uses that was analyzed in the Certified EIR. Further, under the Approved Project, the existing City plans, programs, and policies concerning fire, police, school, and library services must be implemented, and that implementation would ensure that the public services capability will grow proportionate to the increase in uses. In addition, development of the Proposed Project Site was already contemplated under the Approved Project. Although the Modified Project's proposed amendments would require additional public services to maintain current levels, these increases would not expand service to undeveloped or underdeveloped areas and therefore would not facilitate future growth around the Proposed Project Site. The area surrounding the Proposed Project Site is already developed and public services are readily available. As a result, the Modified Project would not have significant growth-inducing consequences with respect to public services substantially greater than the Approved Project.

### **Would the Modified Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?**

As with the Approved Project, and as set forth in Section 5.8 of this DSEIR, *Population and Housing*, during construction of the Modified Project, a substantial number of design, engineering, and construction-related jobs would be created on a short term, temporary basis. The number of construction employees would vary during each phase of construction. It is anticipated that persons filling the construction-related jobs would be pre-existing residents of the City of Irvine and the surrounding area, and that people would not relocate to the area for those jobs. As a result, these persons would not require new housing and would continue to be served by their existing community-serving shopping, dining, and entertainment services. Construction of the Approved Project or Modified Project is expected to generate a maximum of 763 construction jobs during the peak construction period, based on the CalEEMod air quality modeling data completed for the Modified Project. The persons filling short-term construction jobs resulting from the Modified Project would not require greater or different services than those analyzed in the Approved Project to create a demand for economic goods and services that would significantly effect the environment. If additional short-term construction-related jobs are created, they would last until construction of the Modified Project is complete.

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The additional short-term construction jobs would be a direct, growth-inducing effect of the Modified Project, but this effect would not be significantly greater than the effect created by the Approved Project because persons filling the short-term construction-related jobs would continue to be served by the existing community.

Like the Approved Project, development of the Modified Project would transform a currently underutilized and blighted area of the City of Irvine into a vibrant mixed-use development. As new dwelling units are developed and occupied, residents of the Modified Project would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities on the Proposed Project Site and in the surrounding area. This increased demand for economic goods and services would encourage the creation of new businesses, and/or the expansion of existing businesses to address those needs. In addition, the Certified EIR noted that the proposed increase in office, retail, and institutional uses would facilitate economic activities in and around the Proposed Project Site and create additional employment opportunities. The Certified EIR estimated that the approximately 16,510 jobs and increased tax revenues to the City would be generated. As discussed in Section 5.8 of this DSEIR, the Modified Project would not change the total square footage of employment-generating land uses that would be developed on the Proposed Project Site and would not change projected employment generation beyond that analyzed in the Certified EIR. However, the mixed-use nature of the development proposed on the Proposed Project Site, and as already contemplated by the General Plan, would satisfy some of the demand for goods and services and would enhance the economic vitality of the area. Further, the close proximity of future housing units to office, commercial, industrial, and institutional uses envisioned by the Modified Project, like the Approved Project, would reduce the potential growth inducing impacts by providing many of the necessary services within the Proposed Project Site or in close proximity. Overall, the additional creation of new businesses and/or the expansion of existing businesses under the Modified Project is not expected to be substantially greater than would be caused by the Approved Project because, as discussed above, the demand for goods and services and employment generation would not be substantially greater, and would be accommodated within the Proposed Project Site or within close proximity.

Overall, while the Modified Project does represent growth, it does not represent growth significantly different than that contemplated for the Approved Project. The new housing and employment opportunities that will exist under the Modified Project as compared to the Approved Project would not indirectly encourage substantial new growth in the City of Irvine that was not previously projected in the General Plan and analyzed in the 2003 OCGP EIR. Therefore, as is true for the Approved Project, indirect growth-inducing effects would be minimized due to the balance of land uses set forth by the Modified Project.

### **Would approval of the Modified Project involve some precedent setting action that could encourage and facilitate other activities that could significantly affect the environment?**

The Modified Project involves amendments to the City of Irvine General Plan and Zoning Ordinance, but those amendments are specific to the Proposed Project Site itself. The Modified Project does not propose changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, or fire codes). Mitigation measures have been identified in Sections 5.1 through 5.11 of this DSEIR to ensure that future site-specific development projects comply with all applicable City plans, policies, ordinances, etc., so that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized to less than significant levels.

Pressures to develop other land in the surrounding area may derive from regional economic conditions and market demands for housing, commercial, office, and industrial land uses that may be directly or indirectly influenced by the Modified Project. However, the amount and intensity of development proposed by the

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Modified Project is the same as that analyzed in the Certified EIR (with the exception of the density bonus units, which are allowed by right pursuant to State density bonus law, and the grant of which was not subject to CEQA), and therefore set no new precedent that could encourage or facilitate other activities that could impact the environment.

The existing General Plan land use map designates the Proposed Project Site as Orange County Great Park land uses, and contemplates the development of a mixed-use community such as the Modified Project. The proposed General Plan Amendment only makes certain changes to incorporate the 1,269 density bonus units granted by right pursuant to State law, and would not set a precedent by allowing uses that are not found elsewhere in the City or even the area. The proposed General Plan Amendment would be consistent with the existing uses and surrounding development. Moreover, the proposed Zone Change is consistent with the proposed General Plan Amendment and would better facilitate the development of the mixed-use community that was already contemplated by the existing General Plan land use designation. Therefore, the Modified Project would not be growth inducing as a result of establishing a precedent-setting action.

In addition, although the Proposed Project Site is not developed, the area surrounding the Proposed Project Site is already developed or entitled for development. The Proposed Project Site is surrounded by urban development and is generally bounded by residential developments to the west and north, general industrial/research and development uses as well the Irvine Spectrum to the south, and the City of Lake Forest to the east. Other nearby local jurisdictions include the Cities of Laguna Hills, Laguna Niguel, Laguna Woods, Mission Viejo, Aliso Viejo, and Tustin. As such, approval of the Modified Project will not involve a precedent setting action that could encourage or facilitate development within the surrounding area.