

10. Growth-Inducing Impacts of the Proposed Project

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine 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. Also required is an assessment of other projects that would foster other activities which 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 this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment beyond the direct consequences of developing the land use concept examined in the preceding sections of this EIR.

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

Construction of the 114-unit workforce housing project would not require extension of major infrastructure facilities in the project area. The project site is in an urban area served by existing infrastructure, including water and sewer mains and electricity and natural gas services.

The project would require a Planned Community (PC) zone change to allow for development of 114 residential units. The density proposed by the project is higher than the maximum density for residential and mixed-use developments identified in the general plan and housing element. Implementation of the PC zone

10. Growth-Inducing Impacts of the Proposed Project

change could further induce residential growth in the industrial area. Pressure 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 proposed project. Proposals may arise to implement the PC zone in the vicinity of the project. However, these would require full environmental analysis of the impacts of such actions. The project does not propose changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, or fire codes) to implement this project. The project would comply with all applicable City plans, policies, ordinances, etc. to ensure that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized. Therefore, the proposed project, in and of itself, would not be a precedent-setting action; however, the approval of high-density residential uses in the project area could influence the owners of neighboring properties to move away from light industrial uses. Nonetheless, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment.

Would this project result in the need to expand one or more public services to maintain desired levels of service?

The proposed project would increase population and housing in the City. The 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. However, as substantiated in Section 5.8, *Public Services*, of this DEIR, and Section 3.18, *Utilities and Service Systems*, of the Initial Study, existing programs and policies would ensure that the service capability will grow proportionate to the increase in uses, and impacts to public services and utilities would be less than significant.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction jobs would be created. This would last until project construction is completed. Construction employees would be absorbed from the regional labor force, and the project would not attract new workers to the region. The operation of the project would increase the number of residents by approximately 206 (see Section 5.7, *Population and Housing*). Residents of the proposed project would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the City of Brea and surrounding area. This would create an increased demand for such economic goods and services and would, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these needs. However, the close proximity of future housing units to Brea Downtown and the project's beneficial impact of the City's jobs-housing balance (see Section 5.7, *Population and Housing*) would reduce vehicle trips and thereby reduce air quality impacts, greenhouse gases, and transportation impacts. Therefore, although the proposed project would have a direct growth-inducing effect, indirect growth-inducing effects would be minimized due to the balance of land uses in the proposed project.

10. Growth-Inducing Impacts of the Proposed Project

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

As identified above, the project would require a PC zone change to allow for development of 114 residential units. The PC zone change could further induce residential growth in the industrial area. Proposals may arise to implement the PC zone in the vicinity of the project. However, these would require full environmental analysis of the impacts of such actions. The project does not propose changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, or fire codes) to implement this project. The project would comply with all applicable City plans, policies, ordinances, etc. to ensure that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized. Therefore, the proposed project, in and of itself, would not be a precedent-setting action; however, the approval of high-density residential uses in the project area could influence the owners of neighboring properties to move away from light industrial uses. Nonetheless, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment.

10. Growth-Inducing Impacts of the Proposed Project

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