

# 10. Growth-Inducing Impacts of the Proposed 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 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?**

The proposed project is surrounded by urban development on all sides except for a portion of the eastern boundary shared with Carbon Canyon Regional Park and the Carbon Canyon Dam. Therefore, extensions of existing utility facilities from surrounding development would provide a sufficient tie-in to the existing utility systems to accommodate the demands of this project at full buildout.

The proposed project consists of a General Plan Amendment and Zone Change to allow for development of up to 450 low-density units and 650 medium-density units—a total of 1,100 units with an overall average

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density of 4.2 dwelling units per acre, and up to 15.1 acres of parks/recreations uses, 47.5 acres of open space, and 2.0 acres of rights-of-way. The current development intensity allowable under the existing general plan is currently limiting growth on the site. The proposed increase in development intensities via Specific Plan adoption and amendments to existing general plan and zoning would, therefore, be growth-inducing with respect to removal of obstacles to growth within the project site.

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

As discussed in Section 5.15, the proposed project would necessitate the expansion of the public services facilities in order to maintain desired levels of service. The required payment of standard and special fees and provision of potential public safety/civic uses and fire safety locations would support future procurement and/or expansion of fire, police, school, and library services, and the proposed project would, therefore, have significant growth-inducing consequences with respect to public services.

### **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-related jobs would be created. This would be a temporary situation, lasting until project construction is completed. This would be a direct, growth-inducing effect of the proposed project. As new homes are developed and occupied, residents would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. This would represent an increased demand for such economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. The impacts from this effect would be analyzed and any appropriate mitigation imposed on a project-by-project basis.

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

As discussed in Section 5.11, the proposed project requires a change to existing land use and zoning designations to “Brea 265 Specific Plan.” The proposed project would increase residential dwelling units in the city by 1,100 units compared to 615 units allowed under the County’s current land use designations. No changes to City’s building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement this project. The proposed conditions of approval, project design features, provisions from the Development Agreement, and/or mitigation measures have been identified in the preceding Sections 5.1 to 5.20 to ensure that subsequent subdivision maps and site-specific development projects comply with all applicable local, regional, and state plans, policies, ordinances, etc. This would ensure that there are no conflicts with adopted land development regulations and that environmental impacts are minimized as this project is completed over the next several years.

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Pressures to develop other land in the surrounding area would derive from regional economic conditions and market demands for housing, commercial, and industrial land uses that are not directly or indirectly influenced by zoning actions on a particular property. Approval of the proposed project would not, therefore, involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.

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