

# 10. Growth-Inducing Impacts of the Proposed Project

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Pursuant to Sections 15126(d) and 15126.2(e) 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 would not remove obstacles to growth. The project would not extend infrastructure facilities into currently unserved areas. As discussed in Section 5.15, *Utilities and Service Systems*, the Project Site and its surrounding area are already developed, and existing utilities and service systems (i.e., water, wastewater, solid waste, natural gas, and electricity) are available to provide service to the proposed project. While upgrades to the existing utilities may be necessary, major infrastructure is already present in the area and there are no known obstacles to growth. The Proposed Project consists of a general plan amendment, zone change, architectural control, grading plan modification, tentative tract map, and tree permit to allow for the

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development of 188 residential units on the Project Site. The current general plan and zoning designations do not allow development of residential uses. Approval of the proposed applications would thus remove an existing regulatory obstacle to growth and could lead directly to production of new housing units on the Project Site. The Proposed Project would, therefore, be growth-inducing with respect to removal of obstacles to growth on the Project Site.

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

The Project Site is in a developed and urbanized area of the City. As described in Sections 5.12, *Public Services*, and 5.15, *Utilities and Service Systems*, all public services and utilities are currently available at the Project Site. Public service agencies were consulted during preparation of this DEIR—Orange County Fire Authority, Orange County Sheriff's Department, Capistrano Unified School District, and Orange County Public Library. However, none of the service providers have indicated that buildout of the Creekside Specific Plan would necessitate the immediate expansion of their service and facilities in order to maintain desired levels of service. Therefore, no future expansion of public services would be required to maintain existing levels of service.

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

Implementation of the Proposed Project would encourage or facilitate economic effects. During project construction, a number of design, engineering, and construction-related jobs would be created. These jobs would be available as site-specific development is proposed within the Project Site, lasting until the final development is completed. Construction within the project boundary would be completed in one phase (e.g., demolition, grading, installation of storm drain, water, wastewater, and dry utilities, building construction, and street improvements). The Proposed Project is tentatively scheduled to start in February 2021 and end in May 2024. This would be a direct but temporary growth-inducing impact of the Proposed Project.

As the 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 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.

### **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 Chapter 3, the Proposed Project consists of a General Plan Amendment; a Zone Change; an Architectural Control; a Tentative Tract Map; a Grading Plan Modification; a Tree Removal Permit; Adoption of the Creekside Specific Plan; Approval of a Development Agreement; Approval of a Community Facilities District; and a Sign Permit to allow for the development of 188 residential units on the Project Site. No changes to existing zoning standards or to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the Proposed Project. Mitigation measures have been identified in the preceding Sections 5.1 to 5.16 to ensure that development of the Proposed Project is compatible with applicable City plans, policies, ordinances, etc. and to ensure that environmental

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impacts are minimized as the Proposed Project is completed over the next several years. The Proposed Project involves redevelopment of a property previously used for industrial purposes and the land in the surrounding area are already developed or designated as open space, and the Proposed Project would not directly or indirectly influence zoning actions on other nearby properties. 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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