

10. Growth-Inducing Impacts of the Modified Project

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this chapter is provided to examine ways in which the 2012 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 the analysis of the following questions:

- Would the 2012 Modified Project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the vicinity of the Proposed Project Site, or through changes in existing regulations pertaining to land development?
- Would the 2012 Modified Project result in the need to expand one or more public services to maintain desired levels of service?
- Would the 2012 Modified Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of the 2012 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 2012 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 chapters of this DSSEIR. 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 Costa Mesa, Laguna Hills, Laguna Niguel, Laguna Woods, Newport Beach, Santa Ana, Tustin, and the County of Orange. The areas adjacent to the Proposed Project Site are planned for significant growth.

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As discussed in Chapter 3, *Project Description*, of this DSSEIR, the 2012 Modified Project consists of a General Plan Amendment and Zone Change in connection with Heritage Fields' request to revise the 2011 Approved Project to (1) add 4,606 (5,806 with the optional conversion of non-residential to residential uses) residential units to Combined PA 51 (a new planning area designation proposed to encompass Existing PAs 30 and 51) in addition to the 4,894 units already approved to be developed in Existing Planning Area 51, and (2) reduce non-residential uses on the Proposed Project site by 1.68 million square feet, for a revised total of 4,902,200 square feet (or 4,367,200 with the optional conversion) of non-residential uses.

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Although the 2011 Certified EIR analyzed fewer residential units and a greater amount of non-residential uses, the overall scale and scope of the 2012 Modified Project are consistent with that of the 2011 Approved Project. The 2012 Modified Project's development footprint is equal to that analyzed in the 2011 Certified EIR and the Proposed Project Site is already planned for development by the General Plan. As discussed in Section 5.13, *Utilities and Service Systems*, of this DSSEIR, infrastructure improvements and new construction would be required in order to develop the 2012 Modified Project. However, extensions of existing utility facilities from surrounding areas as described in more detail in Section 5.13, *Utilities and Service Systems*, would provide a sufficient tie-in to accommodate the demands of the 2012 Modified Project at full buildout. In addition, the infrastructure described in Section 5.13, *Utilities and Service Systems* would only be constructed as necessary to serve the 2012 Modified Project itself, not development elsewhere. Although roadways would be constructed on-site to serve project development, access to the Proposed Project Site is already provided by existing roadways including Sand Canyon Avenue, Trabuco Road, Irvine Avenue and Marine Way. Finally, the changes to zoning text included in the 2012 Modified Project would result in modifications that are unique to the 2012 Modified Project, and would not influence the intensity, density, or configuration of development outside the Proposed Project Site. Therefore, the 2012 Modified Project's proposed amendments to various planning documents would not remove existing obstacles to growth.

Would the 2012 Modified Project result in the need to expand one or more public services to maintain desired levels of service?

As discussed in Section 5.10, *Public Services*, of this DSSEIR, the 2012 Modified Project would require additional public services to maintain the City's desired level of service standards. The 2012 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, expansions of these services were already discussed in the 2011 Certified EIR and the additional changes necessitated by the 2012 Modified Project would not create any new significant impacts in this regard. Further, under the 2011 Approved Project and the 2012 Modified Project, the existing City and, where applicable, County, plans, programs, and policies concerning fire, police, school, and library services must be implemented (see Section 5.10, *Public Services*), and that implementation would ensure that the public services capability will grow proportionate to the increase in demand. In addition, development of the Proposed Project Site, with the exception of the 11-acre TCA Parcel, was already contemplated as part of the 2011 Approved Project. Although the 2012 Modified Project would require additional public services to maintain current levels of service, these increases generally would not expand service to areas which are not currently planned for development and therefore, would not facilitate future growth around the Proposed Project Site. The area surrounding the Proposed Project Site is already mostly developed and public services are already readily available. As a result, the 2012 Modified Project would not have significant growth-inducing consequences with respect to public services substantially greater than the 2011 Approved Project.

Would the 2012 Modified Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

As with the 2011 Approved Project, and as set forth in Section 5.9, *Population and Housing*, of this DSSEIR, during construction of the 2012 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 Irvine and the surrounding area, and that

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people would not relocate to the area for those temporary 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 2011 Approved Project is expected to generate a maximum of 763 construction jobs during the peak construction period, as identified in the 2011 SEIR. As discussed in Section 5.3, *Air Quality*, peak construction activities would remain the same, so no additional construction jobs are anticipated as compared to the 2011 Approved Project. The persons filling short-term construction jobs resulting from the 2012 Modified Project would not require different services than those analyzed for the 2011 Approved Project such that they would create a demand for economic goods and services that would significantly affect the environment. If additional short-term construction-related jobs are created, they would last only until construction of the 2012 Modified Project is complete. Any additional short-term construction jobs would be a direct, growth-inducing effect of the 2012 Modified Project, but this effect would not be significantly different or greater than the effect created by the 2011 Approved Project because, under both scenarios persons filling the short-term construction-related jobs would continue to be served by the existing community.

Like the 2011 Approved Project, development of the 2012 Modified Project would transform a currently underutilized and blighted area of Irvine into a vibrant mixed-use development. As new dwelling units are developed and occupied, residents of the 2012 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, which is already rich with such opportunities. While 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, the mixed-use nature of the development proposed on the Proposed Project Site, and as already contemplated by the General Plan, would also satisfy some of the demand for goods and services and would enhance the economic vitality of the area. The 2012 Modified Project's placement of future housing units in close proximity to office, commercial, industrial, and institutional uses envisioned on or near the Proposed Project Site, like the 2011 Approved Project, would reduce potential growth inducing impacts by ensuring that many of the necessary services could be found within the Proposed Project Site or in close proximity to it.

Moreover, non-residential uses are reduced in the 2012 Modified Project as compared to the 2011 Approved Project. While the 2011 Certified EIR estimated that approximately 16,510 long-term jobs would be generated by the 2011 Approved Project, the 2012 Modified Project would generate approximately 15,050 jobs, as discussed in Section 5.9, *Population and Housing*, of this DSSEIR. The reduced square footage of non-residential land uses and reduced employment generation, together with the increase in residential units proposed by the 2012 Modified Project, would create a superior jobs-housing balance as compared to the 2011 Approved Project, since Irvine is currently "jobs-rich".

Overall, while the 2012 Modified Project does propose additional residential development, it would not result in growth significantly greater than that contemplated for the 2011 Approved Project because the additional residential uses will be offset by a reduction in the amount of non-residential uses. The additional housing units and reduced employment-generating uses that would be built upon implementation of the 2012 Modified Project would not indirectly encourage substantial new growth in Irvine that was not previously projected in the General Plan and analyzed in the 2011 Certified EIR. Therefore, as is true for the 2011 Approved Project, indirect growth-inducing effects would be minimized due to the balance of land uses proposed by the 2012 Modified Project.

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The 2012 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 2012 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). Measures have been identified in Sections 5.1 through 5.13 of this DSSEIR to ensure that future site-specific development complies with all applicable City plans, policies, ordinances, etc., so that there will be no conflicts with adopted land development regulations, and mitigation measures have been recommended to ensure that any significant environmental impacts will be reduced to less than significant levels, where feasible.

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 2012 Modified Project. However, the amount and intensity of development proposed by the 2012 Modified Project, which includes 4,606 (or 5,806 with the optional conversion) more residential units and approximately 1.68 (2.21 with optional conversion) million fewer square feet of employment-generating uses than the 2011 Approved Project, improves the jobs-housing balance within Irvine and the region.

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 2012 Modified Project. 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 2012 Modified Project would not be growth inducing as a result of making a precedent-setting action.

In addition, the Proposed Project Site is already approved for development with the 2011 Approved Project, and the area surrounding the Proposed Project Site is either 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 Costa Mesa, Laguna Hills, Laguna Niguel, Laguna Woods, Newport Beach, Santa Ana, Tustin, and the County of Orange. As such, approval of the 2012 Modified Project will not involve a precedent setting action that could encourage or facilitate development within the surrounding area.