

9. 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 PEIR.

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 or Extension of Major Infrastructure

- Implementation of the GPU would allow for infill development within the focus areas and alteration, of existing land uses. This would indirectly induce construction of infrastructure extensions and improvements, such as roadways, storm drains, water pipes, solid waste collection systems, and energy/communication extensions. In addition, the proposed Project would increase demand for electricity and natural gas that could require expansion of energy infrastructure. As infrastructure is extended,

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obstacles to growth would be removed. Impacts to existing utilities and service systems and potential needs for future improvements are discussed further in Section 5.18, *Utilities and Service Systems*.

- Buildout of roadways in the City per roadway classifications in the proposed GPU ~~Circulation~~ **Mobility** Element would increase roadway capacity in some areas to maintain adequate levels of service and would also improve roadways with multimodal amenities and features to promote pedestrian, bicycle, and transit use. This would allow for more efficient multimodal transportation network throughout the City and would promote the development of land near these enhanced roadways. Proposed roadway classifications and their impacts are described in Section 5.16, *Transportation and Traffic*.

Changes in Existing Regulations

As an amendment to the current General Plan land use element, the GPU consists of new and/or modified land use goals and policies and a number of changes to the city's land use designations and development capacities in focus area, as described in Chapter 3, *Project Description*. Buildout of the GPU compared to the current General Plan would result in an additional 13,195 dwelling units and a reduction of 2,665,857 square feet of nonresidential uses. Additional buildout statistics by focus area are detailed in Table 3-6, *Proposed Land Use Designations and Statistics*, in Chapter 3, *Project Description*.

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

As described in Chapter 5.14, *Public Services*, and Chapter 5.15, *Recreation*, public service agencies were consulted during preparation of this PEIR—Orange County Fire Authority, Santa Ana Police Department, Santa Ana Unified School District, Tustin Unified School District, Garden Grove Unified School District, Orange Unified School District, the City of Santa Ana Library, and the City of Santa Ana Recreation Department. None of the service providers indicated that buildout of the GPU would necessitate the immediate expansion of their services and facilities in order to maintain desired levels of service, with the exception of the City's Recreation Department, which noted a current deficiency in existing parkland and facilities that may be intensified by the project's buildout. Therefore, as Santa Ana continues to grow, further commitment of public services in the form of park services will be required to maintain a desired level 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 GPU would encourage or facilitate economic effects. A number of temporary jobs would be created during project development (e.g., design, planning, engineering, construction, etc.), which would be a direct, growth-inducing effect of the GPU.

As the population grows and occupies new dwelling units in accordance with the GPU, new residents would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. This would facilitate economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs. Furthermore, the proposed increases in development capacity for office, commercial, and

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retail uses allowed under the GPU would serve the shopping needs of the future residents and would generate additional employment opportunities. Therefore, the GPU would encourage or facilitate economic effects.

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 3, *Project Description*, the GPU is an update to the current General Plan. The GPU refines and adds to the goals and policies, and changes land uses in the focus areas. New and/or modified goals and policies in the GPU either replace, supplement, or elaborate on those in the existing General Plan, and development capacities for the subareas are adjusted to reflect existing market conditions and anticipated economic growth. The most substantial changes are capacity increases for residential uses in the 55 Freeway/Dyer Road and South Bristol Street focus areas. However, specific development projects are not proposed as part of the General Plan Update.

As analyzed in Chapter 5.10, *Land Use and Planning*, the GPU is consistent with relevant goals and policies in the existing General Plan and helps to carry out the overall vision of the City's General Plan. Thus, the GPU would not set a precedent that could encourage and facilitate other activities that could significantly affect the environment. Subsequent development projects in accordance with the GPU would require environmental analysis and associated mitigation to ensure that any subsequent impacts would not adversely affect the environment.

Moreover, no changes to any of the City's building safety standards (building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the GPU. Therefore, the GPU would not involve a precedent-setting action that would encourage and/or facilitate other activities that could significantly affect the environment.

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