

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 that 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?



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?

As discussed in Chapter 3, the proposed project consists of a General Plan Amendment, a Zoning Ordinance Amendment, and a Municipal Code Amendment to allow for an increase in total units within the Irvine Business Complex (Planning Area 36) from 9,455 units to 15,000 units. In addition, a total of 2,038 density bonus units could be allowed in accordance with State Density Bonus Law for a total 17,038 units. The total 7,583 additional new units remaining under the 15,000-unit cap would be offset by a reduction of 4,337,727 square feet of non-residential office equivalency space, reducing the number to 48,787,662 square feet of non-residential office equivalency space allowed in the General Plan.

As discussed in Section 5.11, *Public Services*, infrastructure improvements and new construction would be required to develop this project as proposed. However, extensions of existing utility facilities from surrounding roadways would provide a sufficient tie in to accommodate the demands of this project at full buildout. Although existing infrastructure facilities are available to serve the project area with upgrades, the current residential unit cap limits the amount of residential growth within the IBC. The proposed increase in development intensities and amendments to various planning documents would remove this obstacle and

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would have a direct growth-inducing effect. However, the increase in residential units is offset by a corresponding decrease in nonresidential intensity in the IBC.

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

As discussed in Section 5.11, the proposed project would require additional public services to maintain the City's desired level of service standards. 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 and. However, implementation of existing City plans, programs, and policies would ensure that the service capability will grow proportionate to the increase in uses and will not result in significant environmental impacts. Although the project will allow for an increase of residential units in the IBC, it would be offset by a reduction of 4,337,727 square feet of non-residential office equivalency square footage. This project would not, 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 last until project construction is completed, approximately 2030. This would be a direct, growth-inducing effect of this project. Additionally, as new dwelling units are developed and occupied, residents of the proposed project would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the IBC 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. The proposed increase in office, retail, and institutional uses would also facilitate economic activities in and around the project area and create additional employment opportunities. However, the close proximity of future housing units to office, commercial, industrial, and institutional uses envisioned by the proposed project would reduce vehicle trips, and thereby reduce air quality 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 set forth by 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?

The proposed project involves amendments to the City of Irvine General Plan, Zoning Ordinance, and Municipal Code. 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. Mitigation measures have been identified in Sections 5.1 to 5.15 to ensure that future site-specific development projects 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.

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 proposed project. As the development intensity associated with the proposed project is allocated through development agreements, proposals may arise to further amend the General Plan and Zoning Ordinance. However, these amendments would require a full environmental analysis of the impacts of such actions. Therefore, although the project may be considered a precedent-setting action, 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.