

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?

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 Draft Environmental Impact Report (DEIR).

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 involves additions and renovations to the existing hotel facilities. Consequently, the proposed project would not foster population growth, nor would it alter local land uses or zoning designations, such that growth patterns would be expected to change in the project area. While the proposed project would modify the existing storm drainage, sewer, and water infrastructure, improvements are proposed solely to accommodate the proposed project and would not significantly remove obstacles to growth.

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

As described in Section 5.10, *Public Services*, none of the public service agencies consulted during preparation of this DEIR have indicated that the proposed project would necessitate the immediate expansion of their service and facilities in order to maintain desired levels of service. Therefore, the project would not have significant growth-inducing consequences with respect to public services.



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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 this project.

Once complete, the proposed project would not significantly increase employment opportunities in Newport Beach. However, newly renovated ballroom and spa facilities would attract new business to the Hyatt Regency at Newport Beach. In addition, the project would expand on-site facilities, including the ballroom. Expanded facilities would accommodate more people, and therefore attract larger events, such as conferences and weddings. Larger events hosted at the hotel facilities would result in an increased demand for economic goods and services, and therefore encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs. Therefore, the proposed project would have a direct growth-inducing effect.

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 consists of the expansion of the existing hotel facilities. As described in Section 5.8, *Land Use and Planning*, the project is consistent with the existing zoning designations of the project site. Therefore, the proposed project would not involve a precedent-setting action that would encourage and/or facilitate other activities that could significantly affect the environment.