

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 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 Draft SEIR.

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?

Future construction or extension of existing infrastructure facilities, such as sewer, water, or storm drainage lines, may be required for future developments consistent with the General Plan LUE Amendment. However, as analyzed in Section 5.12, *Utilities and Service Systems*, implementation of the proposed project would be accommodated by existing sewer, water, and storm drain infrastructure. Improvements to these facilities may be necessary at a later date when project-specific development details are available. However, any upgrades to existing infrastructure would not remove obstacles to growth, since they already provide service to the area.

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As an amendment to the 2006 General Plan LUE, the proposed project 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 certain subareas of the City described in Chapter 3, *Project Description*. As outlined in Table 3-3 of Chapter 3, buildout of the proposed project compared to the 2006 General Plan would result in an additional 2,798 residents; 1,729 dwelling units; 71,110 square feet of commercial use; and 493,677 square feet of office use. Therefore, though the proposed project would accommodate future growth based on market conditions, the General Plan LUE Amendment would be considered growth inducing.

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

As described in Chapter 5.10, *Public Services*, public service agencies were consulted during preparation of this DSEIR—Newport Beach Fire Department, Newport Beach Police Department, Newport-Mesa Unified School District, Santa Ana Unified School District, Laguna Beach Unified School District, and the City of Newport Beach Recreation Department. None of the service provider indicated that buildout of the General Plan LUE Amendment would necessitate the immediate expansion of their service and facilities in order to maintain desired levels of service with the exception of the City's Recreation Department that noted a current deficiency in existing parkland and facilities, which may be intensified by the project's buildout. Therefore, as Newport Beach continues to grow, further commitment of public services in the form of park services would be required in order 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 General Plan LUE Amendment 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 this project.

As the population grows and occupies new dwelling units in accordance with the proposed project, 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 retail uses allowed under the proposed project would serve the shopping needs of the future residents and would generate additional employment opportunities. Therefore, the proposed project 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 proposed project consists of an amendment to the current General Plan Land Use Element, which includes minor refinements and additions to its goals and policies, and land use changes in various subareas of the City. New and/or modified goals and policies in the proposed project either replace, supplement, or elaborate on those in the 2006 General Plan Land Use

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Element, 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 commercial, office, and residential uses in Newport Center/Fashion Island and the Airport Area. However, specific development projects are not proposed as part of the General Plan LUE Amendment.

As analyzed in Section 5.7, *Land Use and Planning*, the approval of the General Plan LUE Amendment would be consistent with all other relevant goals and policies in the 2006 General Plan, helping to carry out the overall vision of the City's General Plan. Thus, the proposed project 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 General Plan LUE Amendment 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 proposed project. 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.

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