

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 implementation of the Beach Boulevard Specific Plan (Proposed Project) could directly or indirectly foster economic or population growth or the construction of additional housing 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 the Proposed 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.

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The Project Area is already developed with various urban uses and served by necessary infrastructure. Implementation of the Proposed Project would make improvements to the existing major infrastructure that is available in the Project Area to allow increased development intensities. Although infrastructure facilities are available to serve the Project Area with upgrades, the current allowable development intensity is limiting the growth in the Project Area. The proposed increase in development intensities and amendments to various planning documents would remove this obstacle and would have a direct growth-inducing effect.

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

As discussed in Section 5.12, *Public Services*, the Proposed Project would require additional public services to maintain desired levels of service at buildout. The need for services would grow incrementally as individual development projects are approved and built. Therefore, project implementation would not result in service capacity beyond what is approved. The Proposed 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, which would be a direct, growth-inducing effect of this project. The increase in residential and employment population onsite would also lead to economic effects as they engage in shopping, entertainment, employment, home improvement, auto maintenance, and other retail/commercial activities in Anaheim and surrounding areas. This would represent 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 to address these economic needs. However, the introduction of additional residential mixed use areas; facilitation of commercial amenities to serve the area's employers and employees; and enhanced pedestrian, bicycle, and transit improvements that are envisioned by the Proposed Project would reduce vehicle miles travelled 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 Anaheim General Plan and Zoning Code and adoption of the Proposed Project. No changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement this project. Mitigation measures have been identified in the preceding Sections 5.1 to 5.15 to ensure that subsequent subdivision maps and site-specific development projects comply with all applicable City plans, policies, ordinances, etc. This would ensure that there are no conflicts with adopted land development regulations and that 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 to future development, proposals may arise to further amend the General Plan, Zoning Code, and Proposed Project. 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 subsequent impacts would not significantly affect the environment.