

SECTION 7.0
GROWTH INDUCING IMPACTS

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7.1 DEFINITION OF GROWTH INDUCING IMPACTS

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe the potential growth inducing impacts of a proposed project. Specifically, Section 15126.2(d) states:

“Discuss the ways in which the proposed project could foster economic development or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment... Also discuss the characteristics of some projects which may encourage and facilitate other activities that could substantially affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

7.2 ASSESSMENT OF POTENTIAL GROWTH INDUCING IMPACTS OF THE PROPOSED CITY PLACE SKY LOFTS PROJECT

To assess whether the proposed project may foster spatial, economic, or population growth, five questions are typically considered and each of these questions was considered for the proposed project, as follows.

Would the proposed project result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?

The proposed project would be located on a vacant site in an area that is largely built out with office, retail and residential uses. Public services and utilities are already provided in the area and extensions or expansions of those facilities would be limited to extensions/expansions to bring service/utility connections onto the project site for use by the residential uses proposed for the project site. No service/utility service connections will be provided to other off-site uses and the service/utility connections will be sized to serve only the proposed land uses on the project site. Therefore, implementation of the proposed project will not result in the removal of any impediments to growth in the area.

Would the proposed project result in economic expansion or growth such as changes in the revenue base or employment expansion?

The proposed project will not provide any substantial economic opportunities as only residential units would be located on-site. On-site personnel for the project would be limited to resident services and would not be substantial. These minor economic opportunities and jobs provided by the proposed project are consistent with the development anticipated for the project site under the General Plan and regional demographic projections and would be considered a minor increase in employment opportunities in the City and surrounding areas. Therefore, the proposed project would not provide opportunities for economic expansion or growth beyond that envisioned in the General Plan and at levels consistent with the surrounding land uses.

Would the proposed project foster population growth (e.g., construct additional housing) either directly or indirectly?

Implementation of the proposed project would result in the construction of a 27-story residential tower which includes 333 for-sale dwelling units and 20 two-story town homes. The proposed project would

directly induce growth in the area through the development of new dwellings (increase in housing stock). The City's population is estimated to increase by 706 people.

Would the proposed project result in the establishment of a precedent setting action such as an innovation, a radical change in zoning or a General Plan amendment approval?

As described in Section 4.8 (Land Use) the proposed project would be consistent with the General Plan and would not require a General Plan amendment. As described earlier in Section 2.0, (Project Description and Project Objectives), the proposed project would require an amendment to SD-59 to modify the adopted SD-59 and establish permitted land uses, site development standards, and parking requirements for the proposed project. This is a standard City of Santa Ana procedure. Thus, the proposed project would not result in a precedent setting action or a radical change in zoning.

Would the proposed project result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area which is already largely developed?

The proposed project is an infill development, on a currently vacant parcel, in an area already developed with retail, office and residential uses. It does not encroach onto isolated or adjacent area of open space.

In summary, the proposed project is on a vacant parcel in north Santa Ana, in an area that is nearly built-out with retail, commercial and residential uses. It does not include any physical facilities or policy actions that would provide opportunities for growth beyond that proposed by this project. However, the project proposes 353 dwelling units that are anticipated to accommodate 706 people. Therefore, the proposed project would be considered to be directly growth inducing.