

CHAPTER 8.0 GROWTH-INDUCING IMPACTS

8.1 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 that 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."

Normally to assess whether the proposed project may foster spatial, economic or population growth, several questions are considered:

- Would the proposed residential 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?
- Would the proposed residential project result in economic expansion or growth such as changes in the revenue base or employment expansion?
- Would the proposed residential 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?
- Would the proposed residential 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 that is already largely developed?

8.2 Analysis of Growth-Inducing Impacts

Potential project-related growth-inducing impacts related to each of the questions cited above are discussed below.

Would the proposed residential 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?

As indicated previously, the proposed project is located in an area of the City where all of the essential public service and/or utilities and other features exist. Further, the existing public facilities and services, including police and fire protection services, sewer, water, and storm drainage facilities (as mitigated), and parks and recreational facilities, are adequate to serve the proposed Aerie project. Although the project includes the upsizing of the catch basin in Carnation Avenue near Ocean Boulevard, that facility is currently deficient and the upsizing is intended only to accommodate the existing development (including the proposed Aerie project) in the drainage area. This is due largely to the fact that the proposed use of the site will remain virtually the same (i.e., multiple-family residential). As a result, there would not be any

significant new demands that would result in the necessity to expand an existing service or create a new service, which would eliminate an existing impediment to growth.

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

Implementation of the proposed project will not result in any significant economic growth or expansion in either the City of Newport Beach, County of Orange or larger southern California region. Although a number of short-term, construction-related jobs would be created by the demolition of the existing structures and the demolition and construction of the proposed 8-unit project and docks, project implementation would not result in the creation of any long-term employment opportunities. The proposed project constitutes “in fill” development or redevelopment of a site that is currently developed. The proposed residential development would replace the existing uses at a lower density. Therefore, no significant growth-inducing impacts of the proposed project are anticipated.

Would the proposed residential 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?

The applicant proposes an amendment to the Land Use Element of the Newport Beach General Plan and a matching amendment to the Coastal Land Use Plan land use designation so the entire site will have consistent designations. The designation of the 584 square-foot portion of the site will be changed to RM (Multiple-Unit Residential). The City’s General Plan was updated in 2006. Although a change to the land use adopted for the site is proposed, that change would affect only 584 square feet of the property. Moreover, the project applicant is proposing a reduction in the intensity of development that is permitted on the site from approximately 9 residential dwelling units to only eight dwelling units. The proposed project is, therefore, consistent with the land use and intensity of development permitted by the long-range plans adopted for the project by the City of Newport Beach. Therefore, approval of the proposed amendments and other related discretionary actions that comprise project approval will not set a precedent in the use of the site.

Would the proposed residential 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 that is already largely developed?

Generally, growth-inducing projects possess such characteristics as being located in isolated, undeveloped or under developed areas, necessitating the extension of major infrastructure (e.g., sewer and water facilities, roadways, etc.) or those that could encourage the “premature” or unplanned growth in an area not planned for development (i.e., “leap frog” development). The subject property is a developed site located within an urbanized area in the City of Newport Beach (Corona del Mar). As such, it is important to note that the proposed development will not remove an obstacle to population growth since the project site is located in an area that is urbanized. As indicated above, all of the essential infrastructure, including sewer and water facilities, storm drainage facilities (with mitigation), electricity and natural gas, and related utilities have adequate capacity to accommodate the proposed expansion, which will not result in significant increases in demands on the infrastructure. Therefore, no significant growth-inducing impacts are anticipated

8.3 Conclusion

The answer to each of the questions cited above as they relate to the proposed Aerie residential project is “no.” The proposed project includes only the conversion of an existing higher intensity residential development to a less intensively development residential property. The proposed project is not characterized by features that attract or facilitate new, unanticipated development, which would ordinarily be considered growth inducing. Conventionally, growth inducement is measured by the potential of a project or a

project's secondary effects (i.e. provision of new infrastructure which supports housing or creation of jobs) to facilitate development of housing. Since the proposed conversion of the site to a less dense residential development that facilitates the efficient use of the subject site through the incorporation of "green" technology, the standard variables associated with the development of housing, commercial or industrial land uses do not apply very well. Further, with only one exception, all of the infrastructure that exists in the project area is adequate to provide an adequate level of service, including sewer, and water. However, as previously indicated, one catch basin that is currently deficient must be upgraded to adequately accommodate the existing surface runoff. Project implementation will not result in any significant direct or indirect addition of residential development that would generate new residents or employment that would be an "attractor" of residents to the area that are not already anticipated in the General Plan. The site is not located in an isolated area that is constrained by the absence of infrastructure where the provision of infrastructure would promote further development. None of the accepted standards that distinguish growth-inducing projects characterize the proposed project; therefore, no significant growth-inducing impacts are anticipated as a result of project implementation.