

## ***10. Growth-Inducing Impacts of the Proposed Project***

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Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this chapter 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 the analysis of the following questions:

- Would the Proposed 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 the Proposed Project result in the need to expand one or more public services to maintain desired levels of service?
- Would the Proposed Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of the Proposed Project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This analysis 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 in the manner examined in the preceding chapters of this DSEIR.

**Would the Proposed Project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the vicinity of the Project Site, or through changes in existing regulations pertaining to land development?**

The Project Site would be delivered to the District as a mass-graded site with utility stubs installed. The access roadways and various utilities would be placed as part of the approved Heritage Fields development and a mass-graded site is to be delivered to the District. The Project Site is zoned TTOD under the 2011 Approved Project and the backbone infrastructures are proposed as part of the larger Great Park Neighborhood development, not specific to the Proposed Project. The Proposed Project would not change any land use designations or regulations to remove obstacles to growth.

**Would the Proposed Project result in the need to expand one or more public services to maintain desired levels of service?**

As discussed in Section 5.8, *Public Services*, of this DSEIR, the Proposed Project would not require additional public services to maintain OCFA's or IPD's desired level of service standards for fire and police services. The Proposed Project would serve the educational needs of the future residents of the Great Park Neighborhoods that are already approved under the Certified EIR and the existing residents

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within the District boundaries. The increased demands for public services by the Proposed Project would not necessitate immediate expansion or construction of fire or police facilities, as the area surrounding the Project Site is already planned for development under the 2011 Approved Project and the supporting public services have already been anticipated under the Certified EIR. The Proposed Project alone would not create the need for expanded public services facilities or create demands substantially greater than the 2011 Approved Project.

### **Would the Proposed Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?**

The Proposed Project would provide educational services to the Great Park Neighborhood development. Any construction-related jobs created by the Proposed Project would be temporary and would likely be absorbed by the local or regional employment base. The Project Site and the surrounding area are already approved for development under the 2011 Approved Project and associated environmental effects have been evaluated by the Certified EIR and in this DSEIR. No other unanticipated indirect economic effects such as new housing or commercial development in the project area that could affect the environment would occur due to the project implementation. Construction jobs created by the Proposed Project would not be substantially different from other development allowed under the 2011 Approved Project.

### **Would approval of the Proposed Project involve some precedent setting action that could encourage and facilitate other activities that could significantly affect the environment?**

The Proposed Project is consistent with the designated TTOD zoning for the Project Site. However, as part of the project, the District would exempt itself from the City's zoning regulations. All school district in California have the authority to exempt themselves from local land use regulation under California Government Code Section 53094, and such action is common practice among school districts. While the District is not required to comply with the city's zoning regulations, the Proposed Project used city's standards to evaluate project's environmental effects, where appropriate. Schools typically have stricter threshold levels to meet and the District applied those more stringent standards where necessary. Therefore, the zoning exemption per Government Code Section 53094 would not significantly affect the environment compared to the 2011 Approved Project. Development of t a high school would not encourage or facilitate activities that could significantly affect the environment and the Proposed Project would not be growth inducing as a result of making a precedent-setting action.