

10. Growth-Inducing Impacts of the Proposed Project

Pursuant to Sections 15126(d) and 15126.2(ed) 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 discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either 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 EIR.

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?

As discussed in the Initial Study/Notice of Preparation (see Appendix A), no new major infrastructure facilities are required to develop this project as proposed. Extensions of existing utility facilities from surrounding roadways will provide a sufficient tie-in to the existing utility systems to accommodate the demands of this project at full buildout.

The school portion of the development would not require any changes to land use regulations. However, development of up to 160 units would require increasing the allowable density because the current General

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Plan designation for the project site allows up to 5 dwelling units per acre, and the proposed residential development would result in 16.16 dwelling units per acre. The approval and implementation of the proposed project would thus remove an existing regulatory obstacle to growth. The school development is not a growth-inducing project, but the residential portion of the project would be growth inducing because it would remove obstacles to growth on the project site.

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

As discussed in the Initial Study, Section 3.15, *Public Services* (Appendix A to the DEIR), the proposed project would not necessitate the immediate expansion of public services (i.e., fire, police, school, park, and library) in order to maintain desired levels of service. 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 construction of the proposed project, a number of design, engineering, and construction-related jobs would be created. This would be a temporary situation, lasting until construction is completed. This would be a direct, growth-inducing effect of the proposed project. As new homes are developed and occupied, residents would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. This would represent an increased demand for such economic goods and services, and therefore could encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. Redevelopment of the existing elementary school to a K-8 school with increased student enrollment capacity would continue to serve the existing school population in the District boundary and would not facilitate economic effects that could 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?

The proposed project would increase residential dwelling units in Hacienda Heights by up to 160 units. No changes to existing zoning standards or to any of the County's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the proposed project. Therefore, the project would not involve any precedent-setting action that could facilitate other activities that could significantly affect the environment. The proposed mitigation measures are feasible and would ensure that environmental impacts are minimized.

The land in the surrounding area is already developed, and the proposed project would not directly or indirectly influence zoning actions on nearby properties. Approval of the proposed project would not, therefore, involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.