

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 that the 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 that 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 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?

Buildout of the CollegeTown Specific Plan would directly induce substantial growth in the City of Fullerton through expansion of major infrastructure facilities and through changes in existing regulations pertaining to land development.

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Upsizing of Major Infrastructure

As described in Chapter 3, *Project Description*, buildout of the CollegeTown Specific Plan would include improvements to roadways and infrastructure such as storm drains, wastewater, and water facilities to support the increase in residential and nonresidential land use intensity. These improvements would connect to existing facilities within and adjacent to the project site. In addition, the project would connect to existing dry utilities (e.g., natural gas, electricity, and communications [e.g., telephone, cable, and internet]). Chapter 3 describes these infrastructure improvements in more detail.

Changes in Existing Regulations

Adoption of the CollegeTown Specific Plan would change the current land use and zoning designation of the project area into those proposed by the Specific Plan. A detailed description of the existing and proposed land use categories is provided in Chapter 3, *Project Description*. The project would change land uses in the project area from residential, institutional, office, commercial, commercial office, and residential office to mixed-use/multifamily residential, mixed-use/institutional, mixed-use, commercial/office, and open space overlay to allow for higher intensity, more mixed-use development. Furthermore, the current zoning designations of the project site would be changed to Specific Plan District (SPD). Chapter 3 describes these changes to existing regulations in more detail.

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

As described in Chapter 5.11, *Public Services*, public service agencies were consulted during preparation of this DEIR—Fullerton Fire Department, Fullerton Police Department, Fullerton School District, Fullerton Joint Union High School District, and Fullerton Public Library. However, none of the service providers have indicated that buildout of the CollegeTown Specific Plan would necessitate the immediate expansion of their service and facilities in order to maintain desired levels of service. Therefore, no future expansion of public services would be required to maintain existing levels of service.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

Implementation of the proposed the CollegeTown Specific Plan would encourage or facilitate economic effects. During project construction, a number of design, engineering, and construction-related jobs would be created. These jobs would be available throughout the project's multiyear time frame as each phase is constructed, lasting until project construction is completed. As described in Chapter 3, *Project Description*, timing for each phase would be dependent on the development decisions of the individual landowners; however, for purposes of the environmental analysis, full buildout is expected to occur by 2030. This would be a direct, growth-inducing effect of the proposed project.

Buildout of the CollegeTown Specific Plan would increase employment in the project area to 3,103 workers (an increase of 1,666 over the existing 1,437 workers). Impacts of the increases in job-generating land uses

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and employment pursuant to the CollegeTown Specific Plan are analyzed throughout Chapter 5, *Environmental Analysis*, of this Draft EIR.

The commercial component of the proposed project, 199,142 square feet of additional neighborhood-serving commercial uses, would primarily serve the needs of the project residents, but would also serve the surrounding business uses and resident demands. As detailed in Section 5.11, *Population and Housing*, development of the proposed project is projected to generate approximately 1,666 jobs. With the provision of 3,400 residential units, the forecast jobs/housing ratio for the City in year 2030 with development of the project would be reduced from 1.56 to 1.50. As stated in Section 5.11, the City is jobs-rich because of the higher number of jobs compared to household units. Therefore, even with the slight reduction in the City's jobs/housing ratio due to project development, the City would continue to be jobs-rich. New residents of the project would also seek shopping and employment opportunities beyond those opportunities that would be offered within the proposed project. This would represent an overall increased demand for goods and services in the project area and Citywide.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The approval of the CollegeTown Specific Plan would require the approval of discretionary actions that may set precedents for future projects with similar characteristics. The project would require approval of: a general plan revision to change the current land use designations of the project site to those of the Specific Plan and amend tables and exhibits in the Fullerton Plan accordingly (City Project No. LRP 13-00008, 13-00011); approval of a zoning amendment to change the current zoning designations of the project site to SPD (City Project No. LRP 13-00009); adoption of the Colletown Specific Plan (City Project No. LRP 13-00010); approval of the closure and abandonment of a portion of the segment of Nutwood Avenue between Folino and Titan Drive (City Project No. SUB 13-00001); approval of the CollegeTown Parking Management District; and approvals and permits for future project development in the Specific Plan area (including grading and building permits). The approval of these actions change the existing restrictions on growth set by the general plan and zoning laws, which may encourage growth of a similar manner in the areas surrounding CollegeTown or other areas in the City of Fullerton.

Furthermore, if additional development were allowed in the vicinity of the project, it would cause additional environmental impacts. However, future projects would need to complete environmental review, and discretionary approval would need to be given to individual projects following review by the City Council. The CollegeTown Specific Plan would not change the existing protocol for project approval and would not provide precedents or make it more likely for other projects to gain approval of similar applications.

Moreover, 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 the proposed project. Therefore, the CollegeTown Specific Plan would not involve a precedent-setting action that would encourage and/or facilitate other activities that could significantly affect the environment.

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