

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 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 which 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?

Approval and implementation of this General Plan Update would not remove obstacles to growth. The City and its sphere of influence (SOI), which includes four unincorporated County islands called the community of Midway City, are nearly built out. There are 33 vacant acres in the City and SOI combined. The project area is already served by infrastructure, and General Plan Update implementation would not extend infrastructure into currently unserved areas. The General Plan Update would permit substantial

10. Growth-Inducing Impacts of the Proposed Project

intensification of land uses only in key areas strategically targeted for growth, which are already well served by infrastructure facilities.

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

As discussed in Section 5.11, *Public Services*, as the City of Westminster continues to develop and redevelop, it would require further commitment of public services in the form of police protection, fire protection, recreation, schools, and other public services. The General Plan Update buildout is forecast to result in additional demand for sworn police officers, civilian police department personnel, and firefighting staff. The number and timing depends on the rate of growth, intensity of development, and mixture of uses, which will vary based on site specifics, market demand, development trends, and design. Increased demand for public safety services would be addressed as the community grows and impact fees are collected on a project-by-project basis.

Students in Westminster are served by public schools in the Garden Grove Unified School District (providing K-12 to the project area east of Magnolia Avenue), Westminster School District (K-8), Ocean View School District (K-8), and Huntington Beach Union High School District (9-12). California Senate Bill 50 commits impact fees from development to provide complete school facilities mitigation.

Impact fees are applied to new development and redevelopment as needed to accommodate increased pressures on a variety of public services and facilities. An increase in development within the City would require an increased commitment to public services over the long term to maintain a desired level of service.

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

The General Plan Update is projected to build out over the next 30 or more years. Implementation of the General Plan Update would create varying levels of temporary construction employment opportunities as the City builds out. This would be a direct economic effect of this project that could significantly affect the environment. The impacts from this effect would be analyzed and any appropriate mitigation imposed on a project-by-project basis.

General Plan buildout would result in an estimated 26,296 new residents and 16,170 new jobs. As the population grows and occupies new dwelling units, these residents would seek a variety of goods, services, and other economic opportunities in the surrounding area. This would facilitate economic development and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these needs. Most growth in the City is planned in distinct mixed use areas. Actual growth of jobs, housing, and population will depend on future market demand, site constraints, and property owner interest in development or redevelopment. The Westminster General Plan Update would have both direct and indirect economic effects that could significantly affect the environment. The impacts from this effect would be analyzed and any appropriate mitigation imposed on a project-by-project basis.

10. Growth-Inducing Impacts of the Proposed Project

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

Approval of the proposed General Plan Update would not set a precedent that could encourage and facilitate other activities that could significantly affect the environment. Cities and counties in California periodically update their general plans pursuant to California Government Code Sections 65300 et seq.

Proposed changes to land use designations and permitted development intensities are focused in six distinct activity centers. The current General Plan (1996) includes a land use designation called Planned Development (PD) that provides for mixed-use or single-use development on specific sites throughout the City, including existing mobile home communities. The intent of the PD designation is to provide development intensity guidelines for parcels that have the potential for conversion of use or new development. The General Plan Update eliminates the Planned Development designation and proposes to designate all existing Planned Development areas as Mixed-Use or a stand-alone use in order to better articulate the City's vision, add flexibility to respond to market conditions in key areas identified for mixed use, and make the plan easier to understand and administer.

The Mixed-Use designations accommodate a mix of residential, commercial, civic, and light industrial uses depending on their location in the City. In general, these areas have a higher concentration of uses with higher densities and intensities than other areas of the City and are predominantly located along the City's corridors. This is done in large part to preserve the lower-density character of established single-family neighborhoods. Development in mixed-use areas may be implemented by an area plan, specific plan, or through conventional zoning designations.

Table 3-2 estimates the future statistics based on the buildout projections of the proposed Land Use Diagram. Historically, citywide buildout levels in Westminster do not achieve the maximum allowable density/intensity on every parcel, but are, on average, lower than allowed. Accordingly, the projections in this General Plan Update do not assume buildout at the maximum density or intensity and are adjusted downward to account of variations in development. As shown in Table 3-2, the proposed project is projected to accommodate 36,484 dwelling units, 118,463 people, and 39,407 employees. This is an increase of 6,812 dwelling units, 26,296 people, and 16,170 employees from existing conditions.

The General Plan Update buildout projections represent a time frame beyond the year 2035 and therefore are higher than SCAG's 2035 growth projection by 25,863 residents and 14,507 employees. However, the City is almost entirely built out, and future development would be mostly infill. This EIR conservatively examines buildout potential of all of the land uses regardless of market demand and individual site constraints. These factors will limit development potential below what is explored in this environmental analysis. Therefore, although the adoption of the General Plan Update would allow for additional growth beyond existing projections, it is not considered a precedent-setting action. Subsequent development application actions would require environmental analysis and associated mitigation to ensure that any subsequent impacts would not significantly affect the environment.

10. Growth-Inducing Impacts of the Proposed Project

This page intentionally left blank.