

## 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 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?**

The proposed Campus Plan would direct growth towards areas that are almost entirely built out with urban land uses. These areas are currently well served by infrastructures and roadways. The Campus Plan does not plan the construction or extension of major infrastructure facilities that are not currently present in the project area, with the exception of the potential need for additional water supply infrastructure due to an existing well capacity deficit. Mitigation Measure USS-1 would ensure the project applicant provides evidence to the City of Duarte and City of Irwindale, as applicable, that it has obtained adequate water to serve the

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demands of the project site. Anticipated water facility improvements include drilling and equipping one new well to produce additional water supply from the Main San Gabriel Basin; purchasing the property for the new well if located offsite; and installing a water main extension from the new well to existing California American Water Company Duarte Service Area distribution systems. Because the new improvements are specific to the proposed project's water demand and there is adequate water supply to service the CAW's service area, it is not expected that the new infrastructure would induce growth in the area. Some extensions or improvements of utility facilities from surrounding roadways, including water and sewer lines, would be required for future development. However, as discussed in Section 5.16, *Utilities and Service Systems*, implementation of the proposed Campus Plan can generally be accommodated by the existing storm drain, water, and sewer infrastructure.

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

As described in Chapter 5.12, *Public Services*, public service agencies were consulted during preparation of this DEIR, including Los Angeles County Fire Department, Los Angeles County Sheriff's Department, and Duarte Unified School District. None of the service providers indicated that buildout of the City of Hope Campus Plan would necessitate the immediate expansion of their service and facilities in order to maintain adequate and desired levels of service. There is no housing proposed as part of the Campus Plan, and therefore no new residents would be added to the Campus Plan area as a result of Campus Plan buildout. Therefore, there is unlikely to be any direct impacts to school and library services in the area, and impacts related to schools and library services are expected to be less than significant. However, school impact fees per Senate Bill 50 (Government Code § 65995[h]) would offset any potential increase in public service demands related to schools in the Campus Plan area associated with buildout of the proposed Campus Plan. 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 Campus Plan would create varying levels of temporary construction employment opportunities as the project area builds out. This would be an indirect economic effect of this project that would not significantly affect the environment. Implementation of the proposed Campus Plan would generate short-term design, engineering, and construction jobs during project construction. Construction related jobs would not result in a significant population increase because they would be filled by workers in the region. Construction would occur intermittently over a period of 20 years. Construction would not result in a significant increase in population because the construction phase would be temporary and buildings would be developed as the market demands.

The proposed Campus Plan would result in the creation of 2,841 new long-term jobs. As the number of employees in the Campus Plan area grows, these employees would seek shopping, entertainment, auto maintenance, and other economic opportunities in the surrounding area. This would facilitate economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs. Actual growth would depend on future market demand,

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site constraints, and property owners' willingness to take advantage of new development regulations. However, new commercial uses developed to serve the shopping needs of future employees would likely generate additional employment opportunities. Therefore, implementation of the Campus Plan 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.

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

The City of Hope Campus Plan would require the approval of discretionary actions; however, the project would not set a precedent for future projects with similar characteristics. The project would require the following approvals and adoptions:

From the Duarte City Council:

- Approval of a General Plan Amendment from Hospital, Medium-Density Residential, High-Density Residential, and Research and Development to Specific Plan.
- Approval of a Zone Change from H (Hospital), R-2 (Two-Family Residential), and R-4 (Multiple Family Residential High Density) to Specific Plan.

From the Irwindale City Council:

- Approval of a General Plan Amendment from Industrial/Business Park, Open Space/Easements, and Commercial to Specific Plan.
- Approval of a Zone Change from A-1 (Agricultural), M-1 (Light Manufacturing), and C-2 (Heavy Commercial) to Specific Plan.

The approval of these actions would limit growth and place additional restrictions on development currently allowed in the City of Duarte and Irwindale General Plans and Zoning Codes. As demonstrated in Table 7-1, the Campus Plan area has an existing buildout projection of approximately 300,000 square feet over what the proposed Specific Plan would allow. Additionally, future projects would need to complete applicable environmental review. Therefore, the proposed Campus Plan would not set a precedent that would make it more likely for other projects in the region to gain approval of similar applications.

Moreover, no changes to any of the City of Duarte or Irwindale's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the proposed project. Therefore, the proposed project 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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