

6. Long-Term Implications of the Proposed Project

6.1 Growth-Inducing Impacts of the Proposed Project

6.1.1 Introduction

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) discuss the ways in which a project could directly or indirectly foster economic or population growth, or the construction of additional housing. Direct growth-inducing impacts are generally associated with the provision of urban services and the extension of infrastructure to an undeveloped area. The extension of services and facilities to an individual site can reduce development constraints for other nearby areas and can serve to induce further development in the vicinity. Indirect or secondary growth inducing impacts consist of growth induced in the region by the additional demands for housing, employment, and goods and services associated with population increase caused by, or attracted to, new development.

6.1.2 Regional Impacts

The Southern California Association of Governments (SCAG) does not provide a specific methodology for establishing the consistency of a project with regional growth forecasts. Guidelines issued by the Southern California Air Quality Management District (SCAQMD), however, state that a proposed project is considered consistent with regional planning forecasts if the project is consistent with the local General Plan in force at the time of adoption of the regional forecast. Although the proposed Project would require approval of an amendment to the Land Use Element of the General Plan on the Birch Hills site to remove it from the Birch Hills Specific Plan, as described in Section 5.8: Land Use and Planning, it is not considered inconsistent with this plan, and would, in fact, result in less intense development than could be allowed under existing designations.

Section 5.10 of this EIR examines the potential Population and Housing impacts of the proposed Project and has concluded that the La Floresta Development Proposal would contribute to creating a better balance of jobs and housing in a sub-region that is presently considered to be "job-rich." The development of both Project sites also represents in-fill within an existing urban area that has adequate infrastructure to serve the Project without the need for the extension or expansion of any regional or master plan systems that would provide excess or potentially growth inducing capacity. The La Floresta Development Proposal would result in employment generation; however, this is not considered a significant adverse impact that would conflict with regional planning policy. In addition, the La Floresta Development Proposal is not anticipated to create a substantial increase in demand for goods and services as a result of the population increase estimated to be associated with project build-out.

6.1.3 Local Area Impacts

Section 5.8 – Land Use and Relevant Planning discusses the existing General Plan and the Birch Hills Specific Plan, which pertain to the La Floresta Development Proposal. As has been noted, the proposed Project would require amendments to the City of Brea General Plan - Land Use Element and the Birch Hills Specific Plan. These amendments would result in the designation of the Project sites for development purposes compatible with the proposed Project. While policy amendments are necessary to accommodate the proposed Project, the changes required are not anticipated to trigger or induce unanticipated growth in any adjacent or surrounding area. Existing designations on both sites could theoretically allow more intense development than has been proposed.

The Project sites are located in an urbanized region and are generally surrounded by developed or developing area. A limited amount of vacant and/or underutilized land potentially available for large-scale commercial and residential development remains in the vicinity and generally within the City of Brea. The proposed La Floresta Village project would provide a range of commercial services to the surrounding area. The long-term intent of the General Plan is that both properties be converted to urban use. The proposed Project is consistent with that intent.

The La Floresta Development Proposal does not conflict with local or sub-regional growth forecasts. No major alterations in off-site infrastructure would be necessary to accommodate the Project. Development of the Project sites would require the extension of streets, sewer, water, storm drainage facilities, and various utilities within the Project area. These facilities and systems are designed to provide capacity to meet only the needs of the proposed Project. Regardless of the availability of infrastructure, market forces will ultimately dictate development of any vacant remaining properties in the Project vicinity. The La Floresta Development Proposal is not anticipated to either induce, or result in, any substantial increase in development pressure in the City of Brea.

6.2 Unavoidable and Irreversible Commitment of Resources

Implementation of the proposed Project would result in the irreversible and irretrievable commitment of the following resources:

- Construction of the proposed Project would require the commitment of building materials such as concrete, asphalt, lumber and wood products, glass, and other materials typically utilized for the construction of residential buildings and developments. These types of materials are considered readily available and in sufficient quantity in the region. Consumption of these materials is considered a less than significant impact.
- Construction and operation of the proposed Project would require the commitment of energy resources including gasoline, diesel fuel, natural gas, and electricity. No significant constraints in energy supply are known to exist at

the present time. The Proposed Project would require the normal extension of utility systems to service structures on both development sites. No significant adverse impacts to physical systems are, however, anticipated.

- The construction and operation of the proposed Project would result in the elimination of existing agricultural operations on a 21.3-acre portion of the La Floresta-site. These uses are, however, considered temporary uses by the City of Brea as has been described in Section 5.2 of this EIR. Existing operations are limited in scope and intensity. Elimination of this area of agricultural use is not considered a significant impact.

6.3 Summary of Significant Cumulative Impacts

Each chapter of Section 5.0 addresses cumulative impacts by topic. Unavoidable significant cumulative impacts have been identified with respect to short-term construction related air quality impacts; long-term air quality impacts; and traffic generation at the intersections of Kraemer Boulevard and Bastanchury Road, and at Placentia Avenue and Bastanchury Road. The Project contribution to these cumulative traffic impacts has, however, been mitigated to a level that is less than significant. All air quality impacts noted would remain significant, even after all mitigation measures are implemented.

6.4 Unavoidable Significant Impacts of the Proposed Project

The following impact areas would have unavoidable and significant effects with full implementation of the La Floresta Development Proposal: Project-specific construction related and long-term air pollutant emissions from mobile sources as well as cumulatively significant air quality impacts from the same activities.

