

## 7.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

### 7.1 SHORT-TERM USES VERSUS LONG-TERM PRODUCTIVITY

The site is presently zoned as low density residential, floodplain district. The project site is surrounded by existing residential development to the north and east. The south is bounded by the East Garden Grove - Wintersburg Channel. To the west of the site is open space.

The project site is characterized by vacant, undeveloped land. The project will provide 208 206 new units that will promote residential activity and park use. The anticipated 50 to 75 year life span of structures represents a short-term use of the environment. Nevertheless, implementation of the project would represent a relatively long-term commitment to urbanization. It is logical to assume that the proposed uses will, in turn, be replaced by another productive activity as the development and redevelopment of the land progresses through time in response to human needs.

Development of the site will contribute to cumulative impacts related to urbanization, traffic, traffic related noise levels, runoff volumes, air pollution, noise, and public services and utilities over a long period of time. Development of the site would result in a cumulative reduction in open space in the City; however, most of the site has been designated for residential since 1971.

Development of the project represents a continuation of urban growth and development that is occurring in the City of Huntington Beach and Orange County.

Long-term benefits include resolution of flooding issues for the proposed project and adjacent residential land uses. Existing facilities to the north of the project site are currently incapable of handling existing runoff and therefore are not adequate to accommodate any increase in project runoff. The proposed drainage system will convey runoff from the site through new storm drain lines directly to the existing Slater Pump Station. These lines with their flow interceptions eliminate the existing deficiencies in the Graham Street storm drain (refer to Section 5.7 Drainage/Hydrology of this document). Additionally, the existing deficient sewer pump station facilities will be replaced, expanded and modernized. The City's park system also will be enhanced by the dedication and improvement of the proposed park site.

Short-term impacts of the development due to construction activities include increased noise, dust and vehicular emissions associated with construction vehicles. For a more detailed discussion of the level of significance of environmental impacts, please refer to the appropriate section (i.e. air, noise, etc.) within this EIR. The only immediate short-term benefit of the project would be construction related employment.

## 7.2 GROWTH INDUCING IMPACTS

According to the CEQA Guidelines, this section is concerned with "...the 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." It should not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The proposed project provides for the development of residential land uses. The project site is situated in an area which has been experiencing a rapid rate of regional and local growth and development. Population growth in the City of Huntington Beach is expected to continue through the year 2015.

Implementation of the proposed project would be growth-inducing in terms of increasing population. The increase in population will in turn cause an increase in demand for utilities, community services, fire protection facilities and personnel, increased police personnel, and schools. Additionally, it is likely that other uses will be attracted to the area to absorb demands generated by the proposed residential uses. These uses will include, but will not be limited to, support commercial services, and employment-based uses. No major extension of overall infrastructure (i.e. roads, utility mains, etc.) outside the project boundaries would occur that would induce additional growth.

The proposed project site represents an area containing undeveloped land, surrounded by development. As such, it can be viewed as an infill site and a logical extension of the development of land uses surrounding the site. It can also be viewed as an opportunity to provide a complementary, cohesive land use to surrounding suburban areas. The project site is surrounded by residential development to the north, east, and south beyond the East Garden Grove - Wintersburg Channel.

The City has recognized in the General Plan the development potential of the site and has included development of the site in its planning projections. Consequently, most major urban systems have been, or will be, sized in anticipation of site development.

Additionally, the City of Huntington Beach requires that a service feasibility study be conducted as part of the annexation process. This would determine whether the proposed annexation would place an undue or excessive burden on the City's or other service provider's ability to provide services or if it would place an undue burden on school and other public services. Based on the study's findings, the City *would* decide whether annexation would be appropriate.