

VI. GROWTH INDUCING IMPACTS

CEQA Section 15126.2(d) requires that an EIR discuss the growth inducing impacts of a proposed project. This includes the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

The proposed Project at the Project Site includes a General Plan Amendment and Zone Change. Although a potential development scenario for the Project Site has not been determined at this time, for planning and analysis purposes, development at the Project Site could include one of the following scenarios:

Alternative 1: Retail

340,000 square feet Retail
389 Senior Housing units
35 Assisted Living units

Alternative 2: Office

930,000 square feet Office
389 Senior Housing units
35 Assisted Living units

Alternative 3: Retail/Residential

250,000 square feet Retail
300 Condominium units
389 Senior Housing units
35 Assisted Living units

Alternative 4: Office/Residential

690,000 square feet Office
300 Condominium units
389 Senior Housing units
35 Assisted Living units

The proposed entitlements for the Add Area include a General Plan Amendment and Zone Change. Although a specific development scenario for the Add Area has not been determined at this time, however, for planning and analysis purposes, development at the Add Area could include one of the following scenarios:

Alternative 1: Retail

200,000 square feet Retail

Alternative 2: Office

586,000 square feet Office

Alternative 3: Retail/Residential

150,000 square feet Retail
100 Condominium units

Alternative 4: Office/Residential

435,000 square feet Office
100 Condominium units

Due to the developed nature of the western San Fernando Valley, within which the Project Site and Add Area are located, it is not expected that the potential development scenarios would generate growth beyond the Project Site and Add Area. Further, the proposed Project is infill development of a site that has been developed as a research and development facility for over 40 years.

Based on the potential development scenarios, the proposed Project at the Project Site and development scenarios analyzed for the Add Area could introduce a maximum of approximately 5,089 employees¹¹³ and 1,747 residents¹¹⁴ to the project area. A substantial employment base and residential population currently exist in the western San Fernando Valley and therefore, necessary employees for the proposed commercial or retail development could be found nearby. Development scenarios analyzed include potential for residential development. While this has the potential to increase the residential population in the project area, it is not anticipated to foster residential growth, directly or indirectly, off-site because all properties adjacent and in the near vicinity are developed. Further, the proposed condominium units are part of a mixed use development scenario that will promote reduction of home-to-work trips for residents. This will reduce potential traffic, air, and noise impacts that could occur due to employee and visitor trips to the Site. Therefore, the analyzed development scenarios are not anticipated to foster residential growth or a population shift outside of the project area.

While residential or population growth is not anticipated as a result of the potential development scenarios, employment opportunities are anticipated to increase. An increase in short-term employment opportunities as a result of the construction phase may occur. A substantial increase in long-term employment opportunities is expected from the proposed commercial or retail development. Development scenarios analyzed would result in a maximum increase of approximately 5,089 employees in the project area. New development would be adequately served by existing utilities and therefore will not require construction or expansion of substantial new infrastructure. Therefore, improvements to increase or extend existing infrastructures that could generate additional employment or population growth are not likely to occur.

New development associated with the development scenarios will renew the marketability of the Project Site and Add Area by introducing commercial or retail land uses that are consistent with the commercially designated surrounding land uses within a dwindling industrial core in the Northridge area. Therefore, significant growth inducing impacts are not anticipated in the project area as a result of the Project.

Cumulative Impacts of Related Projects

New development associated with the analyzed development scenarios does not represent significant growth for the project area. However, significant impacts on local and regional air quality during the operational phase and on police protection may occur as a result of the

¹¹³ Assumes 1.5 employees per 1,000 square feet of industrial space, 4.17 employees per 1,000 square feet of office space, 4.3 employees per 1,000 square feet of medical office space, 2.5 employees per 1,000 square feet of retail space, 1.0 employee per 1,000 square feet of warehouse space, .33 employees per 1,000 square feet of senior housing/assisted living space, 1.0 employee per 1,000 square feet of religious institution space, 1.0 employee per 10 pre school students, 1.0 employee per 13 high school students, and 1.0 employee per hotel room.

¹¹⁴ Assumes 1.5 residents per one bedroom senior housing unit, 2.5 residents per two bedroom senior housing unit, 3.75 residents per single family residence, and 2.5 residents per condominium unit.

analyzed development scenarios. Further, when combined with related projects, cumulative impacts to these issues may occur. Related projects are expected to contribute the following to the extended project area:

Retail	2,544,984 square feet
Commercial	45,000 square feet
Office	3,111,000 square feet
Medical Office	80,000 square feet
Residential Single Family	3,002 dwelling units
Residential Condominiums	5,800 dwelling units ¹¹⁵
Schools-Pre School	45 students
Schools-Public High School	888 students
Schools-Private High School	550 students
Courthouse	18 court rooms
Senior Housing	58 dwelling units
Church	293,000 square feet
Community Facilities	250,000 square feet
Hotel	600 rooms
Open Space	285 acres

Related projects in the area could generate approximately 9,442¹¹⁶ new long-term job opportunities and approximately 11,258¹¹⁷ new residents to the area. Short term employment opportunities could be provided during the construction phase and may increase as a result of other, future development. Long-term employment opportunities will increase primarily as a result of office, retail, and commercial development associated with related projects. Related project development would result in an increase in employees and residents that would increase demand for public services and utilities.

As with the development scenarios analyzed for the proposed Project, related projects could result in a significant impact to conditions in the area. Based on existing understaffed conditions within the LAPD, related projects could further exacerbate inadequate staffing conditions and delayed response times. Additionally, related projects could further exacerbate both local and regional air quality problems. However, related projects would not create significant environmental impacts in addition to those that exist currently or would be created by the

¹¹⁵ Assumes all dwelling units from Related Project Number 12 are multifamily.

¹¹⁶ Assumes 1.5 employees per 1,000 square feet of industrial space, 4.17 employees per 1,000 square feet of office space, 4.3 employees per 1,000 square feet of medical office space, 2.5 employees per 1,000 square feet of retail space, 1.0 employee per 1,000 square feet of warehouse space, .33 employees per 1,000 square feet of senior housing/assisted living space, 1.0 employee per 1,000 square feet of religious institution space, 1.0 employee per 10 pre school students, 1.0 employee per 13 high school students, and 1.0 employee per hotel room.

¹¹⁷ Assumes 3.75 residents per single family residence, and 2.5 residents per condominium unit.

proposed Project. Further, with the exception of the Porter Ranch and Deer Lake Ranch related projects, related projects are similar to the proposed Project in that they are primarily in-fill development within the San Fernando Valley. Research and analysis of cumulative impacts relative to related projects has been addressed in the respective cumulative impact sections.