

## 6.0 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Growth-inducing impacts fall into two general categories, direct and indirect. Direct growth-inducing impacts are generally associated with the provision of urban services to an undeveloped area. The provision of these services to a site, and the subsequent development, can serve to induce other landowners in the vicinity to convert their property to urban uses. Indirect, or secondary growth-inducing impacts consist of growth induced in the region by the additional demands for housing, goods, and services associated with the population increase caused by, or attracted to, a new project.

The purpose of a General Plan is to guide growth and development in a community. Accordingly, the General Plan is premised on a certain amount of growth taking place. Orange County, as well as the entire Southern California region, has experienced dramatic growth over the past three to four decades and this trend is expected to continue. The focus of the General Plan, then, is to provide a framework in which the growth can be managed and to tailor it to suit the needs of the community and surrounding area.

During the past several decades, the SCAG region, including Orange County, Los Angeles, Riverside, Imperial, San Bernardino and Ventura counties has been one of the fastest growing regions in the nation. Between 1950 and 1970, the population doubled in size, growing at a rate of five percent per year. Between 1970 and 1990, the population doubled in size again, growing at a rate of approximately five percent per year. The 1990 Census indicated that 14.6 million people resided in the SCAG region. Between 1990 and 2000, the region's population grew by over 16 percent to 16,999,453 million in 2000. Recent SCAG projections indicate that the region's population will increase by another 31.5 percent to 22.3 million by the year 2020.

During the ten-year period of 1990 to 2000, the population of Orange County increased 18.6 percent from 2,410,556 to 2,859,100. The population growth rate for Cypress between 1990 and 2000 of 12.1 percent roughly parallels that of the County. The growth rate within the City has slowed over the past decade and is attributed to the overall diminishment of developable land.

The City of Cypress is nearing its buildout potential with approximately 95 percent of Cypress already developed. The projected population for the City at buildout of the proposed General Plan Update is 51,524 persons by the year 2020. The buildout population represents an increase of 2,493 persons, which represents a five percent increase over the 2000 population of 49,031. Also, the proposed General Plan Update provides for a buildout total of 17,415 dwelling units, which represents an increase of 1,230 new dwelling units over the 2000 total of 15,826. In addition, the proposed General Plan Update provides for 26,100 additional employment opportunities in the City.

New employment opportunities generated by implementation of the proposed General Plan Update would improve the ratio of houses to jobs in the area. The proposed General Plan Update would result in increased development within the business park and commercial areas within Cypress. The increased availability of employment within the City of Cypress is desirable economically and may serve to attract additional residents, which may result in the overall growth of the community. Such growth, however, is expected to be balanced by residential development in the proposed General Plan Update and in surrounding cities.

In conclusion, the Cypress General Plan Update is not growth inducing, but is a response to growth in Orange County. As stated above, the project would not significantly induce growth, but the increase to the area's employment base would help accommodate any future growth in the City of Cypress and neighboring communities.