



7.0 GROWTH-INDUCING IMPACTS

Sections 15126(d) and 15126.2(d) of the State CEQA Guidelines require the evaluation of the ways a project could foster economic growth, population growth, and/or the construction of additional housing in the surrounding environment. CEQA also requires an evaluation of other projects that could foster other activities with potential impacts on the environment. Potential growth-inducing effects are examined here through analysis of the following questions:

- Would this project remove obstacles to growth, such as construction of infrastructure that does not currently exist, or through changes in existing regulations?
- Would the implementation of the proposed project result in a need to expand public services to achieve desired levels of service?
- Would the proposed project encourage new or expanded economic activity that could result in growth, which could in turn result in environmental impacts?
- Would the project include a precedent-setting action that could result in environmental effects in the project area or elsewhere at some point in the future?

The purpose of this section is to discuss any potential growth-inducing impacts, these are not necessarily beneficial, detrimental, or neutral.

Would the General Plan Update remove obstacles to growth, such as construction of infrastructure that does not currently exist, or through changes in existing regulations?

Development in the Cielo/Esperanza focus area would result in the need for the extensions of roads, as well as utility systems such as electricity, water, and sewer into that area. EIRs have been prepared for both the Cielo and Esperanza projects; implementation of these developments were not found to be growth inducing. Future development and redevelopment in other areas of the Planning Area consistent with the General Plan Update could be accommodated by existing infrastructure.

The stated purpose of the Yorba Linda General Plan Update is to guide development and growth in the Planning Area as it approaches buildout. The primary tool through which the City could guide such development is through land use designations. The General Plan Update would not change existing land use designations, either by name/use or through changes in density definitions for these areas. Growth would occur specifically in one of the seven identified focus areas and would be predominately infill except in the Cielo/Esperanza Focus Area.

Would the implementation of the General Plan Update result in a need to expand public services to achieve desired levels of service?

As the City is forecasted to increase its population and the developed footprint of its Planning Area under the proposed General Plan Update, it would require an expansion of public services such as police and fire protections, schools, and potentially parks. This is discussed in greater detail in Section 5.14, Public Services.



Would the proposed General Plan Update encourage new or expanded economic activity that could result in growth, which could in turn result in environmental impacts?

Growth in the City and its Planning Area that would occur as a result of the implementation of the General Plan Update would create temporary construction-related jobs, which are not considered growth-inducing because of the limited duration of such employment opportunities.

Growth and redevelopment in the Planning Area would include entertainment, dining, and service uses. This could lead to the creation of new businesses or the expansion of existing ones, thereby creating new economic opportunity in the City and its environs. However such growth would likely occur in the existing footprint of commercial land use designations as the potential growth outside of the City limits in the Cielo/Esperanza Focus Area would be residential in nature, and no land use changes are being proposed.

Would the General Plan Update include a precedent-setting action that could result in environmental effects in the Planning Area or elsewhere at some point in the future?

Cities in California are required by law to update their General Plans periodically pursuant to California Government Code Sections 65300 et seq. As such, a General Plan Update such as the one proposed here would not set a precedent that could encourage or facilitate activities that could significantly affect the environment.

The proposed General Plan Update is organized into standard elements, as required by State law. There are no land use changes proposed, and the amount of growth that could result from implementation is standard residential, commercial, and industrial, primarily in areas that have already been developed. There are no specific development projects proposed in the General Plan Update, rather development and redevelopment would be based on market conditions.