

## 8. Growth-Inducing Impacts

CEQA requires the consideration of growth-inducing impacts. Pursuant to CEQA Guidelines §15126.2(d), such impacts are 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. Included are projects that would remove obstacles to growth. In addition, growth-inducing impacts could be realized if the project would encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

Potential growth-inducing impacts have been discussed throughout this DEIR, but are brought to focus under this section. The Proposed Project, while in an unincorporated area of Orange County, could ultimately be annexed to the City of Yorba Linda, which is nearly built-out. Few opportunities remain in the vicinity, either in the County or the City, for new development. Potential future development in the City would likely consist of redevelopment of existing urban areas through re-zoning and amendments to General Plan development limits. There is little potential for additional projects of the size and scope proposed for Esperanza Hills. The Project, as proposed, would directly induce growth through the introduction of up to 340 additional residences to an undeveloped area. However, the population growth associated with this Project was considered in the City of Yorba Linda General Plan Land Use Element and Housing Element. In addition, the County General Plan applied the Open Space land use designation to the site, which is not necessarily an indication of a long-term commitment to permanent open space uses, but rather, due to market pressures to serve a growing County population, may ultimately be developed in other ways.

Project-related infrastructure improvements, such as construction of two underground water reservoirs, water and sewer lines throughout the developed areas, and improved drainage facilities to improve water quality from runoff, will serve the Proposed Project. The proposed improvements will not foster population growth beyond the project, unless adjacent planned developments extend such facilities to serve the development area. The Proposed Project, in itself, will not extend infrastructure improvements into adjacent areas.

As detailed in Chapter 5.15 - Utilities - the “Yorba Linda Water District 2005 Domestic Water System Master Plan” and the “Yorba Linda Water District 2010 Sewer Master Plan Update” were considered in this analysis. The Yorba Linda Water District provided input for the design and capacity requirements for the proposed water reservoirs and the sewer system, which have been designed to accommodate the Proposed Project only, and the infrastructure improvements will not be used to serve further residential development beyond that identified herein. Additional development in the area was not considered in the design and capacity. Therefore, the construction of water and sewer infrastructure will not induce growth in surrounding areas even

though additional development potential is available through General Plan and Zoning designations. In addition, the Project Site is bounded by existing residential and Chino Hills State Park, which limits future development.

The Proposed Project will directly result in growth-inducing impacts related to the 340 homes and approximately 1,088 residents. However, the Proposed Project must also be examined in reference to other proposed or reasonably foreseeable future projects. In this regard, the proposed Cielo Vista (112 residential units) and Bridal Hills (38 residential units) projects, which are immediately adjacent to the Proposed Project, if approved, would add a total of 150 residential units and approximately 480 residents in the unincorporated area. Each project would be required to provide infrastructure to serve the development. The amount of additional developable land in the vicinity is limited due to existing residential and Chino Hills State Park adjacent to the project site. Therefore, the lack of developable land restricts the possibility that the Proposed Project will result in indirect growth inducing impacts.