

7.0 GROWTH INDUCING IMPACTS

7.1 INTRODUCTION

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe the potential growth inducing impacts of a proposed project. Specifically, Section 15126.2(d) states:

“Discuss 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. [...] Also discuss the characteristics of some projects which may encourage and facilitate other activities that could substantially affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

7.2 GROWTH INDUCING IMPACTS RELATED TO THE PROPOSED PROJECT

Section 15126.2 (d) of the CEQA Guidelines discussed above has been broken up into a series of questions to determine if the proposed project has the potential to result in growth inducing impacts, as presented below.

Would the project result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?

Implementation of the proposed project would not result in the removal of any impediments to growth in the area. The proposed project involves the implementation of a Class I Bikeway and Riding and Hiking Trail that will provide connectivity of the existing Santa Ana River (SAR) Class I Bikeway and Riding and Hiking Trail within the SAR Parkway. The proposed project does not, however, include any residential or non-residential structures that would involve a permanent increase in population to the area. A staging area with restrooms and other amenities is proposed along the northern bank of the SAR adjacent to La Palma Avenue. These amenities would tie into the existing municipal sewer system. Additional amenities would include water for walkers, hikers, bicyclists, and horses. Implementation of the proposed project would require water and wastewater service to the project area. The proposed facilities would require a nominal amount of water and wastewater service. As such, the proposed project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Thus, no new or expanded public services or utility services would be needed. The proposed project would therefore not result in the removal of an impediment to growth and no impact would occur.

Would the project result in economic expansion or growth such as changes in the revenue base or employment expansion?

As noted above, the proposed project involves the implementation of a Class I Bikeway and Riding and Hiking Trail. There is no residential or commercial/business component that could result in substantial population growth in the area. Construction work would be temporary and construction workers are anticipated to be drawn from existing County employees or the existing local labor pool. It is anticipated that existing staff would be used for maintenance of the proposed project. Therefore, no impacts related to economic expansion or growth would occur.

Would the project foster population growth (e.g., construct additional housing) either directly or indirectly?

The proposed project does not include the construction of any residential uses and therefore would not directly or indirectly foster population growth. As noted previously, construction of the proposed project would generate additional employment (i.e., construction, engineering, design); however, it is anticipated that the existing County employees or existing area labor force would fill the majority of the construction jobs. In addition, it is not anticipated that this employment (short-term) would result in population relocation. Therefore, implementation of the proposed project would not foster population growth either directly or indirectly.

Would the project result in the establishment of a precedent-setting action such as an innovation, a radical change in zoning, or a General Plan amendment approval?

As described in Section 4.0 (Effects Found Not to Be Significant) of this Draft EIR, the proposed project would be consistent with the City of Yorba Linda and Orange County General Plan and Zoning Ordinance and would not require a General Plan amendment or zone change. The City of Yorba Linda General Plan designates most of the project area that occurs within its boundaries as Open Space General and designates a parcel located adjacent to unincorporated Orange County as Commercial General. The Commercial General designation provides for a variety of retail, service, and entertainment facilities. The Open Space designation provides for active and passive recreation areas, passive open space, conservation, and public safety land uses, either public or private in nature. The City of Yorba Linda zoning designation for most of the project area that occurs within its boundaries is OS (Open Space) with a flood plain overlay (FP-2). The zoning designation for one parcel located adjacent to unincorporated Orange County is PD-22 (Planned Development Coal Canyon). The Open Space zone is intended for general agriculture, open space, and public uses. The PD-22 zone is intended for preservation as a wildlife corridor by the State. The County of Orange General Plan designates the unincorporated portion of the project area as Open Space (5). The Open Space (5) category indicates the current and near-term use of the land. This category provides for limited land uses that do not require a commitment of significant urban infrastructure. This area is currently zoned by the County of Orange as A1 (General Agricultural). The A1 zoning designation provides for agriculture, outdoor recreational uses, and low intensity uses which have a predominately open space character. It should be noted the existing use within this A1 zoned area is the GRGC. The proposed project would not result in a change of the existing use and would remain consistent with the City of Yorba Linda's and Orange County's General Plan and zoning. Thus, the proposed project would not result in a precedent-setting action or a radical change in zoning or a General Plan amendment approval and no impact would occur.

Would the project result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area which is already largely developed?

As noted above, the proposed project involves the implementation of a Class I Bikeway and Riding and Hiking Trail that will provide connectivity of the existing SAR Class I Bikeway and Riding and Hiking Trail within the SAR Parkway. The proposed project represents improvement to, and enhancement of, existing recreational facilities in an existing open space area and would not involve development of new residential or non-residential structures. The proposed project would thus not result in development or encroachment in an isolated or adjacent area of open space and no impact would occur.