CHAPTER 9.0 - GROWTH-INDUCING IMPACTS

Generally, growth-inducing projects possess such characteristics as being located in isolated, undeveloped or under developed areas, necessitating the extension of major infrastructure (e.g., sewer and water facilities, roadways, etc.), or those that could encourage "premature" or unplanned growth (i.e., "leap-frog" development). Although development of the site proposed for the West Coyote Hills Specific Plan project is considered urban growth, it is important to note that the proposed development will not remove an obstacle to population growth since the project site is entirely surrounded by existing development and is in an area that is already heavily urbanized. More importantly, implementation of the proposed project is not intended to increase the City of Fullerton's ability to further expand residential or commercial growth. Although water storage reservoirs are included in the proposed project that would benefit nearby areas of the City, these facilities are included in the City's long-range water service plans and are intended to serve the proposed project and enhance existing water service in the area. In addition, the project will accommodate and serve residents and visitors to the City, and will provide some additional employment opportunities and an incremental supply of housing that is consistent with City's and SCAG's local and regional growth projections, respectively. Although supporting new and existing residents, the project will not foster new growth in or around the City of Fullerton beyond the site limits. Growth is expected to be less than anticipated under the original Covote Hills West Master Specific Plan 2-A and the approved Fullerton General Plan and therefore, will not exceed the capacities of existing and proposed infrastructure and governmental services. Similarly, implementation of the minor improvements within the limits of the Robert E. Ward Nature Preserve will facilitate access to the area's open space without inducing growth in the area.

Both projects have been anticipated since the Coyote Hills West Master Specific Plan 2-A was adopted. The West Coyote Hills property is one of the last large undeveloped properties in the City of Fullerton. As such, implementation of the project currently proposed represents "in-fill" development that is entirely consistent with all of the relevant plans and programs adopted by the City of Fullerton. Therefore, neither the proposed West Coyote Hills Specific Plan project nor the Robert E. Ward Nature Preserve will directly or indirectly foster incremental economic and population growth in the surrounding area. The jurisdiction and constituency of the City of Fullerton has been established and has stabilized. As indicated above, the proposed project has been anticipated and will not lead to unplanned growth in any area of the City or Orange County.