

## 10. Growth-Inducing Impacts of the Proposed Project

---

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine 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 required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this EIR.

### **Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?**

Buildout of the General Plan Update would directly induce substantial growth in the Town of Yucca Valley.

### **Changes in Existing Regulations**

- The proposed land use plan would permit residential development in mixed-use designations in areas of the Mid-Town and East Side focus areas, parts of which are now designated for commercial uses, and would permit increased residential densities in some existing residential areas. Buildout of all residential uses permitted by the proposed General Plan Update would increase the Town's population to 64,565, an increase of 43,649 over the 2012 population and an increase of 2,342 over full buildout of the existing General Plan.

### **Construction or Extension of Major Infrastructure**

- Buildout of the General Plan Update would require completion of all of the planned drainage and flood control facilities in the 1999 Master Plan of Drainage, thus reducing areas in the Town where flood hazards constrain growth. Proposed drainage facilities are discussed further in Section 5.15, *Utilities and Service Systems*.



## 10. Growth-Inducing Impacts of the Proposed Project

---

- General Plan Update buildout would require additional firefighting and police protection staffing and may require construction of new and/or expanded fire stations and sheriff's station. Buildout would also require construction and operation of approximately nine new elementary schools, three middle schools, two high schools, and a new or expanded library facility. Needed increases in public services facilities are discussed in Section 5.12, *Public Services*.
- Buildout of roadways per roadway classifications in the proposed General Plan Circulation Element would increase roadway capacity in the Town. Proposed roadway classifications are described in Section 5.14, *Transportation and Traffic*.
- General Plan Update buildout would require construction of the planned wastewater treatment and water reclamation system to its ultimate buildout capacity of six million gallons per day. Discharges from septic tanks in most of the Town will be prohibited in three phases, with the first phase effective in 2016 and the third in 2022. The prohibition on septic discharges would be a severe constraint on growth in the Town without development of the wastewater treatment and water reclamation system, which is described further in Section 5.15, *Utilities and Service Systems*.

### **Would this project result in the need to expand one or more public services to maintain desired levels of service?**

General Plan Update buildout would require additional firefighting and police protection staffing, in addition to the potentially required new or expanded fire stations and sheriff's station mentioned above. Buildout would require new and/or expanded schools, as described above, and a substantial expansion of library space to achieve and maintain the desired service level.

### **Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?**

Implementation of the proposed General Plan Update would not encourage or facilitate economic effects that could result in other activities that could significantly affect the environment. Buildout of the General Plan Update would increase employment in the Town to 34,926, an increase of 27,387 over estimated 2012 employment. Impacts of the increases in job-generating land uses and employment pursuant to the General Plan Update are analyzed throughout Chapter 5 of this Draft EIR. No additional impacts would occur.

### **Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?**

Approval of the proposed General Plan Update would not set a precedent that could encourage and facilitate other activities that could significantly affect the environment. Cities and counties in California periodically update their General Plans pursuant to California Government Code Sections 65300 et seq.