

# 10. Growth-Inducing Impacts of the Proposed Project

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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?**

The elimination of a physical obstacle to growth, such as the construction or extension of major infrastructure facilities that are not presently in the area, would be considered to be a growth inducing impact. The growth-inducing potential of a project would be considered significant if it fosters growth in excess of what is assumed in the local master plans and land use plans, or in projections made by regional planning agencies.

Implementation of the La Puerta School Site Specific Plan (Specific Plan) would not remove obstacles to growth. Development accommodated by the Specific Plan would not extend infrastructure facilities into

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currently unserved areas. As discussed in Section 5.16, *Utilities and Service Systems*, the Project Area and its surrounding area are already highly disturbed and/or developed, and existing utilities and service systems (i.e., water, wastewater, solid waste, natural gas, and electricity) are available to provide service to the Project Area. While upgrades to the existing utilities may be necessary, major infrastructure is already present in the area and there are no known obstacles to growth. Implementation of the Specific Plan includes a general plan amendment, zone change, architectural control, grading plan modification, and tentative tract map to allow for the development of residential units in the Project Area. Approval of the Specific Plan would thus remove an existing regulatory obstacle to growth and would lead directly to production of new housing units in the Project Area. Implementation of the Specific Plan would, therefore, be growth-inducing with respect to removal of an obstacle to growth in the Project Area.

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

The Project Area is vacant and in an urbanized area of Claremont. As described in Sections 5.13, *Public Services*, and 5.16, *Utilities and Service Systems*, all public services and utilities and service systems are currently available to the Project Area. Public service agencies were consulted during preparation of this DEIR—Los Angeles County Fire Authority, City of Claremont Police Department, Claremont Unified School District, and Los Angeles Public Library. However, none of the service providers have indicated that development accommodated by the Specific Plan would necessitate the immediate expansion of their service and facilities in order to maintain desired levels of service. Therefore, no future expansion of public services would be required to maintain existing levels of service.

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

Implementation of the Specific Plan would encourage or facilitate economic effects. During project construction, a number of design, engineering, and construction-related jobs would be created. These jobs would be available as site-specific development is proposed within the Project Area, lasting until the final development is completed. However, construction-related jobs would not result in a significant population increase because they would be filled by workers already in the region and the construction phase would be temporary. This would be a direct but temporary growth-inducing impact of the Specific Plan.

As the new homes are developed and occupied, residents would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. This would represent an increased demand for economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. However, development accommodated by the Specific Plan would not encourage or facilitate economic effects that could significantly affect the environment.

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

As discussed in Chapter 3, *Project Description*, the proposed project includes a general plan amendment, zone change, and adoption of the La Puerta School Site Specific Plan. Although the requirement for a general plan amendment may be considered a precedent-setting action, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment. Additionally, specific plans are routinely approved by cities and counties in California. The proposed Specific Plan would introduce development within the Project Area. Pressures to develop other land in the surrounding area would derive from regional economic conditions and market demands for housing, commercial, and industrial land uses that are not directly or indirectly influenced by zoning actions on a particular property. Approval of the Specific Plan would not, therefore, involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.

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