

# Growth-Inducing Impacts

## 7.1 Introduction

Pursuant to Section 15126.2(d) of the State CEQA Guidelines, an EIR must address growth-inducing impacts of the proposed Project. 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. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly 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 Summary of Growth-Inducing Impacts

As discussed below, the proposed Project would not directly foster significant economic or population growth or the construction of new housing in the Port's region of influence (Los Angeles County, Orange County, Riverside County, San Bernardino County, and Ventura County). Although the proposed Project would lead to the redevelopment of an existing boat shop, this would not stimulate significant population growth, remove obstacles to population growth, or necessitate the construction of new community facilities that would lead to additional growth in the surrounding area.

### 7.2.1 Direct Growth-Inducing Impacts

A project would directly induce growth if it would remove barriers to population growth (e.g., a change to a General Plan and Zoning Ordinance for the jurisdiction that allowed new residential development to occur).

The proposed Project does not include the development of new housing or population-generating uses. The objective of the proposed Project is for the redevelopment of an existing boat shop. The residential area in the vicinity of the Port is largely built out and is already relatively dense. Therefore, the proposed Project is not anticipated to trigger new residential development in the vicinity of the Project site as a result of implementation of the Project.

1 The direct effects of the Project on regional growth stems from economic growth  
2 resulting from labor needs and expenditures. The proposed Project would not result in  
3 the generation of a significant amount of jobs at the Project site, as the Project would not  
4 result in a change in use on the site. It is anticipated that an increase of 20 to 50  
5 employees on the site would occur as a result of the proposed Project. Because of the  
6 large size of the workforce in the region, the increases in employment from operation of  
7 the proposed Project would result in minimal population in-migration and relocation.  
8 However, should new employees relocate to the region this number of employees would  
9 not result in a significant demand for housing and could be accommodated by the existing  
10 stock. As a result, the proposed Project would not result in a significant growth in  
11 population in the vicinity of the Project area.

12 Construction of the proposed Project would result in short-term growth in employment.  
13 Short-term construction impacts would directly impact employment in the area.  
14 However, short-term employees would likely be accommodated by the existing labor  
15 pool within the greater Los Angeles area. Because of the existing sizable local and  
16 regional labor pool, no significant influx of workers into the local community is  
17 expected. Therefore, no significant increase in population and housing would be  
18 triggered by implementation of the Project.

19 The proposed Project is smaller in scale as compared to other projects within the Port and  
20 within the Los Angeles area. The Project-related increase in both short- and long-term  
21 employment and earnings would be beneficial, but would have little impact compared to  
22 the total earnings in the overall southern California economy.

23 Therefore, because the Project (1) would not involve the development of housing, and (2)  
24 would not significantly affect the economy of the region, the proposed Project would not  
25 generate direct growth-inducing impacts.

## 26 **7.2.2 Indirect Growth-Inducing Impacts**

27 A project would indirectly induce growth if it would remove obstacles to population  
28 growth or trigger the construction of new community service facilities that could increase  
29 the capacity of infrastructure in an area that currently meets the demand (e.g., an increase  
30 in the capacity of a sewer treatment plant or the construction or widening of a roadway  
31 beyond that which is needed to meet existing demand).

32 The proposed Project is located in an area that has been built out and is on a site that is  
33 developed with the existing ALBS. The capacity of the existing infrastructure in the  
34 Project area would not be expanded to accommodate the proposed Project, as the Project  
35 consists of short-term construction activities and only a small increase in the number of  
36 long-term employees (20 to 50). Existing water supplies are available, and adequate  
37 wastewater treatment capacity exists to accommodate the Project.

38 The short-term impacts from construction would incrementally increase activity in nearby  
39 retail establishments as a result of workers patronizing local establishments. However,  
40 there would be no long-term impacts resulting from the proposed Project related to the  
41 construction phase.

42 Over the long-term, an additional 20 to 50 jobs could be added as a result of the proposed  
43 Project. When compared to regional employment levels expected to occur at the

1 corresponding times, the Project would account for less than 0.1 percent of regional  
2 employment.

3 Given the highly integrated nature of the southern California economy and the prevalence  
4 of cross-county and intercommunity commuting by workers between their places of work  
5 and places of residence, it is unlikely that this minimal increase in the number of workers  
6 would change their place of residence in response to the proposed Project. Thus, in the  
7 absence of changes in places of residence by persons likely to fill the job opportunities,  
8 distributional effects to population and, consequently, housing assets are not likely to  
9 occur. Accordingly, negligible impacts to population, housing, and community services  
10 and infrastructure are anticipated. Because the proposed Project would not involve  
11 development of housing and would not result in substantial direct increases in  
12 employment in the regional workforce, the proposed Project would not have any  
13 significant effects on population growth that would tax existing facilities and require the  
14 construction of new facilities, the construction of which could have environmental  
15 effects.

16 The proposed Project would indirectly increase earnings to firms and households  
17 throughout the region as Project expenditures are spent throughout the region. The short-  
18 term indirect effects from construction would incrementally increase activity in nearby  
19 retail establishments as a result of construction workers patronizing local establishments.  
20 However, the long-term effects in the immediate area from the proposed Project would be  
21 extremely small relative to the size of the regional economy. Overall, the proposed  
22 Project would not generate significant indirect growth-inducing impacts.

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