

Chapter 7

Growth-Inducing Impacts

7.1 Introduction

The State CEQA Guidelines require an EIR to discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. This includes ways in which the proposed project would remove obstacles to population growth or trigger the construction of new community service facilities that could cause significant effects (State CEQA Guidelines, Section 15126.2). The analysis presented below focuses on whether the proposed project would directly or indirectly stimulate growth in the surrounding area.

7.2 Summary of Growth-Inducing Impacts

As discussed below, the proposed project would not have a growth-inducing impact on surrounding areas. Although the project would lead to more intensive development of an area currently underutilized, this would not stimulate significant economic or 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 jurisdiction's General Plan and Zoning Ordinance that allowed new residential development to occur).

The proposed project does not include the development of new housing or population-generating uses. The proposed project is designed to serve the existing and projected recreational boating and maritime desires of the local and regional community. The residential area in the vicinity of the Port is largely built-out and is already relatively dense. Therefore, the project is not anticipated to trigger new residential development in the project area.

The direct effects of the project on regional growth stem from economic growth resulting from labor needs and expenditures. The proposed project would result in the generation of jobs at the project site.

Short-term construction effects would include expenditures of millions of dollars, which would result in the employment of hundreds of people in the region. Long-term operational effects would include annual expenditures in direct employment. However, the project would not be expected to stimulate substantial growth in the retail sector or contribute significantly to employment within the region.

Short-term construction employees, as well as long-term employees at the site would likely be accommodated by the existing labor pool within the greater Los Angeles area. Because of the existing sizable local and regional labor pool, no significant influx of workers into the local communities is anticipated. Therefore, any increase in population and housing as a result of the proposed project would be insignificant.

This project is smaller in scale than other projects within the Los Angeles County and the southern California region. The project-related increase in employment and earnings would be beneficial but would have a relatively small impact in comparison to the total earnings in the southern California economy.

Therefore, because the project 1) would not involve the development of housing, 2) accommodates existing and projected recreational needs within the community, and 3) would not significantly affect the economy of the region, the proposed project would not generate significant direct growth-inducing impacts.

7.2.2 Indirect Growth-Inducing Impacts

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

The project is located in an area that is currently developed and has been planned to undergo improvements by the LAHD. The capacity of the existing infrastructure in the project area would not be expanded to accommodate the proposed project. Existing water supplies are available to accommodate the project, and adequate wastewater treatment capacity exists to accommodate the project. Therefore, no new entitlements would be required. The project would not require upgrades to the size of existing wastewater transmission, distribution, or treatment infrastructure.

As discussed above, the proposed project could result in minimal direct effects on employment and economic growth. The project would indirectly increase earnings to firms and households throughout the region as project expenditures

are spent throughout the region. The short-term indirect effects from construction would incrementally increase activity in nearby retail establishments as a result of construction workers patronizing local establishments. However, the long-term effects from the proposed project would be negligible, but could increase over time as the area is further developed with visitor-serving uses.

The Port is an important source of economic growth in the region. Failure to provide approval for the proposed action would constitute an impediment to such growth.