

8.1 Introduction

The State CEQA Guidelines require an EIR to discuss the ways in which a project could foster economic or population growth 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. Section 15126.2(d) of the CEQA Guidelines 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.

NEPA requires an EIS to examine the potential of the proposed Project to significantly or adversely affect the environment either directly or indirectly. Section 1508.8 [b] of the NEPA Regulations describes indirect effects as follows:

Indirect effects, which are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.

The analysis presented below is focused on whether the proposed Project would directly or indirectly stimulate growth in the surrounding area. Due to the nature of the proposed Project (i.e., increased operation and efficiency of an existing container terminal that facilitates the transfer of cargo), it is anticipated that the proposed Project would accommodate economic growth by allowing additional goods to move into the region to serve projected future demand.

8.2 Summary of Growth-Inducing Impacts

As discussed below, the proposed Project would not directly foster 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 improvement of container-handling efficiencies of the Everport Container Terminal and increase the volume of containers moving through Berths 226–236, this change would not stimulate significant population growth. Further, it would not remove obstacles to population growth, nor would it necessitate construction of new community facilities that would lead to additional growth in the surrounding area.

8.2.1 Direct Growth-Inducing Impacts

A project would directly induce growth if it would foster economic or population growth or the construction of new housing in the surrounding environment (e.g., if it would remove an obstacle to growth by expanding existing infrastructure). The proposed Project is located in an area of Terminal Island that is currently developed and/or has been planned by LAHD to undergo improvements and increases in cargo movement. The proposed Project would increase the capacity of the existing Everport Container Terminal to accommodate anticipated demand through the year 2026. In this way, the proposed Project would directly accommodate future economic growth. The proposed Project does not include the development of new housing or population-generating uses or infrastructure that would directly encourage such uses. The residential area in the immediate vicinity of the proposed Project (San Pedro and Wilmington communities) is primarily built out. Some vacant and underdeveloped parcels currently exist in Wilmington, but any development there cannot be attributed to the proposed Project.

As discussed in Appendix A (Notice of Intent/Notice of Preparation - Initial Study Checklist Item XVII - Utilities and Service Systems), implementation of the proposed Project would generate a minimal increase in water consumption. However, because the proposed Project would not include the addition of buildings that would increase the number of plumbing fixtures, nor would the proposed Project include major water-consuming industrial or commercial processes, construction and operations would not require substantial quantities of water. This change is not considered growth inducing because it would neither accommodate nor require a significant increase in the water supply.

The proposed Project would also result in an increase in demand for electricity. However, adequate supplies are available to accommodate anticipated increases in demand associated with operation of the proposed Project. The changes to electrical infrastructure are not considered growth inducing because they would be implemented on site specifically to meet the needs of the proposed Project and would not induce new population growth or the construction of new housing.

The proposed Project would also result in minimal increases in wastewater output. However, adequate capacity is available in the existing sewer trunk lines in the proposed project area to accommodate anticipated increases in wastewater output associated with operation of the proposed Project. Wastewater flows generated from implementation of the proposed Project would be conveyed to, and treated by, the Terminal Island Water

1 Reclamation Plant, which currently operates at approximately 58 percent capacity.
2 Therefore, no increased capacity of wastewater infrastructure would be required.

3 8.2.2 Indirect Growth-Inducing Impacts

4 A project would indirectly induce growth if it would foster economic or population-
5 expanding activities, which would lead to further development that taxes existing
6 facilities and eventually requires construction of new facilities (e.g., an increase in
7 population as a result of development authorized by approval of a general plan).

8 As discussed in Chapter 7, Socioeconomics, the net increase in employment attributable
9 to terminal operations under the proposed Project could reach approximately 2,241 jobs
10 by 2026. This compares to a projected number of 9.3 million jobs in the overall area of
11 influence by 2035, as discussed in Chapter 7. Construction activities under the proposed
12 Project are expected to generate approximately 750 jobs (direct and secondary) during the
13 two-year construction period.

14 In addition, when project-induced jobs are compared to regional employment levels, the
15 proposed Project's contribution accounts for less than 0.1 percent of the regional
16 employment levels by 2035. Given the highly-integrated nature of the regional economy
17 and the prevalence of cross-county and intercommunity commuting by workers between
18 their places of work and places of residence, it is unlikely that a substantial number of
19 workers would change their place of residence in response to the new Port-related
20 employment opportunities. Such potential residential relocation is especially unlikely
21 given that about half the new jobs created are secondary and, by their nature, distributed
22 throughout the five-county region. Thus, in the absence of changes in places of residence
23 by persons likely to fill new jobs, distributional effects on population and, consequently,
24 housing assets are not likely to occur. Accordingly, negligible impacts on population,
25 housing, and community services and infrastructure are anticipated. Because the
26 proposed Project would not involve development of housing and would not result in
27 substantial direct increases in employment in the regional workforce, the proposed
28 Project would not have any significant effects on population growth that would tax
29 existing facilities or require the construction of new facilities.

30 The proposed Project would indirectly increase earnings to firms and households
31 throughout the region as proposed Project expenditures are spent throughout the region.
32 The short-term indirect effects from construction would incrementally increase activity in
33 nearby retail establishments as a result of construction workers patronizing local
34 establishments. However, the long-term effects in the immediate area from the proposed
35 Project would be small relative to the size of the regional economy. Overall, the
36 proposed Project would not generate significant indirect growth-inducing impacts.

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