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GROWTH-INDUCING IMPACTS

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8.1 Introduction

An EIR is required to discuss the ways in which a proposed 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 growth or trigger the construction of new community services facilities that could cause significant environmental effects (State CEQA Guidelines, Section 15126.2).

To address this issue, potential growth-inducing effects are examined through the following considerations:

- removal of obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the proposed project area or through changes in existing regulations pertaining to land development;
- facilitation of economic effects that could result in other activities that would significantly affect the environment;
- setting a precedent that could encourage and facilitate other activities that could significantly affect the environment; and/or
- expansion requirements for one or more public utilities to maintain desired levels of service as a result of the proposed Project.

Per the *L.A. CEQA Thresholds Guide*, “The potential to induce substantial growth may be indicated by the introduction of a project in an undeveloped area or the extension of major infrastructure. Major infrastructure systems include: major roads, highways, or bridges; major utility or service lines; major drainage improvements; or grading which would make accessible a previously inaccessible area” (Los Angeles 2006). In addition, a project would directly induce growth if it would directly foster 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).

It should be noted 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 proposed Project

1 could contribute to significant changes in the environment, beyond the direct
2 consequences of developing the land use concept examined in the preceding sections
3 of this Draft EIR. The analysis below focuses on whether the proposed Project
4 would directly or indirectly stimulate growth in the surrounding area.

5 **8.2 Growth-Inducing Impact Analysis**

6 **8.2.1 Removal of Obstacles to Growth**

7 The proposed Project does not include the development of new housing or
8 population-generating uses or infrastructure which would directly induce population
9 growth. Furthermore, the proposed Project is located in an urban area that has
10 experienced significant development over the past century. The proposed Project
11 does not involve any land use plan amendments that would result in significantly
12 more intensive development or uses that currently exist. On the contrary, the
13 proposed Project is intended to de-industrialize a portion of the San Pedro Waterfront
14 to allow for less-intensive uses that are more compatible with the surrounding
15 community.

16 The proposed Project involves the adaptive reuse of existing warehouse buildings
17 within the Port for the proposed marine research center. The proposed Project would
18 consolidate existing research organizations and personnel that are currently
19 performing similar work in other scattered locations throughout the region. The
20 proposed Project facilities could potentially serve as a catalyst for specialized
21 researchers to locate to the South Bay region, but any increase would be negligible.
22 It would not result in a major employment center or require the relocation of a
23 substantial number of people from outside the region. Therefore, the proposed
24 Project would not directly trigger new residential development in the proposed
25 project area.

26 The proposed Project would include infrastructure and transportation improvements
27 such as the extension of the waterfront promenade, improvements to Signal Street
28 that enhance pedestrian mobility and waterfront access, and the potential upgrade to
29 the sewer pump station. However, these improvements would be limited to the
30 proposed project site and are intended to accommodate the development of the
31 proposed Project (through Phase II). These improvements would not accommodate
32 any further expansion of the proposed uses, nor other enhancements to the proposed
33 project area. Therefore, the proposed Project would not remove obstacles to growth
34 and would not contribute to an indirect growth-inducing effect.

35 **8.2.2 Facilitation of Economic Effects or Setting 36 Precedent Resulting in Environmental Impacts**

37 The proposed Project may facilitate economic development in the surrounding area.
38 The proposed office, research, and recreational development, as well as construction
39 activities required to develop the proposed Project would accommodate local
40 employment and business opportunities.

1 As discussed in Chapter 7, “Socioeconomics and Environmental Quality,” the
2 proposed Project is expected to generate 2,233 direct construction jobs through
3 buildout in 2024. The number of construction workers employed and working on site
4 would vary over the course of the construction period. These construction jobs are
5 also estimated to result in approximately 1,883 secondary jobs related to purchases
6 from materials supply firms and their suppliers.

7 Long-term operation of the proposed Project would not result in a marked increase in
8 jobs, as the proposed users are currently performing the same job duties in other
9 locations within the region, and would consolidate those activities at the proposed
10 facilities. The proposed project facilities could potentially serve as a catalyst for
11 specialized researchers to locate to the South Bay region. However, any increase
12 would be negligible, and no significant influx of employees into the local
13 communities would occur.

14 Given the highly integrated nature of the southern California economy and the
15 prevalence of cross-county and inter-community commuting by workers between
16 their places of work and places of residence, it is unlikely that a substantial number
17 of workers would change their places of residence in response to the proposed
18 Project’s employment opportunities. In the absence of changes in the places of
19 residence by persons likely to pursue these new job opportunities, distributional
20 effects to population and a corresponding increase in housing demand are not likely
21 to occur.

22 The proposed Project is expected to facilitate investment and interest into the Port as
23 a place of business and leisure. The proposed Project would introduce employment
24 and visitor-serving activities within the site, thereby resulting in some secondary
25 economic improvements for businesses in the local community that may serve these
26 patrons. The introduction of new public open spaces in the form of plazas, and
27 landscape and hardscape areas, would make the San Pedro community more
28 attractive to visitors. However, any secondary growth that may occur in the area as
29 a result of the proposed Project has already been planned as part of the San Pedro
30 Waterfront (SPW) Project. The implementation of the SPW Project is a 30-year
31 buildout, and the proposed Project is not expected to generate additional economic or
32 physical growth beyond that projected as part of the SPW project.

33 **8.2.3 Expansion of Public Utilities**

34 As discussed in Section 3.12, “Utilities,” implementation of the proposed Project
35 would generate increased demand for water, natural gas, and electricity. However,
36 the proposed Project would not require upgrades or new construction of major water,
37 natural gas, or power infrastructure. Therefore, existing infrastructure and supplies
38 related to water, natural gas, and electricity are adequate to serve the proposed
39 Project.

40 The proposed Project would result in increases in wastewater discharges. As
41 discussed in Sections 3.12, “Utilities,” it is possible that the existing sewer pump
42 station would be inadequate to accommodate operational wastewater from the
43 proposed project site during continuous peak loads. Therefore, the proposed Project

1 would potentially need to upgrade the existing pump to provide more capacity to
2 accommodate the proposed project. As described in Section 3.12, “Utilities,” the
3 upgrade would be a minor action that would only serve the proposed Project to
4 provide adequate capacity for the projected wastewater flows. The wastewater would
5 be conveyed to, and treated by, the TIWRP. The TIWRP currently operates at 57%
6 capacity and therefore would not require an expansion to accommodate the proposed
7 Project. Thus, the sewer pump station upgrade would not result in growth-inducing
8 effects above and beyond those identified for the proposed Project.

9 **8.3 Summary of Growth-Inducing Impacts**

10 The proposed Project would foster economic growth but would not directly induce
11 population growth or the construction of new housing in the Port’s region of
12 influence (Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties).
13 The proposed Project would include new office and research facilities as well as
14 supporting infrastructure and recreational uses that would improve local economic
15 conditions and public accessibility. However, this would not stimulate a significant
16 growth in population or economic growth that would cause indirect environmental
17 impacts. Finally, the proposed Project would potentially include an upgrade to the
18 existing sewer pump station, which would not require additional wastewater
19 treatment capacity or remove other obstacles to growth. Overall, the proposed
20 Project would not result in growth-inducing effects.

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