

10. Growth-Inducing Impacts of the Proposed Project

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 that 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 DEIR.

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 Proposed Project would not remove obstacles to growth. The project would not extend infrastructure facilities into currently unserved areas. As discussed in Section 5.13, *Utilities and Service Systems*, the Project Site and its surrounding area are already developed, and existing utilities and service systems (i.e., water, wastewater, solid waste, natural gas, and electricity) are available to provide service to the Proposed Project. 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. In addition, approval of the Midtown Specific Plan would not

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remove any existing regulatory obstacle to growth, but would redefine the nature of future growth in the area. For example, the current and proposed zoning for the Project Site have varying allowable densities and permitted uses, but growth would be allowed under both the current and proposed zoning. Therefore, the Proposed Project is not considered growth inducing with respect to removal of obstacles to growth within the Project Site.

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

The Project Site is in a developed and highly-urbanized area of the City. As described in Sections 5.10, *Public Services*, and 5.13, *Utilities and Service Systems*, all public services and utilities are currently available at the Project Site. Public service agencies were consulted during preparation of this DEIR—Long Beach Fire Department, Long Beach Police Department, Long Beach Unified School District, and Long Beach Public Library. However, none of the service providers have indicated that buildout of the Midtown 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 Proposed Project 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 Site, lasting until the final development is completed. Timing for each individual development project would be dependent on the development decisions of individual landowners; however, for purposes of the environmental analysis, full buildout of the Proposed Project is anticipated to occur by 2035. This would be a direct but temporary growth-inducing impact of the Proposed Project.

Buildout of the Proposed Project would increase employment in the project area to 15,648 employees (an increase of 2,787 over the existing 12,861 employees). Impacts of the increases in job-generating land uses and employment pursuant to the Proposed Project are analyzed throughout Chapter 5, *Environmental Analysis*, of this DEIR.

The increased number of employees and residents as a result of the Proposed Project would spur new economic investment in commercial uses serving the Project Site. 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, particularly in the Corridor and Transit Node Districts of the Midtown Specific Plan, which address these economic needs. While the Proposed Project would have an indirect growth-inducing effect, this would be accommodated by the surrounding neighborhood's current land uses and its ability to absorb local business growth.

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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?

The Proposed Project would allow for new development and redevelopment throughout the Project Site by increasing the number of residential units that currently exist within the Project Site by up to 1,736 residential units. The Proposed Project would also allow for the development of almost 370,000 square feet of nonresidential land uses over existing conditions, which would lead to an increase of nearly 2,800 employees. Furthermore, the Proposed Project would allow for an increase of 27 hospital beds and 81 hotel rooms over existing conditions. Implementation of the Proposed Project would result in a change to the nature and intensity of use of the Project Site; however, because the Project Site is in a developed and highly-urbanized area of the City and is surrounded by similar uses, this would not be a precedent-setting action that could encourage or facilitate other activities that could significantly affect the environment.

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