

6.0 Long-Term Implications of the Proposed Project



6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

The purpose of this section is to describe the irreversible environmental changes that could occur with the proposed project and to address the potential direct and indirect growth inducing impacts of the proposed project.

Section 6.0 of the September 2006 FEIR analyzed the potential growth inducing impacts with implementation of the 2006 project. Impacts were determined to be less than significant. The revised project would not involve changes to the proposed use or number of residential units and non-residential square footage that was analyzed in the September 2006 FEIR. Therefore, implementation of the revised project would not result in growth inducing impacts beyond those identified in the previous environmental documentation. Therefore, impacts would be less than significant.

The September 2006 FEIR had identified the Video Choice building at the northwest corner of Ocean Boulevard and Alamitos Avenue. The Video Choice structure was demolished in October 2006 and the corner parcel has been improved with landscaping and a public parking lot with 39 spaces. No other changes have occurred within the project site. The following discussion has been updated to reflect current population, housing and employment data, where available, for the County, City and project area.

6.1 THE RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

If the revised project is approved and constructed, a variety of short-term and long-term impacts would occur on a local level. During project grading and construction, portions of surrounding uses may be temporarily impacted by dust and noise. Short-term soil erosion may also occur during grading. There may also be an increase in vehicle pollutant emissions caused by grading and construction activities. However, these disruptions would be temporary and may be avoided or lessened to a large degree through mitigation cited in the FEIR and through compliance with the *City of Long Beach Municipal Code*.

Ultimate development of the project site would create long-term environmental consequences associated with a transition in land use. Development of the revised project and the subsequent long-term effects may impact the physical, aesthetic and human environments. Long-term physical consequences of development include increased traffic volumes, increased noise from project-related mobile (traffic) and stationary (mechanical and landscaping) sources, incremental increased demands for public services and utilities, and increased energy and natural resource



consumption. Long-term visual impacts would occur with the alteration of views within the area. Incremental degradation of local and regional air quality would also occur as a result of mobile source emissions generated from project-related traffic and stationary source emissions generated from the consumption of natural gas and electricity.

6.2 IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

As with the 2006 project, approval of the revised project would cause irreversible environmental changes, resulting in the following:

- Soil erosion due to grading and construction activities (refer to Section 5.4, Air Quality of the FEIR);
- Alteration of the human environment as a consequence of the development process and the project's commitment to residential, retail, art gallery, civic, and parking uses, which intensifies land uses in the project area;
- Utilization of various new raw materials (such as lumber, sand and gravel) for construction;
- Consumption of energy to develop and maintain the revised project, which may be considered a permanent investment; and
- Incremental increases in vehicular activity in the surrounding circulation system, resulting in associated increases in air pollutant emissions and noise levels.

6.3 GROWTH-INDUCING IMPACTS

Section 15126 of the *CEQA Guidelines* requires that an EIR discuss the project's potential to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The *CEQA Guidelines* also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. This section analyzes such potential growth-inducing impacts, based on criteria suggested in the *CEQA Guidelines*.

In general terms, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the following criteria:

- Removal of an impediment to growth (e.g., establishment of an essential public service and provision of new access to an area);



- Fostering economic expansion or growth (e.g., changes in revenue base and employment expansion);
- Fostering of population growth (e.g., construction of additional housing), either directly or indirectly;
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning, and general plan amendment approval); or
- Development of or encroachment on an isolated or adjacent area of open space (being distinct from an in-fill project).

Should a project meet any one of the above-listed criteria, it may be considered growth inducing. The potential growth-inducing impacts of the revised project are evaluated below against these criteria.

Note that the *CEQA Guidelines* require an EIR to “discuss the ways” a project could be growth inducing and to “discuss the characteristics of some projects that may encourage...activities that could significantly affect the environment.” However, the *CEQA Guidelines* do not require that an EIR predict (or speculate) specifically where such growth would occur, in what form it would occur, or when it would occur. The answers to such questions require speculation, which CEQA discourages (refer to *CEQA Guidelines* Section 15145).

POPULATION, HOUSING AND EMPLOYMENT

Population

County of Los Angeles. The County encompasses approximately 4,084 square miles.¹ It is bordered by Ventura County to the northwest, Kern County to the north, the Pacific Ocean to the south, Orange County to the southeast, and Riverside County to the east. Los Angeles County also includes the islands of San Clemente and Santa Catalina.

The County of Los Angeles’ 2000 population was an estimated 9,519,338 persons, representing a 7.4 percent increase over its 1990 population of 8,863,164 persons; refer to Table 6-1, *Population, Housing and Employment Estimates*.² As of January 2007, the County’s population was an estimated 10,331,939 persons.³ The County has the largest population of any county in the State with approximately 27.4 percent of California’s residents living in the County. The County’s population is projected to increase to 10,718,007 persons by 2010 and 11,501,884 persons by 2020.⁴

¹ Los Angeles County website www.lacounty.info, September 21, 2005.

² U.S. Census, 1990 and 2000.

³ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark*. Sacramento, California, May 2007.

⁴ Southern California Association of Governments, *2004 Regional Transportation Plan Growth Forecasts*, June 2004.



**Table 6-1
Population, Housing and Employment Estimates**

Year	County of Los Angeles	City of Long Beach	Census Tract 5761 ¹
Population			
1990	8,863,164	429,433	NA
2000	9,519,338	461,552	2,669
Change	+ 7.40%	+ 7.48%	NA
2007	10,331,939	492,912	NA
Housing			
1990	3,163,343	170,388	NA
2000	3,279,909	171,632	2,088
Change	+ 3.68%	+ 0.73%	NA
2007	3,382,356	174,547	NA
Employment²			
1990	4,538,364	211,638	NA
2000	4,307,762	209,167	1,586
Change	- 5.08%	-1.17%	NA
2007	NA	NA	NA
Notes:			
¹ Census tract boundaries changed between Census 1990 and Census 2000. Therefore, no comparisons of the 2000 data shown can be made.			
² Civilian labor force.			

City of Long Beach. The City's 2000 population was an estimated 461,552 persons, representing a 7.5 percent increase over the 1990 population of 429,433 persons. As of January 1, 2007, the City's population was an estimated 492,912 persons, making it the second most populated City within Los Angeles County. Population growth is expected to continue in the City, with SCAG estimating that its population will reach 503,450 persons by 2010, 518,627 persons by 2015, and 533,590 persons by 2020.⁵ This projection would represent a population growth of approximately 8.3 percent between 2007 and 2020.

Census Tracts. The project site is located within the limits of the City of Long Beach. However, the U.S. Census reports data for a wide variety of geographic types, ranging from the entire country down to states, counties, county subdivisions, cities, census tracts, etc. Accordingly, the geographic unit that has been utilized to describe the characteristics of the project area is the census tract (CT). More specifically, the project site is located within CT 5761.⁶ It is noted that the California Department of Finance reports data for counties and cities, but not for census tracts. Therefore, the Census 2000 data is the most recent data available for the CT 5761. According to the Census 2000, the population in CT 5761 was an estimated 2,669

⁵ Southern California Association of Governments, *2004 Regional Transportation Plan Growth Forecasts*, June 2004.

⁶ U.S. Census 2000.



persons, which represented approximately 0.006 percent of the City's overall population of 461,552 persons.

Project Area. A total of 63 housing units exist within the project site. Assuming an average of 2.909 persons per household (California Department of Finance, 2007), the project site's current population is an estimated 183 persons.

Housing

County of Los Angeles. According to the Census 2000, the housing stock in Los Angeles County was an estimated 3,279,909 housing units. This represents an increase of approximately 3.7 percent over the estimated 3,163,343 housing units reported in the Census 1990. As of January 2007, the County's housing stock was an estimated 3,382,356 housing units, and its vacancy rate was 4.22 percent.⁷ The number of persons per household in the County was 3.134 (January 2007).

City of Long Beach. According to the Census 2000, the total housing stock in the City of Long Beach was an estimated 171,632 housing units. This represents a less than one percent increase over the estimated 170,388 housing units reported in the Census 1990. In January 2007, the City's housing stock was an estimated 174,547 housing units, and its vacancy rate was 4.98 percent.⁸ The number of persons per household in the City was 2.909 (January 2007). According to SCAG projections, the number of housing units in the City is expected to increase to 171,723 units by 2010, 178,252 units by 2015 and 184,906 units by 2020. This represents an approximate 5.9 percent increase in housing between 2007 and 2020.

Census Tracts. In 2000, the total housing stock in CT 5761 was an estimated 2,088 housing units, or 0.012 percent of the City's total housing stock of 171,632 units. The vacancy rate in CT 5761, according to Census 2000, was 14 percent, and the average number of persons per household was 1.48 persons (Census 2000).

Project Area. A total of 63 housing units exist within the project site. Housing within the project area is comprised of multiple-family residential units.

Employment

County of Los Angeles. In 2000, the civilian labor force in the County of Los Angeles totaled approximately 4,307,762 persons. An estimated 8.2 percent of the County's civilian labor force (354,347 persons) was unemployed at the time of the Census. Most of the County's labor force (approximately 34.3 percent) was employed in management, professional and related occupations; the next highest concentration of the labor force (approximately 27.6 percent) was in sales and office occupations.⁹

⁷ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark*. Sacramento, California, May 2007.

⁸ *Ibid.*

⁹ U.S. Census 2000.



City of Long Beach. In 2000, the City of Long Beach’s civilian labor force consisted of approximately 209,167 persons. At the time of the Census, an estimated 9.4 percent of the City’s civilian labor force (19,680 persons) was unemployed. Similar to the County of Los Angeles, most of the City’s labor force (34.3 percent) was employed in management, professional, and related occupations; a substantial portion was in sales and office occupations (27.2 percent).

Census Tracts. According to the Census 2000, the three largest employment sectors in CT 5761 were management, professional and related occupations, service occupations and sales and office occupations. In 2000, the civilian labor force in CT 5761 consisted of approximately 1,586 persons (0.008 percent of the City’s total civilian labor force of 209,167 persons). At the time of the Census 2000, an estimated 5.9 percent (141 persons) of the civilian labor force in CT 5761 was unemployed. Comparatively, the unemployment rate in CT 5761 was less than the City’s overall unemployment rate of 9.4 percent. The majority of the residents in CT 5761 were employed in management, professional and related occupations (Census 2000).

Project Area. As outlined in Table 6-2, Estimated Existing Employment, an estimated 11,352 square feet of employment-generating land uses are located within the project site, including commercial/retail and office uses. The estimated employment associated with these existing uses is approximately 15 jobs; refer to Table 6-2.

**Table 6-2
Estimated Existing Employment**

Land Use	Square Feet	Employment Rate ¹	Estimated Employment
EXISTING			
Commercial/Retail	3,852	1 / 500 SF	8
Office	7,500	1 / 1,125 SF	7
Total Existing	11,352	--	15
SF = square feet.			
Note:			
¹ Employment rates are typical. Stan Hoffman and Associates (2002).			

PROJECT IMPACTS

A project could induce population growth in an area either directly or indirectly. More specifically, the development of new homes or businesses could induce population growth directly, whereas the extension of roads or other infrastructure could induce population growth indirectly.

The project site is located in a highly urbanized area. Implementation of the revised project, as proposed, would result in the development of residential and retail/gallery uses; refer to Section 3.0, Project Description. More specifically, the revised project would result in a net change in land uses of 295 additional housing units,



approximately 81 additional square feet of retail/gallery uses and approximately 7,500 fewer square feet of office uses.

Based on the factors discussed below, implementation of the revised project would not result in significant growth-inducing impacts:

- As discussed in Section 5.8, *Public Services and Utilities*, of the FEIR implementation of the 2006 project would not require the expansion of existing water and wastewater facilities to meet increased demands associated with the project. New facilities would be required due to the proposed relocation and vacation of existing alleys and roadways, wherein facilities currently exist. Public services and utilities would be extended from existing facilities that are currently located adjacent to the site without the need for expansion of capacity or establishment of new sources of service. The increase in demand would not reduce or impair any existing or future levels of utility services, either locally or regionally, as costs for increases in utilities and services would be met through cooperative agreements between the applicants and servicing agencies. Uses proposed with the revised project would be the same as analyzed with the 2006 project. Therefore, the revised project would not be considered growth inducing, inasmuch as it would not remove an impediment to growth.
- As described in Section 3.0, *Project Description*, implementation of the revised project would result in a net increase of approximately 81 square feet of retail/gallery uses and a net decrease of approximately 7,500 square feet of office uses. Overall, employment-generating land uses would result in a net decrease of employment positions within the project area. Therefore, as with the 2006 project, the revised project would not foster significant economic expansion or growth within the area.
- A project could foster population growth in an area either directly (through the development of new homes) or indirectly (through the development of employment-generating land uses). The revised project would develop both new homes and employment-generating land uses. Based on an estimate of 2.909 persons per household (State of California Department of Finance), the net increase of 295 housing units resulting from project implementation could potentially generate a population increase of approximately 858 persons.

The retail component of the revised project would offer primarily service-type employment, such as sales and service. Service employment is generally not growth inducing, but rather it responds to population growth that has already occurred. Consequently, any residential growth beyond the net increase of 295 units from project construction that may occur as a result of employment-generating land uses are expected to be minimal.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. Project-related population growth has been anticipated in both local and regional plans.



As stated in the September 2006 FEIR, the project is located within the Central Long Beach Redevelopment Project Area. The primary objective of the Central Redevelopment Plan is to re-direct and concentrate commercial facilities in significant centers and along major arterial corridors, while accommodating residential needs and preserving and rehabilitating existing neighborhoods. Therefore, the development proposed by the revised project would be in furtherance of the goals identified in the Redevelopment Plan.

The City's *General Plan* Land Use Element provides population forecasts for year 2000, which represents the "target date" of the current *General Plan*. Based upon 2005 population data, the City's population has exceeded the population forecasts provided in the *General Plan*. Since the City is currently in the process of updating their *General Plan*, population projections are used from SCAG to analyze the potential growth inducing impacts of the proposed project. The potential population growth associated with the revised project (858 persons) would represent approximately 0.002 percent of the City's 2010-projected population of 503,450 persons (SCAG). As the potential population growth associated with the revised project would be consistent with SCAG's projected 2010 population, implementation of the revised project would not induce substantial population growth in the City.

- The revised project would not be growth-inducing with respect to development or encroachment into an isolated or adjacent area of open space. The revised project is considered an urban infill development because the site is surrounded by urban development such as residential, retail/ commercial and office uses.

Overall, implementation of the revised project would not be considered growth inducing, inasmuch as it would not foster significant economic expansion and growth opportunities. The revised project would not remove an existing impediment to growth and would not develop or encroach into an isolated or adjacent area of open space. The revised project would not foster significant unanticipated population growth in the project area, as identified by SCAG and the Redevelopment Plan. Development within the project area would not require substantial development of unplanned and unforeseen support uses and services.

In addition to inducing growth, a project may create a significant environmental impact if it would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and/or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Implementation of the revised project would result in the removal of approximately 63 housing units. Based on an estimate of 2.909 persons per household (State of California Department of Finance), the removal of 63 housing units would displace approximately 183 persons. In addition, project implementation would require removal of 20,981 square feet of retail/restaurant and office uses. As with the 2006 project, the displacement of persons, housing and businesses resulting from implementation of the revised project is considered a significant impact unless mitigated.



California Government Code Section 7260(b) (the "California Relocation Law") establishes "a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity." A primary purpose of the California Relocation Law is to ensure that these persons do not suffer disproportionate injuries as a result of programs and projects designed for the benefit of the public as a whole and to minimize the hardship of displacement on these persons. In compliance with the California Relocation Law, the City of Long Beach Redevelopment Agency adopted Redevelopment Plans for its Redevelopment Project Areas. As stated, the project is located within the Central Redevelopment Project Area.

Generally, the goal of the Redevelopment Plan is to provide new and rehabilitated residential, commercial, industrial, recreational, institutional and public uses, in addition to providing infrastructure-upgrading programs. Implementation of redevelopment projects allows for property acquisition and management, participation of owners and tenants, relocation of displaced project occupants, demolition or removal of existing buildings and improvements, construction of public improvements, renovation of existing structures and disposition and redevelopment of land.

The Long Beach Redevelopment Agency is required to establish a plan or method of relocating any persons or businesses that would be required to relocate from property acquired by or on behalf of the Agency in connection with implementation of the Redevelopment Plan. The City of Long Beach has adopted its own *Relocation Assistance Guidelines* consistent with the State's *Relocation Assistance and Real Property Acquisition Guidelines* (Chapter 6 of Division 1 of Title 25 of the California Code of Regulations), as the method of relocation for each Redevelopment Project Area.

In order to implement, interpret and make specific the provisions of the California Relocation Law relating to relocation assistance and property acquisitions, the U.S. Department of Housing and Community Development Programs adopted the *Relocation Assistance and Real Property Acquisition Guidelines (Guidelines)*. The purpose of the *Guidelines* is to assist public entities in the development of regulations and procedures for implementing the California Relocation Law. California Code of Regulations §6010, *Prior Determinations*, notes the following with respect to the displacement of persons or businesses¹⁰ and property acquisition:

(a) *Displacement. No public entity may proceed with any phase of a project or other activity, which will result in the displacement of any person, business or farm until it makes the following determinations:*

(1) *Fair and reasonable relocation payments will be provided to eligible persons as required by Article 3 of the Guidelines.*

¹⁰ According to California Government Code Section 7260(d), "business" also includes any lawful activity, except a farm operation, conducted primarily by a nonprofit organization.



- (2) *A relocation assistance program offering the services described in Article 2 of the Guidelines will be established.*
 - (3) *Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in these Guidelines.*
 - (4) *Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.*
 - (5) *Adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.*
 - (6) *A relocation plan meeting the requirements of Section 6038 has been prepared.*
- (b) *Acquisition. No public entity may proceed with any phase of a project or any other activity, which will result in the acquisition of real property until it determines that with respect to such acquisition and to the greatest extent practicable,*
- (1) *Adequate provisions have been made to be guided by the provisions of Article 6 of the Guidelines; and*
 - (2) *Eligible persons will be informed of the pertinent benefits, policies and requirements of the Guidelines.*

The Long Beach Redevelopment Agency would be responsible for the preparation and administration of specific relocation assistance programs for all persons and businesses displaced by the project under the requirements of the California Relocation Law and implementing guidelines referenced above. These responsibilities of the Long Beach Redevelopment Agency include the preparation of a Relocation Plan pursuant to California Relocation Law Guidelines Section §6038 (the Relocation Plan). Following compliance with the California Relocation Law, project impacts associated with the displacement of housing, persons and businesses would be reduced to a less than significant level.

Construction of replacement housing elsewhere in the City would not be required as a result of project implementation. The employment generating land uses proposed by the project could create a potential demand for additional housing units. However, the project would offer primarily service-type employment, which is generally not growth inducing. Additionally, sufficient housing exists within the City to accommodate the additional demand, based on the City's existing housing supply



and vacancy rate. As previously noted, the City's existing housing supply and vacancy rate as of January 2007 was 174,547 housing units and 4.98 percent vacancy, respectively. A vacancy rate of 4.0 percent is typically considered ideal to provide an adequate return for property owners and to provide for adequate "turnover" and mobility within the market. Assuming that future project employees would occupy the existing housing, project implementation would decrease the City's housing vacancy rate. In consideration of the City's existing housing supply and vacancy rate, the potential housing demand created by the revised project could be absorbed without significantly impacting housing availability. A less than significant impact would occur in this regard.