

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 which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects were 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 the Century Villages at Cabrillo Specific Plan (Specific Plan) 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.

Also note, pursuant to Public Resources Code Section 21159.28, if a residential or mixed-use residential project is consistent with the use designation, density, building intensity, and applicable policies specified for the project area in the applicable sustainable communities strategy, such a project's EIR need not reference, describe, or discuss growth-inducing impacts. The Project is a predominantly residential mixed-use development, and as described in Section 5.9, *Land Use and Planning*, development under the Specific Plan would be consistent with SCAG's RTP/SCS. Thus, the following is provided for informational purposes.

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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 elimination of a physical obstacle to growth, such as the construction or extension of major infrastructure facilities that are not presently in the area, would be considered to be a growth-inducing impact. The growth-inducing potential of a project would also be considered significant if it fosters growth in excess of what is assumed in the local master plans and land use plans, or in projections made by regional planning agencies.

The Specific Plan would direct growth in an area of the City that is almost entirely built out with urban land uses. The Plan Area and its surroundings are currently well served by infrastructure facilities, including roadways. Some minor extensions or improvements of utility facilities from surrounding roadways, including water and sewer lines, may be required for future development. However, development accommodated by the Specific Plan does not plan or require the construction or extension of major infrastructure facilities that are not currently present in and around the Plan Area. Therefore, the Specific Plan would not remove obstacles to growth through the construction or extension of major infrastructure facilities that do not presently exist in the project area.

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

As discussed in Section 5.12, *Public Services*, none of the public service agencies consulted during the preparation of this DEIR indicated that the Specific Plan would necessitate expansion of their existing resources or facilities in order to maintain desired levels of service. Additionally, as discussed in Section 5.12, development accommodated by the Specific Plan would be required to pay public facility impact fees that are allocated to police and fire services and facilities. Funding for police and fire services and facilities would also come from Proposition H revenue; the City's General Fund; and other revenue sources such as paramedic fees, fire building plan and building checks, various state and federal grants, and private donations. The Specific Plan would not, therefore, have significant growth-inducing consequences with respect to public services.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During the construction of development projects accommodated by the Specific Plan, a number of design, engineering, service, and construction-related jobs would be created. However, construction-related jobs would not result in a significant population increase because they would be filled by workers in the region and the construction phase would be temporary. Additionally, the Specific Plan's construction phases would not result in a long-term increase in employment from short-term construction activities.

As discussed in Section 5.11, *Population and Housing*, implementation of the Specific Plan would result in the creation of up to 44 new long-term jobs and 2,100 residents. As the population grows and occupies new dwelling units in the Plan Area, these residents would seek shopping, entertainment, and other economic

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opportunities in the surrounding area. This would facilitate economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs.

The Specific Plan is consistent with the City's General Plan and land use assumptions. Employment growth resulting from Specific Plan implementation is within estimated employment growth in Long Beach, and thus would not result in an adverse impact. Additionally, some of the jobs are expected to be filled by the local workforce. Further, although the Specific Plan would result in new permanent employment opportunities and stimulate economic activity in the City, it would meet future employment demands anticipated in SCAG's regional growth projections for the City. Therefore, the Specific Plan would not encourage or facilitate economic effects 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?

The proposed project consists of adoption of the Specific Plan and an amendment to the Long Beach Zoning Ordinance and Zoning Map to allow for redevelopment over the next 20 years of portions of the Plan Area that consists of the former navy housing stock, transitioning the collection of antiquated structures and underutilized areas to modern affordable housing and service facilities along with key site improvements. Approval of the Specific Plan and associated zoning ordinance and map amendments would not involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.

Specific plans are routinely approved by cities and counties in California. A specific plan is a policy and/or regulatory tool authorized by state legislation that local governments use to systematically implement their general plan and guide development in a localized area. While the general plan is the overall guide for growth and development in a community, a specific plan is able to focus on the unique characteristics of a designated area by customizing the planning process and land use regulations to that area. The Specific Plan would focus development within the Plan Area, which is fully developed and in a highly urbanized area of the City. Notably, the Specific Plan is consistent with the City's General Plan and land use assumptions.

Additionally, implementation of the Specific Plan would further encourage the creation of a walkable community with direct access to alternative modes of transportation, which in turn would reduce dependency on cars for mobility. In this regard, the Specific Plan is precedent setting; its implementation would continue to create a community that is more compact and pedestrian friendly consistent with State, regional, and local goals and policies. Because reducing vehicle miles traveled per service population and per-capita generation of greenhouse gas emissions would be beneficial to the region, this does not represent an adverse impact.

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