

CHAPTER 7**GROWTH INDUCEMENT****7.1 INTRODUCTION**

This section analyzes the growth inducement potential of the proposed Downtown Inglewood and Fairview Heights TOD Plan and the associated secondary effects of growth the TOD Plan might permit. As required by CEQA Guidelines Section 15126.2(d), an EIR must:

“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 recycled water 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.”

A project can have a direct effect on population growth, for example, if it would involve construction of substantial new housing. A project could also have indirect growth-inducement potential if it would:

- Establish substantial new permanent employment opportunities (e.g., commercial, industrial, governmental, or other employment-generating enterprises) or otherwise stimulate economic activity;
- Remove a physical or regulatory obstacle to additional growth and development, such as removing a constraint to or increasing the capacity of a required public service (physical obstacle). For example, an increase in the capacity of utility or road infrastructure could allow either new or additional development in the surrounding area. A project could also include growth by removing a regulatory obstacle, such as by increasing allowable development intensity; or
- Stimulate economic activity within an area such that it would result in the need for additional housing, businesses, and services to support increased economic activities.

Thus, the discussion of growth inducement draws largely on the evaluations set forth in Section 4.B, *Population and Housing*, of this EIR.

CEQA Guidelines do not distinguish between planned and unplanned growth for purposes of considering whether a project would foster additional growth. Therefore, for purposes of this EIR, to reach the conclusion that the project is growth inducing as defined by CEQA, the EIR must find that it would foster (i.e., promote or encourage) additional growth in economic activity, population, or housing, regardless of whether the growth is consistent with local plans or is beyond the level of growth that is anticipated by local plans. The conclusions set forth in this EIR regarding growth inducement do not address or imply whether such induced growth is beneficial or detrimental, consistent with CEQA Guidelines Section 15126.2(d).

If the analysis contained in this Chapter determines that the TOD Plan has growth inducing effects, the next question is whether that growth may cause adverse effects on the environment.

Environmental effects resulting from induced growth (i.e., growth-induced effects) fit the CEQA definition of “indirect” effects in Section 15358(a)(2) of the State CEQA Guidelines. These indirect or secondary effects of growth may result in significant environmental impacts.

While CEQA Guidelines require an EIR to “discuss the ways” a project could induce growth, and to discuss project characteristics that may “encourage... activities that could significantly affect the environment,” CEQA Guidelines do not require an EIR to attempt to predict where, when, or in what form induced growth might occur. The answers to such questions require substantial speculation, which CEQA discourages (CEQA Guidelines Section 15145).

Thus, any decision whether to allow projects that might result from induced growth is the subject of separate decision making by the lead agency responsible for considering such projects. Because the decision to allow growth is subject to separate discretionary decision making, and such decision making is itself subject to CEQA, the analysis of growth-inducing effects is not intended to determine site-specific environmental impacts or mitigation for the potentially induced growth. Rather, the discussion is intended to disclose the potential for environmental effects to occur more generally, such that decision makers are aware that additional environmental effects are a possibility if growth-inducing projects are approved. The decision of whether impacts do occur, their extent, and the ability to mitigate them is appropriately left to consideration by the agency responsible for approving such projects at such times as complete applications for development are submitted.

7.2 POTENTIAL FOR GROWTH INDUCEMENT

7.2.1 DIRECT POPULATION AND EMPLOYMENT GROWTH

Direct growth would result if a project, for example, involves construction of new housing or commercial development that would result in additional residents and jobs. Additionally, a project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction’s general plan and zoning ordinance, which allows new residential and employment generating development to occur.

The proposed TOD Plan project would result in changes in zoning to allow for a higher density development than currently exists, mixed-use developments, and transit orientated development near planned Metro stations. At build out, the proposed TOD Plan would provide for an increase of 2,693 residential units, which is anticipated to increase the population by approximately 6,415 people; and approximately 1,730,623 square feet of non-residential employment generating uses that would create 5,640 new jobs employment opportunities by build out of the TOD Plan over the next 20 years.

Buildout of the proposed TOD Plan would represent 38.5 percent of the City’s projected population increase. While the population generated by the proposed TOD Plan would represent a large portion of the estimated population and household growth, the City of Inglewood is largely built out, and future development would be within, and not exceed, SCAG’s population forecast. Additionally, the

2,693 additional residential units that would be generated over the 20-year build out of the proposed TOD Plan would accommodate the forecasted population in an environmentally sustainable manner by planning for mixed-use developments near transit with pedestrian and bicycle facilities to promote non-vehicular transportation. As such, the proposed TOD Plan would result in direct population and employment growth at a level that is already anticipated in regional projections; and thus would be less than significant.

In addition, population and employment growth within the Downtown Inglewood and Fairview Heights areas resulting from the proposed TOD Plan at build out is a conservative estimate because it assumes that full occupancy (no vacancy) would occur. In actuality, it is anticipated that all new development would experience a normal (4-6 percent) vacancy rate, and that the projected development may not occur in full over twenty years depending on market conditions.

As listed below, the City of Inglewood has had recent unemployment rates ranging between 6.7 and 15.9 percent (EDD, 2016).

- 2010: 15.9 percent unemployment rate
- 2011: 15.5 percent unemployment rate
- 2012: 14.5 percent unemployment rate
- 2013: 12.8 percent unemployment rate
- 2014: 11.3 percent unemployment rate
- 2015: 9.4 percent unemployment rate
- 2016: 6.7 percent unemployment rate

The 5,640 new jobs that would be created by build out of the TOD Plan would provide new employment opportunities to employees that are already living in Inglewood and the surrounding cities, and new residents of the residential units that would be developed by the proposed TOD Plan. Based on a review of proposed zoning requirements for the TOD planning areas, it is anticipated that most of the new jobs that would be created by the TOD Plan would be retail, commercial, or light industrial related positions that do not require a specialized workforce. Thus, it is anticipated that these jobs would be filled by people who would already be living within Inglewood and surrounding communities, and would not induce an unanticipated influx of new labor into the region. As described in Section 4.J, Population and Housing, build out of the TOD Plan would result in an improvement in the jobs-household ratio from an existing ratio of 0.80 jobs per household to 1.85 jobs per household, which is a benefit and an objective of the proposed TOD Plan because a more balanced jobs to housing ratio could improve the environment by reducing vehicle miles traveled and emissions from motor vehicles. Therefore, job growth from build out of the proposed TOD Plan could benefit the environment within the TOD Plan area.

Overall, the proposed TOD Plan would increase allowable development intensity within the TOD Plan areas to accommodate forecasted housing and employment growth consistent with SCAG's regional forecasts and land use policies. Thus, impacts related to increased growth through the provision of residential units and employment opportunities would be less than significant.

7.2.2 REMOVE OBSTABLES TO GROWTH

The elimination of a physical obstacle to growth is considered to be a growth inducing impact. A physical obstacle to growth typically involves the lack of public service infrastructure. The proposed Downtown Inglewood and Fairview Heights TOD Plan would induce growth if it would provide public services or infrastructure with excess capacity to serve lands that would otherwise not be developable, except for the infrastructure capacity provided by the proposed Downtown Inglewood and Fairview Heights TOD Plan.

The TOD Plan areas are developed urban areas that are connected to the City's existing infrastructure system. Water, sewer, drainage, and roadways provide service to all of the areas within the TOD Plan. As described in Section 4.N, *Utilities, Service Systems, and Water Supply*, development projects pursuant to the TOD Plan would include installation of onsite infrastructure and new connections to the existing infrastructure systems, which could include improvements to existing aged infrastructure. However, these potential improvements would be sized to accommodate new development, and not provide excess capacity. As described above, the TOD Plan areas are urban and developed and the projects implemented by the TOD Plan would consist of infill and redevelopment of existing uses, not development in undeveloped areas, or extension of infrastructure into an unserved, or underserved area. Because the anticipated infrastructure improvements would only enhance services to proposed developments and not provide an extension of service to areas that are currently not served, or provide excess capacity, infrastructure improvements would not result in significant growth inducing impacts.

The TOD Plan would also implement circulation improvements, such as pedestrian and bicycle facilities, which would enhance local circulation and use of the planned Metro stations. The circulation improvements provided by the proposed Plan would not extend circulation into a new area or provide excess circulation capacity that could induce growth. The improvements proposed by the TOD Plan would enhance circulation to provide for multi-modal transportation. As a result, the circulation improvements would result in less than significant growth inducing impacts.

7.2.3 SUPPORT ECONOMIC GROWTH

Induced growth can occur outside of a project site as the result of direct and indirect investment and spending by residents, employees, and businesses. Such growth stems from the "induced" employment generated by a project's economic activity. Indirect employment growth generated by a direct increase in economic activity can be due to the increases in spending that would occur on the part of the businesses, employees, and employee households. It could also be due to the additional spending that would occur on the part of suppliers of goods and services demanded by a project's direct economic activity (households, businesses and employees).

Build out of the TOD Plan would result in a ratio of 1.86 jobs per household. Because the City currently has a jobs to housing ration of 0.8, build out of the TOD Plan would result in an improvement in the jobs-household ratio, which is a benefit and an objective of the proposed Plan.

In addition, as described above, the City of Inglewood has had recent unemployment rates ranging between 6.7 and 15.9 percent (EDD, 2016). As described in Section 4.B, *Population, Housing, and*

Employment, most of the new jobs that would be created by the TOD Plan would be retail, commercial, or industrial related positions that do not require a specialized workforce, and this type of workforce exists in the City. Thus, due to the unemployment within the City and the availability of a workforce, it is anticipated that new jobs that would be generated from implementation of the TOD Plan would be filled by people within Inglewood and surrounding communities, and would not induce an unanticipated influx of new labor into the region.

Therefore, job growth from build out of the proposed TOD Plan would result in new permanent employment opportunities and stimulate economic activity; however, the Plan would meet future housing and existing and future employment demands per SCAG's projections in an environmentally sustainable transit oriented manner that is consistent with SCAG's regional land use policies. Overall, the proposed TOD Plan would manage growth, and not remove any regulatory obstacles that would result in increased levels of growth that would not otherwise occur. Therefore, impacts would be less than significant.

7.3 ENVIRONMENTAL IMPACTS OF INDUCED GROWTH

As described above, implementation of the proposed TOD Plan would provide regulation to accommodate SCAG's forecasted growth by meeting housing and employment demands in an environmentally sustainable transit oriented manner that is consistent with SCAG's regional land use policies. All physical environmental effects from construction of future development has been analyzed in all technical sections of this EIR. For example, activities such as excavation, grading, and construction as required for new residential and employment uses would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic sections. Therefore, construction of land uses induced by the proposed TOD Plan has been analyzed in this EIR and would be adequately mitigated either through implementation of code requirements and/or mitigation measures contained within Chapter 4 of this EIR. As a result, impacts would be less than significant.

REFERENCES – GROWTH INDUCEMENT

State of California Employment Development Department (EDD 2016). *Historical Data for Unemployment Rate and Labor Force (Not Seasonally Adjusted) in Los Angeles County*. Accessed March 30, 2016: www.labormarketinfo.edd.ca.gov

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