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 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 EIR.

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?

There are already roadways and infrastructure surrounding the project site, and the project would not extend roadways or infrastructure.

The project would not change existing land use regulations. The existing general plan land use designation and zoning district for the site would be retained.

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

The project would not result in the need for new or expanded public service facilities. This was also identified in the Initial Study for this project and included as Appendix A of this EIR.

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

Development of 112,252 square feet of medical office and retail uses would not result in economic effects that could significantly affect the environment. The total amount of nonresidential square footage in the

10. Growth-Inducing Impacts of the Proposed Project

City was estimated at 42,000,000 square feet in the General Plan land use element update in 2004. Thus, the proposed amount of commercial square footage would not have significant impacts considering the existing development intensity in the City. Project-generated employment is expected to be absorbed out of the regional labor force, and not to attract substantial numbers of new workers to the City, as substantiated in the Initial Study (see Appendix A of this EIR).

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The project would not involve any precedent-setting changes in land use regulation. The project would require three discretionary approvals by the City of Pasadena: a Conditional Use Permit; two Minor Conditional Use Permits; and Design Review by the Design Commission. City consideration of applications for these approvals is available for many other properties in the City.