

## 10. *Growth-Inducing Impacts of the Proposed Project*

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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. (Section 15126.2(d) of the CEQA Guidelines) 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?**

As discussed in Section 5.12, *Utilities and Service Systems*, the project site and its area are already developed, and existing utility and service systems are available to provide service to the proposed project with upgrades. Although upgrades to the existing utilities are necessary, major infrastructure is already present in the area and there are no known obstacles to growth. The proposed project also does not include changes to land use regulations that would induce growth. Approval of the specific plan would not remove an existing regulatory obstacle to growth, but would redefine the nature of future growth in the area. Therefore, the project is not considered to be 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 Lincoln Avenue Specific Plan is in an urbanized area, and public services are currently provided to the site. As discussed in Section 5.10, *Public Services*, the increased development intensity at the project site would require further commitment of public services in the form of fire and police protection, public schools, and parks in order to maintain a desired level of service. This would be considered a long-term commitment.

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However, as discussed in Sections 5.10, none of the public service agencies consulted during the preparation of this DEIR indicated that the proposed project would necessitate the immediate expansion of its existing services and facilities in order to maintain desired levels of service. Additionally, implementation of the existing fees requirement and mitigation measures would ensure that the service capability would grow proportionate to the increase in uses and would not result in a significant environmental impact. The proposed project 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 project construction, a number of design, engineering, and construction-related jobs would be created. This would last until each project is completed over an approximate 10-year span and would be a direct, but temporary, growth-inducing impact of the project.

The increased number of employees and residents in the area would spur new economic investment in commercial uses serving the specific plan area. 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 that address these economic needs. However, this effect would be less than significant since future projects will be required to comply with the intensity allowed in the Lincoln Avenue Specific Plan and City zoning code. Furthermore, the intent of the specific plan is to encourage redevelopment of old industrial uses and underutilized parcels to accommodate local business growth along the corridor and provide a more diverse range of retail and neighborhood-oriented commercial uses. Therefore, 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.

### **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 discretionary approvals by the City of Pasadena, including approval of the specific plan. City consideration of this approval is available for many other properties in the City.