

# 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.

“Direct growth” would be induced by the creation of the facilities within the Project boundaries, as well as off-site Project components, which would directly accommodate a new population in the region (e.g., new housing units) or provide employment opportunities that require a new population to locate into the region (e.g., new employment center). “Indirect growth” would be attributable to and stimulated by a project’s construction and/or operation. Indirect growth would be induced by either removing obstacles to population growth (e.g., expanding infrastructure such as utilities and roadways; expanding public services; changes in existing regulations pertaining to land development); and/or stimulating economic activity that attracts a new population.

To address this issue, potential growth-inducing effects are 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?
- Would this project create new housing units that would attract new population into the region?
- Would this project create employment opportunities that require a new population to locate into the region?

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This analysis does not assume that any growth-inducing effects are 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 constructing and operating the Proposed Project 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?**

The Proposed Project would reuse an existing County detention facility; therefore, demolition of the existing MCJ facility and construction of the Proposed Project would not remove obstacles to growth in the surrounding area because the site is currently developed with facilities that have been used as a detention facility for approximately 50 years. Existing utility and service systems currently provide service to the site, and no upgrades would be required to serve the Proposed Project. The existing “Public Facilities” land use designation and zoning of the site will remain in place, and the Proposed Project would be consistent with this designation and zoning because it would not change the detention facility use of the property. Under Option 1, a new 1,500-space parking structure would be constructed at the SSPS Site. Under Option 2, a new 3,000-space parking structure would be constructed on the Vignes Lot for parking and/or other non-custodial, project-related uses during project construction and operation. Neither option would require the construction or extension of major infrastructure facilities. Therefore, no new growth in the surrounding area is anticipated with the proposed reuse of the Project Site for the Consolidated Correctional Treatment Facility.

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

As discussed in Section 5.11, *Public Services*, no increased demand for public services would occur with the Proposed Project. The Project Site is currently developed with a County detention facility. As a result, public services are already being provided to the Project Site. Construction of either parking structure would not increase demands for public services beyond what is required to serve the Proposed Project.

No increase in demands for fire and police protection services would be associated with the Proposed Project. As no identified deficiencies in existing service levels have been identified by the public service agencies and no new public service facilities are proposed or would be required by the Proposed Project, any future changes in public service levels would only be undertaken by each agency to serve cumulative increases in service demands in their service area, and would not be directly proposed by the Proposed Project so as to induce growth in the surrounding area.

No direct demand for off-site schools, library services, or parks would be generated by the Proposed Project. Indirect demands for schools, library services, and parks from Proposed Project employees and inmate-patient households that may relocate into the area are anticipated to be accommodated by existing facilities, as discussed in Section 4.11, *Public Services*.

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The Project's incremental need to expand public services through additional equipment and personnel would not have a direct or indirect environmental impact. No new fire stations, police stations, schools, libraries, or other public facilities are needed to serve the Proposed Project. Therefore, the Project would not have an indirect growth-inducing impact with respect to the expansion of 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, between 600 and 2,000 design, engineering, and construction-related jobs would be created, depending on the phase of construction (LADPW 2017). Some increase in construction-related jobs would last until project construction is completed in 2027 and would be a direct but temporary growth-inducing impact of the project. The County has established Local Worker Hiring Programs and Small Business Enterprise (SBE) Programs to increase local participation in the construction of capital projects as a strategic effort to retain and create jobs in its most economically challenged communities. As may be required by the County, the Proposed Project may have its own local worker and SBE participation goals or requirement. The Proposed Project would increase the number of employees at the Project Site but decrease the number of employees at the adjacent TTCF, for a total increase of 50 employees. This would have little effect on new economic investment in commercial uses serving the area in proximity to the Project Site. The Proposed Project's location in downtown Los Angeles will also mitigate any additional need to accommodate local business growth because the area features a diverse range of existing retail and service commercial uses, including restaurants, grocery stores, pharmacies, and banks. Therefore, while the Proposed Project will have a small growth-inducing effect due to the slight increase in employees, this will be accommodated by the surrounding area'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?**

No change to existing land use regulations applicable to the site is necessary to implement the Proposed Project. Specifically, the Proposed Project does not require a General Plan Amendment (associated with a change to the current land use designation) or zone change that may affect compatibility with adjacent land uses. The existing "Public Facilities" land use designation and zoning of the site will remain in place, and the Proposed Project would be consistent with this designation and zoning because it would not change the detention facility use of the property. The SPSS is already a parking lot and would not require any precedent-setting action. The general plan and zoning designations for the Vignes Lot allow heavy manufacturing and would not need to be changed to construct a parking structure on the Vignes Lot.

### **Would this project create new housing units that would attract new population into the region?**

The Proposed Project involves construction of a CCTF to replace the existing MCJ. It would not provide housing for the general public and would not directly induce new residential population into the region. The Proposed Project would increase the number of employees at the Project Site but decrease the number of employees at the adjacent TTCF, for a total increase of 50 employees. There are 85,486 vacant housing units (5.9 percent vacancy rate) in the City of Los Angeles (DOF 2016) in addition to the residential development planned in the area (see Section 4.4, *Cumulative Impacts*, of this EIR). The addition of as many as 1,142

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potential new households would not substantially affect the availability of housing in the City of Los Angeles or necessitate construction of new housing. The currently average one-way commute distance for existing employees at MCJ is approximately 28 miles (Fehr & Peers 2017). The 28-mile one-way commute distance includes the City of Los Angeles and surrounding cities and communities such as Burbank, Pasadena, Walnut, Gardena, Whittier, etc. In the County as a whole, there are 196,039 vacant housing units (5.6 percent vacancy rate) (DOF 2016). Therefore, the minor increases in employment could be accommodated by the existing housing in the City and surrounding area and would not contribute to significant changes to the environment beyond the direct consequences associated with construction and operation of the Proposed Project.

### **Would this project create employment opportunities that require a new population to locate into the region?**

The Proposed Project would create temporary construction employment opportunities. Construction workers may come from different areas of the County or other counties in the region such as Orange, Riverside, and San Bernardino. Construction jobs are typically in various locations, and construction workers travel to where jobs are available. However, as stated above, the County has established Local Worker Hiring Programs and SBE Programs to increase local participation in the construction of capital projects. Although the construction will occur over 10-year period, different phases of construction would likely require different construction contractors with specific skill sets with shorter duration. Therefore, the short-term nature of different construction activities would not be of sufficient duration to cause population to relocate into the region in substantial numbers.

During operation, the Proposed Project would increase the number of employees at the Project Site but decrease the number of employees at the adjacent TTCF, for a total increase of 50 employees. With an unemployment rate of 5.5 percent in the City of Los Angeles and 5.2 percent in the County as of July 2017 (EDD 2017), new hires could be filled by the available unemployed local labor force of 110,600 persons in the City of Los Angeles and the unemployed labor force from other areas in the County and the region, based on individual eligibility for the vacant positions and the sheriff's department's hiring protocol and requirements. The number of jobs available in the City of Los Angeles and/or County would increase by 50 positions from the 1,753,558 jobs in 2013 (SCAG 2015). The increase would be within SCAG projections of 2,169,100 jobs by 2040 (SCAG 2016). The Project would not result in substantial employment growth in the City of Los Angeles or the County beyond what SCAG has projected to occur in 2040. There would be no exceedance of SCAG's population projections for the City for 2040, and no substantial employment growth would occur with the Project. Therefore, the Proposed Project is not a growth-inducing project and no impact would occur.

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### 10.1 REFERENCES

- Department of Finance (DOF). 2016, May. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2016. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.
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- Employment Development Department (EDD). 2017b, July. Report 400C: Monthly Labor Force Data for Cities and Census Designated Places (CDP). July 2017. <http://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html>.
- Fehr & Peers. 2017, August. Consolidated Correctional Treatment Facility Transportation Impact Analysis, Los Angeles, California.
- Southern California Association of Governments (SCAG). 2016, April. The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Demographics & Growth Forecast Appendix. <http://scagrtpscscs.net/Documents/2016/final/f2016RTPSCS.pdf>.
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