

## 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 Industry General Plan Update 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 implementing the General Plan Update examined in the preceding sections of this DEIR.

### **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 5.14, *Utilities and Service Systems*, existing utility and service systems are available to provide service to future development that would be accommodated by theoretical buildout of the General Plan Update. Existing capacity also remains in existing water and wastewater mains to serve theoretical buildout of the General Plan Update. Similarly, existing and/or planned treatment capacity is available to serve the projected water and wastewater treatment needs for development anticipated under the General Plan Update. Some extensions/upgrades of existing utility facilities from surrounding roadways, including water and sewer lines, may need to be implemented in certain areas of the City to serve individual development projects. However, the extensions/upgrades that would be required would be to existing utility facilities and would not be major in nature. Additionally, as described in Sections 5.8, *Hydrology and Water Quality*, and 5.14, *Utilities and Service Systems*, drainage improvements necessary to serve future development that would be accommodated by the General Plan Update would not adversely impact existing drainage facilities. However, some drainage improvements, such as onsite detention basins or catch basins, could be required in certain areas of the City to serve individual development projects.

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While future development that would be accommodated by the General Plan Update could include upgrades/modifications to the existing storm drainage, water and wastewater infrastructure in certain areas of the City, improvements would be proposed solely to accommodate development associated with the General Plan Update and would not significantly remove obstacles to growth. Additionally, extensions of existing utility facilities from surrounding roadways, where necessary, would provide a sufficient tie-in to the existing utility systems to accommodate the demands of future development associated with the General Plan Update.

Furthermore, the purpose of the General Plan Update is to guide growth and development in the City of Industry. Los Angeles County, as well as the entire southern California region, has experienced dramatic growth in the past two decades and this trend is expected to continue for the next two decades. The focus of a General Plan, then, is to provide a framework in which the growth can be managed and tailored to suit the needs of a community and the surrounding area. Approval of the General Plan Update would allow future development and redevelopment of the City through a system of land use designations. Therefore, the General Plan Update would be considered to be growth inducing, although it merely accommodates growth based on market conditions.

### **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*, as the City of Industry continues to develop, the City would require further commitment of public services in the form of fire and police protection. An increase in development in the City that would be accommodated by the General Plan Update would require an increased commitment to public services, which would be considered a long-term commitment in order to maintain a desired level of service. However, as discussed in Sections 5.12, none of the public service agencies consulted during the preparation of this DEIR has 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 existing City plans, programs, and policies and the proposed General Plan Update policies would ensure that the service capability will grow proportionate to the increase in uses and will 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?**

The General Plan Update is premised on a certain amount of growth occurring within the boundaries of the City and its Sphere of Influence (SOI). During implementation of the General Plan Update, a number of temporary jobs would be created during construction of development and redevelopment projects that would be accommodated by the General Plan Update. Although the construction-related jobs would be a temporary condition, this would be a direct, growth-inducing effect of this project.

Additionally, although new residential units would not be developed in the City under the General Plan Update, the anticipated increase in industrial, professional, and commercial uses would facilitate economic activities in and around the City and create additional employment opportunities. However, it is anticipated that the additional employment opportunities that would be created in the City pursuant to the General Plan Update would serve the City as well as a larger, regional population, including the surrounding communities, which are generally considered housing rich and jobs poor. According to the 2010 Regional Transportation Plan (RTP) figures produced by the Southern California Association of Governments, the San Gabriel Valley subregion has a jobs-to-housing ratio of 1.25 without the City of Industry and 1.40 with the City. A ratio close to 1.50 is considered a healthy balance. Therefore, the employment opportunities that are anticipated under

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various employment-inducing land uses of the General Plan Update would further contribute to the improvement of the jobs/housing ratio in the San Gabriel Valley subregion, resulting in a significantly more balanced and healthy jobs/housing ratio.

Furthermore, implementation of the General Plan Update would further the vision and objective of the City to be an employment base and commercial and business hub for the San Gabriel Valley and Los Angeles metropolitan area by providing employment opportunities through its various employment-inducing land uses. For example, Industry provides over half (55 percent) of the industrial jobs and 12 percent of the retail jobs in San Gabriel Valley. More than one in every ten industrial or retail jobs in Los Angeles County is in Industry (13 and 11 percent, respectively). Additionally, these jobs contribute to a healthy subregional jobs-to-housing balance since roughly 70 percent of those employed in Industry live in the East San Gabriel Valley, Southwest San Gabriel Valley, Upper San Gabriel Valley, and Whittier.

Finally, the close proximity of existing and future housing units in the surrounding communities and region to industrial, professional and commercial uses envisioned by the General Plan Update would reduce vehicle trips, and thereby reduce air quality, noise, and traffic impacts, and also reduce greenhouse gas emissions. Therefore, although the proposed project would have a direct growth-inducing effect, indirect growth-inducing effects would be minimized due to the balance of land uses set forth by the proposed project.

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

As discussed in Chapter 3, *Project Description*, the proposed project consists of the implementation of the General Plan Update, which includes a revision of the current General Plan elements and land use map. State law requires that a general plan address seven elements or topics, but allows some discretion on the arrangement and content. The General Plan Update addresses these seven topics through five elements (Land Use Element, Circulation Element, Resource Management Element, and Safety Element) as they relate to state requirements. The General Plan Update will serve as Industry's blueprint for its future growth and development. Pressures for development to occur in the surrounding areas may derive from regional economic conditions and market demands for housing, commercial, office, and industrial land uses that may be directly or indirectly influenced by the proposed project.



Table 3-5, *Estimated Theoretical Buildout Statistics of the Proposed Land Use Plan*, estimates the future statistics based on the theoretical buildout projections of the proposed Land Use Plan, which is illustrated in Figure 3-7. Projections are based on the estimated theoretical buildout (nonresidential square footage and employment) of each land use designation, based on a range of allowable floor area ratios. As shown in Table 3-5, and assuming theoretical full buildout of the proposed Land Use Plan, Industry is projected to accommodate approximately 91,670,004 square feet of employment uses, 12,543,488 square feet of commercial uses, and 103,649 jobs. Additionally, theoretical buildout of the City's SOI would accommodate 7,042,560 square feet of employment uses, 26,136 square feet of commercial uses, and 6,077 jobs.

Although the General Plan Update may be considered a precedent-setting action, the impacts of subsequent similar actions would require full environmental analysis and associated mitigation to ensure that subsequent impacts would not significantly affect the environment. Additionally, as demonstrated in Section 5.9, *Land Use and Planning*, the General Plan Update would not conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project. Moreover, no changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) or zoning standards are proposed or required to implement the proposed project. Policies have also been identified in the General Plan Update to ensure that future site-specific development projects comply with all applicable City plans, policies, ordinances, etc., to ensure that there are no conflicts with adopted land development regulations and that any environmental impacts are minimized or eliminated.

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