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?

The MPMP Precise Plan is at the northeast corner of State Route 60 (SR-60) and Paramount Boulevard. The 51.1-acre project site is vacant and was formerly used as a landfill, which has since been decommissioned and remediated. The proposed project would result in the installation of infrastructure, including new roadways, water, sewer, and stormwater drainage to accommodate 600,000 square feet of commercial development. The project would have a direct growth-inducing effect through installation and/or expansion of infrastructure to support the proposed project.

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

As discussed in Section 3.14, *Public Services*, in the Initial Study (included as Appendix A to this SEIR), the proposed project would require additional public services to maintain the City's desired level of service standards. However, existing regulations and mitigation measures incorporated in the 2000 MPTP and the funding mechanisms would ensure that the service capability will grow proportionate to the increase in uses

and will not result in service capacity beyond what is approved. This 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 project construction is completed, and the estimated buildout year is 2015. This would be a direct, growth-inducing effect of this project. The proposed project would contain up to 600,000 square feet of commercial uses and generate a net increase of 730 jobs. It is anticipated that the project would serve portions of the City of Monterey Park as well as a larger, regional population in the adjacent jurisdictions, including Montebello, Rosemead, and portions of unincorporated Los Angeles County. It is anticipated that most project-generated jobs would be filled by residents of the City of Monterey Park and vicinity (including Montebello, Rosemead, and portions of unincorporated Los Angeles County), since the unemployment rate in the County of Los Angeles was estimated to be 12.2 percent in 2010 (LAEDC 2010). The project could result in a slight increase in demand for housing in the vicinity of the project site. The current forecast for the increase in the number of households between 2010 and 2015 is 549 households in the City of Monterey Park, 342 in Rosemead, and 262 in Montebello (SCAG 2008). Any increase in demand for housing in the region that indirectly resulted from development of the proposed project would be well within the existing forecast of the number of households in the City and vicinity.

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

The MPMP Precise Plan is a permitted use within the Regional-Specialty Center Zone, and the Precise Plan demonstrates its consistency with the General Plan in Section II of the Precise Plan. While the project represents an increase in the permitted commercial square footage that was adopted under the 2000 MPTP, the required actions would not promote growth, because the existing City of Monterey Park General Plan land use designations of the project site permit the development of a commercial center on the site. Pressures to develop other land in the surrounding area may derive from regional economic conditions and market demands for housing, commercial, office, and industrial land uses that are not directly or indirectly influenced by the proposed project. Approval of the proposed project would not, therefore, involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.