

# 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. 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?**

## **Infrastructure Construction/Extension**

The project involves construction of utilities on the 5.71-acre Development Area; utility connections to existing facilities in Via Valmonte and Hawthorne Boulevard; upsizing of the 8-inch to 12-inch sewer trunk lines; and expansion of a short storm drain segment from the Development Area to Via Valmonte. In addition, the City of Torrance will require that installation of utilities will be undergrounded. Project development would not involve construction or extension of infrastructure offsite except for the aforementioned utility and site access connections and improvements. It is not anticipated that these improvements would facilitate any other

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

development in the area. Project development would not remove obstacles to growth through construction or extension of major infrastructure facilities.

### **Changes in Existing Regulations**

Project approval requires a General Plan amendment and a zone change. The two changes would only apply to the 24.68-acre project site and would only allow development in the 5.71-acre Development Area.

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

Project development would not require construction of new or expanded facilities for fire protection, police protection, schools, or libraries.

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

Project construction would generate a limited number of short-term construction jobs. The unemployment rate in Los Angeles County in November 2018 was estimated at 4.6 percent (EDD 2019). Thus, construction employment is expected to be absorbed from the regional labor force and is not expected to cause substantial indirect growth by attracting new workers into the region.

Project operation is estimated to employ five people for management and maintenance of the project. Employment in Torrance is forecast to increase from 102,300 in 2012 to 117,600 in 2040, an increase of 15,300 or approximately 15 percent (SCAG 2016). Estimated employment by project operation is well within regional employment growth forecast for the City and would not indirectly cause significant growth.

Project development would add 248 apartment units in Torrance. At full occupancy, the apartments are estimated to house 722 residents (KHR 2017).<sup>1</sup> The population of the City is estimated to increase from 146,500 in 2012 to 159,800 in 2040, an increase of 13,300 or approximately 9 percent (SCAG 2016). The population increase due to project development would be well within the regional population forecast for the City. Development of proposed housing would not indirectly cause significant growth. Nor is it anticipated that the addition of these new residents would indirectly trigger additional population growth in the area.

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

Project approval would not involve a precedent-setting action that could indirectly cause significant impacts. The requested policy approvals—General Plan amendment, zone change, conditional use permit, Mapping Action, and precise plan of development—are all site specific and do not affect the development standards that apply to any other property.

---

<sup>1</sup> The estimate, from the Hydraulic Network Analysis for the proposed project, assumes occupancy of two persons per bedroom. Using the estimated average household size in Torrance in 2017, 2.62 persons (CDF 2017), full occupancy is estimated at 650 residents. Thus, 722 residents is a conservative estimate.