

## 1.0 EXECUTIVE SUMMARY

**TABLE 1.0-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Environmental Impacts	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<b>4.1 Aesthetics and Visual Resources</b>			
<b>4.1-1 Effects on Scenic Vistas.</b> Future actions under PLAN Hermosa have the potential to encroach on views from prominent public viewpoints. Future actions also have the potential to degrade the visual quality of scenic vistas, through the introduction of incongruous features to the viewshed.	LTS	None required.	N/A
<b>4.1-2 Effects on Scenic Resources within a State Scenic Highway.</b> There are no designated state scenic highways in or near Hermosa Beach. However, PLAN Hermosa directs the City to protect Pacific Coast Highway as a potentially scenic highway and would guide development and reuse projects in a manner that is consistent with the existing visual character of Pacific Coast Highway so that it may be designated as a scenic highway at some point in the future.	LTS	None required.	N/A
<b>4.1-3 Degradation of Existing Visual Character.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not adversely alter the existing land use pattern or visual character of the city.	LTS	None required.	N/A
<b>4.1-4 New Shade or Shadow That Substantially Affects Outdoor Recreation.</b> PLAN Hermosa would allow development or reuse projects in a manner where new sources of shade or shadow may reach outdoor recreation facilities or public gathering areas. However, the voter-approved height limits effectively restrict the number of areas in which shade or shadow may have an adverse effect but do not eliminate all potential sources.	LTS	None required.	N/A

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<p><b>4.1-5 New Sources of Light or Glare.</b> PLAN Hermosa would guide development and reuse projects in a manner that could create new sources of glare, skyglow, and spillover lighting. However, PLAN Hermosa also includes specific policies and implementation actions that minimize adverse effects related to new sources of light and glare.</p>	LTS	None required.	N/A
<p><b>4.1-6 Cumulative Adverse Effects Related to Visual Resources.</b> Of the categories of potential visual impacts addressed, only the impact of artificial lighting to the night sky (skyglow impact) is potentially cumulative in nature. All other impacts (to scenic vistas, scenic resources, visual character, shade and shadow effects, and lighting impacts of glare and spillover) are localized and confined within the city limits of Hermosa Beach.</p>	LCC	None required.	N/A
<b>4.2 Air Quality</b>			
<p><b>4.2-1 Conflict with or Obstruct Implementation of the Applicable Air Quality Plan.</b> Implementation of PLAN Hermosa would guide future development in the city in a manner that could result in air pollution emissions. Compliance with existing federal and state regulations and implementation of PLAN Hermosa policies would reduce conflicts with air quality plans.</p>	LTS	None required.	N/A
<p><b>4.2-2 Short-Term Construction Emissions.</b> Implementation of PLAN Hermosa would guide future development in the city in a manner that could generate air pollutant emissions from short-term construction. Although PLAN Hermosa policies and programs and enforcement of current SCAQMD rules and regulations would help reduce short-term emissions, construction emissions would result in a potentially significant impact.</p>	PS	<p><b>MM 4.2-2a</b> Construction projects within the city shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:</p> <ul style="list-style-type: none"> <li>All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions</li> </ul>	SU

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		<p>and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p> <ul style="list-style-type: none"> <li>• The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</li> <li>• All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</li> <li>• All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.</li> <li>• All dirt/soil materials transported off-site shall be required to cover their loads as required by California Vehicle Code Section 23114 to prevent excessive amount of dust.</li> <li>• General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</li> <li>• Trucks having no current hauling activity shall not idle but shall be turned off.</li> </ul> <p><b>MM 4.2-2b</b> In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to 5 minutes at any location.</p> <p><b>MM 4.2-2c</b> Construction projects within the city shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.</p>	

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		<p><b>MM 4.2-2d</b> Construction projects within the city shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.</p> <p><b>MM 4.2-2e</b> Project applicants shall identify all measures to reduce air pollutant emissions below SCAQMD thresholds prior to the issuance of building permits. Should attainment of SCAQMD thresholds be determined to be infeasible, construction contractors shall provide evidence of this to the City and will be encouraged to apply for SCAQMD SOON funds.</p>	
<p><b>4.2-3 Long-Term Operational Emissions.</b> Subsequent development associated with the implementation of PLAN Hermosa could generate air pollutant emissions from long-term operation. PLAN Hermosa policies and programs and enforcement of current SCAQMD rules and regulations would help reduce long-term emissions.</p>	LTS	None required.	N/A
<p><b>4.2-4 CO Hot Spots.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would reduce vehicle traffic to existing roadways, which could reduce the potential for CO hot spots. Traffic volumes anticipated at intersections throughout the city with implementation of PLAN Hermosa would not be large enough to cause a CO hot spot.</p>	LTS	None required.	N/A
<p><b>4.2-5 Expose Sensitive Receptors to Substantial Pollutant Concentrations.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in Hermosa Beach in a manner that would potentially generate additional diesel vehicle traffic and diesel stationary sources within the city.</p>	LTS	None required.	N/A
<p><b>4.2-6 Odors.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a</p>	LTS	None required.	N/A

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<p>manner that could generate odors or expose existing receptors to odors. However, PLAN Hermosa policies and programs and compliance with SCAQMD rules and regulations would result in a less than significant impact.</p>			
<p><b>4.2-7 Cumulative Air Quality Impacts.</b> Implementation of PLAN Hermosa in addition to anticipated growth in the South Coast Air Basin would increase the amount of air quality emissions occurring within the basin and affect the region's ability to attain ambient air quality standards.</p>	CC	Implement mitigation measures <b>MM 4.2-2a</b> through <b>MM 4.2-2e</b> .	CC/SU
<b>4.3 Biological Resources</b>			
<p><b>4.3-1 Impacts to Special-Status Species.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in the development or expansion of beach-supporting uses that could adversely affect western snowy plover and California least tern.</p>	PS	<p><b>MM 4.3-1</b> Construction of facilities on the beach that must occur between the months of April and August (roosting season for snowy plovers) will require preconstruction surveys to determine the presence of western snowy plovers or California least terns. If these species are present, no construction may occur until the species leave the roost based on review by a qualified biologist and consultation with the California Department of Fish and Wildlife (CDFW) and the US Fish and Wildlife Service (USFWS). If the project is within a Special Protection Zone, construction activities will not be allowed until western snowy plovers are no longer present. If the area is not within a Special Protection Zone, a qualified biologist will survey the area for western snowy plovers using established protocols and in coordination with the USFWS and CDFW to determine if plovers are present. If they are present, no work will occur until after snowy plovers leave the roost site for the season. The qualified biologist will also survey the area for California least terns using established protocols and in coordination with the USFWS and CDFW to</p>	LTS

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		determine if California least terns are present. If surveys are negative for western snowy plovers or California least terns, work may proceed during the roosting period and the biologist will be present to monitor the establishment of the beach landing sites to ensure that no western snowy plovers or California least terns are injured or killed, should they arrive in the area subsequent to work commencing. The project will include fencing/walls that will prevent western snowy plovers or California least terns from entering the work areas. The biologist will conduct weekly site visits to ensure that fencing/walls are intact until construction activities are finished at the sites and all equipment is removed from the beach. The results of the preconstruction survey will be submitted to the City prior to the establishment of beach landing sites. All biological monitoring efforts will be documented in monthly compliance reports to the City.	
<p><b>4.3-2 Impacts to Sensitive Biological Communities or Riparian Habitat.</b> Hermosa Beach does not contain any sensitive biological communities or riparian habitat that could be impacted by implementation of PLAN Hermosa.</p>	NI	None required.	N/A
<p><b>4.3-3 Impacts to Federally Protected Wetlands.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could indirectly impact jurisdictional waters of the United States, particularly Santa Monica Bay. However, implementation of PLAN Hermosa policies and implementation actions and enforcement of existing grading and erosion regulations would result in a less than significant impact.</p>	LTS	None required.	N/A

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<b>4.3-4 Impacts to the Movement of Native Resident or Migratory Fish or Wildlife Species or Within an Established Migratory Corridor.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could impede wildlife movement in the planning area.	LTS	None required.	N/A
<b>4.3-5 Conflict with Any Local Policies or Ordinances Protecting Biological Resources, Such as a Tree Preservation Policy or Ordinance.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not result in a conflict with a local policy or ordinance protecting biological resources, including but not limited to Chapter 12.36 of the Hermosa Beach Municipal Code protecting certain trees.	LTS	None required.	N/A
<b>4.3-6 Cumulative Impacts to Biological Resources.</b> Implementation of PLAN Hermosa, in combination with existing, approved, proposed, and reasonably foreseeable development in the South Bay Cities COG planning area, could result in the conversion of habitat and impact biological resources. Biological impacts from PLAN Hermosa would be limited due to the small size of potential projects and the focus on urban infill sites, and PLAN Hermosa would not contribute to any cumulative impacts.	LCC	None required.	N/A
<b>4.4 Cultural Resources</b>			
<b>4.4-1 Impact on Archaeological Resources.</b> Implementation of PLAN Hermosa could provide for future development and reuse projects on previously undisturbed land throughout the city, which could cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. However, PLAN Hermosa includes implementation actions that require archaeological	LTS	None required.	N/A

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investigations for discretionary projects on previously undisturbed lands determined sensitive for cultural resources, and require the preservation of any discovered archaeologically significant resources.			
<b>4.4-2 Disturb Human Remains.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that could disturb human remains.	LTS	None required.	N/A
<b>4.4-3 Direct or Indirect Destruction of a Unique Paleontological Resource, Site, or Geologic Feature</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that could damage previously unknown unique paleontological resources, sites, or unique geologic features.	PS	<b>MM 4.4-3</b> As a standard condition of approval for future development projects implemented under PLAN Hermosa that involve ground disturbance or excavation: <ul style="list-style-type: none"> <li>For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits, a qualified paleontologist shall be present during excavation or earthmoving activities.</li> <li>If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be</li> </ul>	LTS

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		implemented before construction activities can resume at the site where the paleontological resources were discovered.	
<p><b>4.4-4 Substantially Change a Historic Resource.</b> Implementation of PLAN Hermosa would provide for future development and reuse projects in the city in a manner that could cause a substantial change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.</p>	PS	<p><b>MM 4.4-4a</b> The City shall require project applicants of discretionary projects to conduct historical resources studies, surveys, and assessment reports on a project-by-project basis, when a project proposes to alter, demolish, or degrade a designated landmark or a potential historic landmark as defined by Hermosa Beach Municipal Code Section 17.53.</p> <p><b>MM 4.4-4b</b> The City shall maintain the “Historical Resources in Hermosa Beach” guide, and shall update the guide so that it is informed by current resource data and its goals and policies are consistent with the Land Use + Design Element.</p> <p><b>MM 4.4-4c</b> The City shall develop procedures and nomination applications to facilitate and streamline the designation of local historic sites and historic districts.</p> <p><b>MM 4.4-4d</b> Historical resources studies, surveys, and assessment reports shall be performed by persons who meet the Secretary of the Interior’s Professional Qualification Standards for Archaeology and Historic Preservation (48 CFR 44716).</p>	SU
<p><b>4.4-5 Cumulative Impact on Archaeological Resources.</b> Implementation of PLAN Hermosa in addition to future development in the South Bay Cities COG planning area could cause a substantial change in the significance of an archaeological resource. The loss of some archaeological resources may be prevented through implementation of PLAN Hermosa policies and similar policies in other communities. PLAN Hermosa also includes implementation</p>	LCC	None required.	N/A

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actions to minimize impacts by requiring archaeological investigations on previously undisturbed lands, and requiring the preservation of any discovered archaeologically significant resources. These implementation actions would ensure that these resources can be protected and preserved.			
<b>4.4-6 Cumulative Impact on Human Remains.</b> Implementation of PLAN Hermosa in addition to anticipated future development in the South Bay Cities COG planning area could disturb human remains, including those interred outside of formal cemeteries. The loss of some human remains may be prevented through implementation of PLAN Hermosa policies and similar policies in other communities. Additionally, PLAN Hermosa includes implementation actions to minimize impacts by requiring archaeological investigations on previously undisturbed lands, and requiring the preservation of any discovered archaeologically significant resources. These implementation actions would ensure that these resources can be protected and preserved.	LCC	None required.	N/A
<b>4.4-7 Cumulative Impact on Paleontological Resources.</b> Ground disturbance, earthmoving, and excavation activities associated with implementation of PLAN Hermosa combined with construction activities in the South Bay Cities COG planning area could damage previously unknown unique paleontological resources.	CC	Implement mitigation measure <b>MM 4.4-3.</b>	LS
<b>4.4-8 Cumulative Impact on Historical Resources.</b> Implementation of PLAN Hermosa in addition to anticipated future development in the South Bay Cities COG planning area could cause a substantial change in the significance of a historical resource. The loss of some historical resources	CC	Implement mitigation measures <b>MM 4.4-4a</b> through <b>MM 4.4-d.</b>	CC/SU

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may be prevented through implementation of PLAN Hermosa policies and similar policies in other communities. However, this would not ensure that these resources can be protected and preserved.			
<b>4.5 Geology and Soils</b>			
<b>4.5-1 Impacts Associated with Fault Rupture and Seismic Hazards.</b> PLAN Hermosa would provide for and regulate future development and reuse projects in the city, including buildings and structures that would potentially expose people and structures to seismic hazards. Implementation of existing laws, regulations, and policies, as outlined in the Regulatory Setting subsection, and PLAN Hermosa policies would minimize seismic hazards impacts to people and structures.	LTS	None required.	N/A
<b>4.5-2 Soil Erosion or Loss of Topsoil.</b> PLAN Hermosa would provide for and regulate future development and reuse projects in the city, which would entail ground-disturbing activities that could lead to soil loss. Compliance with existing policies regarding soil erosion and implementation of PLAN Hermosa policies would minimize impacts associated with erosion and loss of topsoil.	LTS	None required.	N/A
<b>4.5-3 Unstable and Expansive Soils.</b> PLAN Hermosa would provide for and regulate future development and reuse projects in the city. Because Hermosa Beach has a low potential for expansive soils and PLAN Hermosa contains policies to minimize development in areas with unstable or expansive soils, this impact would be less than significant.	LTS	None required.	N/A
<b>4.5-4 Cumulative Geologic and Soil Hazards.</b> Implementation of PLAN Hermosa, in addition to other existing, planned, proposed, approved, and reasonably foreseeable development projects in the South Bay Cities COG planning	LCC	None required.	N/A

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<p>area, may result in cumulative soil erosion impacts. However, compliance with existing regulations intended to reduce soil erosion during construction would reduce this impact.</p>			
<b>4.6 Greenhouse Gas Emissions</b>			
<p><b>4.6-1 Generate Greenhouse Gas Emissions That May Have a Significant Impact on the Environment and Inhibit the Goals of Assembly Bill 32.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in additional greenhouse gas emissions generated. However, the plan also includes numerous policies and actions to reduce or eliminate GHG emissions from both new and existing development through incentives and voluntary actions that will meet or exceed the long-term greenhouse gas reduction goals to reduce emissions at least 66 percent below 2005 levels by 2040 (excluding offsets) through direct and local programs. However, since the City is relying on incentive-based or voluntary actions to achieve GHG reduction goals, there is a lower degree of certainty that the emissions reductions thresholds would be met compared to regulatory or mandatory actions.</p>	PS	<p><b>MM 4.6-1a</b> The City of Hermosa Beach will utilize the climate action plan, under development by the South Bay Cities Council of Governments, and other appropriate tools to research current data gaps, identify specific actions, and define the responsible parties and time frames needed to achieve the greenhouse gas reduction goals (monitoring milestones) identified in mitigation measure MM 4.6-1b.</p> <p><b>MM 4.6-1b</b> The City of Hermosa Beach will re-inventory community GHG emissions and evaluate implementation progress of policies to reduce GHG emissions for the calendar year of 2020 and a minimum of every five years thereafter. The interim reduction goals to be achieved for consistency with long-term state goals include:</p> <ul style="list-style-type: none"> <li>• 2020: 15 percent below 2005 levels</li> <li>• 2025: 31 percent below 2005 levels</li> <li>• 2030: 49 percent below 2005 levels</li> <li>• 2035: 57 percent below 2005 levels</li> <li>• 2040: 66 percent below 2005 levels</li> </ul> <p><b>MM 4.6-1c</b> The City will revise PLAN Hermosa and/or the City's Climate Action Plan, and other appropriate tools when, upon evaluation required in mitigation measure MM 4.6-1b, the City determines that Hermosa Beach is not on track to meet the applicable GHG reduction goals. Revisions to PLAN Hermosa, the</p>	LCC

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		Climate Action Plan, or other City policies and programs will include additional regulatory measures or incentives that provide a higher degree of certainty that emissions reduction targets will be met. Use of an adaptive management approach would allow the City to evaluate progress by activity sector (e.g., transportation, energy, water, waste) and prescribe additional policies or programs to be implemented in the intervening five years for activity sectors that are not on track to achieve the GHG reduction goals.	
<p><b>4.6-2 Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that is consistent with state and local plans, policies, or regulations adopted to reduce greenhouse gas emissions. The applicable plans, policies, and regulations include the AB 32 Scoping Plan, the City of Hermosa Beach Sustainability Plan, and the City of Hermosa Beach Municipal Carbon Neutral Plan. PLAN Hermosa includes goals, policies, and actions that would meet or exceed the goals established within each of these applicable plans.</p>	LTS	None required.	N/A
<b>4.7 Hazards and Hazardous Materials</b>			
<p><b>4.7-1 Transport, Use, or Disposal of Hazardous Materials.</b> Implementation of PLAN Hermosa would guide future development in the city in a manner that could result in the public's exposure to hazardous materials from increased transport, use, or accidental release of hazardous materials. Compliance with existing federal and state regulations and implementation of PLAN Hermosa policies would reduce</p>	LTS	None required.	N/A

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risks of accidents associated with the routine transport, use, or disposal of hazardous materials.			
<p><b>4.7-2 Release of Hazardous Materials Into the Environment.</b> Implementation of PLAN Hermosa would guide future development in the city in a manner that could lead to accidental release of hazardous materials into the environment. Compliance with existing federal and state regulations and implementation of PLAN Hermosa policies would reduce risks associated with the accidental release of hazardous materials. However, development of the City's Maintenance Yard or other sites in the city could release known or unknown hazardous materials.</p>	PS	<p><b>MM 4.7-2a</b> For any development activities that would encroach upon or take place at the City's Maintenance Yard, the City shall require the preparation and implementation of a Human Health Risk Assessment (HHRA) and a Remedial Action Plan (RAP) to be approved by the appropriate agencies.</p> <p><b>MM 4.7-2b</b> Future discretionary projects involving the use of hazardous materials that may be accidentally released or encountered during construction shall be required to implement the following procedures:</p> <ul style="list-style-type: none"> <li>• Stop all work in the vicinity of any discovered contamination or release.</li> <li>• Identify the scope and immediacy of the problem.</li> <li>• Coordinate with responsible agencies (Department of Toxic Substances Control, Regional Water Quality Control Board, or US Environmental Protection Agency).</li> <li>• Conduct the necessary investigation and remediation activities to resolve the situation before continuing construction work as required by state and local regulations.</li> </ul>	LTS
<p><b>4.7-3 Emission or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School.</b> PLAN Hermosa implementation would guide future development in the city. Such development, which could emit or handle hazardous waste, could occur in the proximity of new or existing schools. Compliance with existing regulations would</p>	LTS	None required.	N/A

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reduce the risk of emissions or the handling of hazardous materials near schools.			
<b>4.7-4 Interference with an Adopted Emergency Response Plan.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would ensure conformance with countywide emergency response programs and continued cooperation with emergency response service providers.	LTS	None required.	N/A
<b>4.7-5 Cumulative Effect on Transport, Use, or Disposal of Hazardous Materials.</b> Implementation of PLAN Hermosa, along with increased urban development in Los Angeles County, would not result in cumulative hazards impacts.	LCC	None required.	N/A
<b>4.8 Hydrology and Water Quality</b>			
<b>4.8-1 Water Quality Standards and Waste Discharge Requirements.</b> Implementation of PLAN Hermosa would provide for future development and reuse projects that could alter existing stormwater runoff and associated pollutants. However, the potential for stormwater flows to affect water quality would be controlled through implementation of Municipal Code Chapter 8.44 (Stormwater and Urban Runoff Pollution Control Regulations), which includes the City’s Low-Impact Development (LID) Ordinance (Municipal Code Section 8.44.095), and the City’s Green Street Policy. Construction activities resulting from implementation of PLAN Hermosa would also temporarily increase the amount of sediments and pollutants in stormwater runoff. However, implementation of PLAN Hermosa policies and implementation actions and enforcement of existing grading and erosion regulations (Municipal Code Section	LTS	None required.	N/A

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8.44.090 and NPDES Construction General Permit SWPPP requirements) would result in a less than significant impact.			
<p><b>4.8-2 Depletion of Groundwater Supplies or Substantial Interference with Groundwater Recharge.</b>                      Implementation of PLAN Hermosa would provide for future development and reuse projects that would minimally affect groundwater recharge because existing areas of open space would be preserved, and implementation of the City's LID Ordinance, Green Street Policy, and PLAN Hermosa policies and implementation actions would require permeable area in new development, redevelopment, and infrastructure improvements.</p>	LTS	None required.	N/A
<p>4.8-3 Alteration of the Existing Drainage Pattern of the Site or Area so as to Result in Substantial On- or Off-Site Erosion or Siltation. Implementation of PLAN Hermosa would provide for future development and reuse projects that would minimally alter drainage patterns and the amount of stormwater runoff, which would minimize the potential for erosion or siltation. Continued implementation and enforcement of existing grading, erosion, and flood control regulations, in combination with the City's LID Ordinance, Green Street Policy, and PLAN Hermosa policies and implementation actions, would result in a less than significant impact.</p>	LTS	None required.	N/A
<p><b>4.8-4 Substantial Alteration of the Existing Drainage Pattern of the Site or Area so as to Result in On- or Off-Site Flooding.</b> Implementation of PLAN Hermosa would provide for future development and reuse projects that would minimally alter drainage patterns and the amount of stormwater runoff, which would minimize the potential for on- and off-site flooding. Continued implementation and</p>	LTS	None required.	N/A

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enforcement of existing grading, erosion, and flood control regulations, in combination with the City's LID Ordinance, Green Street Policy, and PLAN Hermosa policies and implementation actions, would result in a less than significant impact.			
<b>4.8-5 Create or Contribute Runoff Water Exceeding the Capacity of Existing or Planned Stormwater Drainage Systems or Providing Substantial Additional Sources of Polluted Runoff.</b> Implementation of PLAN Hermosa would provide for future development and reuse projects that would generate stormwater runoff that would be discharged to the storm drain system and would contain urban pollutants. Continued implementation and enforcement of existing grading and erosion regulations, in combination with the City's LID Ordinance and Green Street Policy, the Beach Cities EWMP, and PLAN Hermosa policies and implementation actions, would result in a less than significant impact.	LTS	None required.	N/A
<b>4.8-6 Substantial Degradation of Water Quality.</b> Implementation of PLAN Hermosa would provide for future development and reuse projects that would not result in substantial degradation of water quality with continued implementation of Municipal Code Chapter 8.44 (Stormwater and Urban Runoff Pollution Control Regulations), which includes the City's Low-Impact Design (LID) Ordinance (Municipal Code Section 8.44.095), the City's Green Street Policy, existing grading and erosion regulations (Municipal Code Section 8.44.090 and NPDES Construction General Permit SWPPP requirements), participation in the Beach Cities EWMP, and implementation of PLAN Hermosa policies and implementation actions.	LTS	None required.	N/A

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<p><b>4.8-7 Placement of Housing Within a 100-Year Flood Hazard Area.</b> Implementation of PLAN Hermosa would not place housing within a 100-year flood hazard area. Additionally, PLAN Hermosa includes policies and implementation actions to decrease exposure to and impacts from flood hazards throughout the city.</p>	LTS	None required.	N/A
<p><b>4.8-8 Placement Within a 100-Year Flood Hazard Area Structures That Would Impede or Redirect Flood Flows.</b> Implementation of PLAN Hermosa would allow development or expansion of facilities to support coastal access in the 100-year flood hazard area. However, adoption and implementation of PLAN Hermosa policies and implementation actions and adherence to development regulations specific to flood hazard areas would result in a less than significant impact.</p>	LTS	None required.	N/A
<p><b>4.8-9 Exposure of People or Structures to a Significant Risk of Loss, Injury, or Death Involving Flooding.</b> Implementation of PLAN Hermosa would not allow habitable development in locations currently designated as 100-year flood hazard areas, which generally precludes loss, injury, or death from flooding, including flooding from the failure of a dam or levee. However, sea level rise is more likely than not to expand the area exposed to flooding conditions in the future. Adoption and implementation of PLAN Hermosa policies and implementation actions that prepare the city for sea level rise and adherence to development regulations specific to flood hazard areas would result in a less than significant impact.</p>	LTS	None required.	N/A
<p><b>4.8-10 Inundation by Seiche, Tsunami, or Mudflow.</b> Implementation of PLAN Hermosa would provide for future development and reuse projects that would be in locations</p>	LTS	None required.	N/A

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that may be subject to inundation by tsunami or mudflow. However, adoption and implementation of PLAN Hermosa policies and implementation actions would result in a less than significant impact.			
<b>4.8-11 Cumulative Effects on Water Quality Standards or Waste Discharge Requirements.</b> Anticipated regional growth in the Santa Monica Bay Watershed could increase the amount of impervious surface in the watershed, thereby potentially increasing the total volume, peak discharge rate of stormwater runoff, and associated pollutants. Additionally, construction activities resulting from regional growth could increase the amount of sediments and pollutants in stormwater runoff and could lead to water quality degradation. PLAN Hermosa’s contribution would be less than cumulatively considerable because it would result in minimal changes in stormwater flows and pollutants with implementation of PLAN Hermosa policies and implementation actions, the City’s LID Ordinance and Green Street Policy, participation in regional plans such as the Beach Cities EWMP, and compliance with existing regulations.	LCC	None required.	N/A
<b>4.8-12 Cumulative Effects on Groundwater Supply and Recharge.</b> Anticipated regional growth overlying the West Coast subbasin of the Coastal Plain, Los Angeles Basin, could increase the amount of impervious surface, thereby potentially decreasing the area available for groundwater recharge. PLAN Hermosa’s contribution would be less than cumulatively considerable because new areas of impervious surface as a result of implementing PLAN Hermosa would be minimal, and new development, redevelopment, and infrastructure improvements would be required to include	LCC	None required.	N/A

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<p>more permeable surfaces than under baseline conditions. With implementation of PLAN Hermosa policies and implementation actions, the City's LID Ordinance and Green Street Policy, participation in regional plans such as the Beach Cities EWMP, and compliance with existing regulations, this impact would be less than cumulatively considerable.</p>			
<p><b>4.8-13 Cumulative Alteration of Stormwater Drainage Systems and Patterns Resulting in Erosion.</b> Anticipated regional growth throughout the Santa Monica Bay Watershed could increase the amount of impervious surface in the watershed, thereby potentially increasing the total volume and peak discharge rate of stormwater runoff and the potential for erosion and sedimentation. PLAN Hermosa's contribution would be less than cumulatively considerable because the planning area is generally built out, which would result in minimal changes in drainage patterns and therefore erosion potential with implementation of PLAN Hermosa policies and implementation actions, the City's LID Ordinance and Green Street Policy, participation in regional plans such as the Beach Cities EWMP, and compliance with existing regulations.</p>	LCC	None required.	N/A
<p><b>4.8-14 Cumulative Exposure of People or Structures to a Significant Risk of Loss, Injury, or Death Involving Flooding.</b> Anticipated regional growth throughout the Santa Monica Bay Watershed, in combination with PLAN Hermosa, could result in development in locations designated as 100-year flood hazard areas, which could result in loss, injury, or death from flooding, including flooding from the failure of a dam or levee. Impacts would be site-specific and would generally not combine to create a</p>	LCC	None required.	N/A

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cumulative impact. However, with implementation of PLAN Hermosa policies and implementation actions and compliance with existing regulations, PLAN Hermosa's contribution would be less than cumulatively considerable.			
<b>4.8-15 Cumulative Impacts Related to Inundation by Seiche, Tsunami, or Mudflow.</b> Anticipated regional growth throughout the Santa Monica Bay Watershed, in combination with PLAN Hermosa, could result in development in locations that may be subject to inundation by tsunami or mudflow. Impacts would be site-specific. PLAN Hermosa would not place new land uses in locations that could be subject to inundation by a tsunami, but existing uses could be at risk of tsunami. However, with implementation of PLAN Hermosa policies and implementation actions and compliance with existing regulations, PLAN Hermosa's contribution would be less than cumulatively considerable.	LCC	None required.	N/A
<b>4.9 Land Use and Planning</b>			
<b>4.9-1 Physically Divide an Established Community.</b> PLAN Hermosa includes limited land use changes and other improvements in the city that would allow for an increase in residential and nonresidential square footage. However, because the proposed changes follow established land use patterns, implementation of PLAN Hermosa would result in a less than significant impact.	LTS	None required.	N/A
<b>4.9-2 Conflict with an Applicable Plan, Policy, or Regulation.</b> PLAN Hermosa proposes limited land use changes and other improvements in the city and numerous land use policies to guide future development in Hermosa Beach. These changes would be consistent with existing local and regional planning documents.	LTS	None required.	N/A

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<b>4.9-3 Cumulative Impact on Dividing a Community of Conflicting with an Applicable Plan, Policy, or Regulation.</b> PLAN Hermosa, in addition to anticipated regional growth within the South Bay Cities Council of Governments planning area, would not contribute to cumulative land use impacts associated with the division of an established community or conflicts with land use plans and regulations that provide environmental protection.	LCC	None required.	N/A
<b>4.10 Mineral Resources</b>			
<b>4.10-1 Loss of Availability of Mineral Resources.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not result in the loss of availability of a known mineral resource or of a locally important mineral resource recovery site.	NI	None required.	N/A
<b>4.11 Noise and Vibration</b>			
<b>4.11-1 Exposure of Persons to or Generation of Noise Levels in Excess of Standards.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that may expose persons to or generate noise levels in excess of the standards established in the General Plan, Zoning Ordinance, or Noise Ordinance or in applicable standards of other agencies. However, PLAN Hermosa policies and implementation actions would reduce this impact to less than significant.	LTS	None required.	N/A
<b>4.11-2 Exposure of Persons to or Generation of Excessive Groundborne Vibration or Groundborne Noise Levels.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that may expose persons to or generate excessive groundborne vibration or groundborne noise levels.	PS	<b>MM 4.11-2</b> For development located at a distance within which acceptable vibration standards would be exceeded, the City shall require the applicant to have a structural engineer prepare a report demonstrating the following: <ul style="list-style-type: none"> <li>• Vibration level limits based on building conditions, soil conditions, and planned demolition and</li> </ul>	LTS

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		<p>construction methods to ensure vibration levels would not exceed acceptable levels where damage to structures using vibration levels in Draft EIR Table 4.11-4 as standards.</p> <ul style="list-style-type: none"> <li>• Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded.</li> <li>• A monitoring plan to be implemented during demolition and construction that includes post-construction and post-demolition surveys of existing structures that would be impacted.</li> </ul> <p>Examples of measures that may be specified for implementation during demolition or construction include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Prohibition of certain types of impact equipment.</li> <li>• Requirement for lighter tracked or wheeled equipment.</li> <li>• Specifying demolition by non-impact methods, such as sawing concrete.</li> <li>• Phasing operations to avoid simultaneous vibration sources.</li> <li>• Installation of vibration measuring devices to guide decision-making for subsequent activities.</li> </ul>	
<p><b>4.11-3 Substantial Permanent Increase in Ambient Noise Levels.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not create a substantial permanent increase in ambient noise levels above existing levels.</p>	LTS	None required.	N/A
<p><b>4.11-4 Substantial Temporary or Periodic Increase in Ambient Noise Levels.</b> PLAN Hermosa would guide future development and reuse projects, as well as temporary</p>	LTS	None required.	N/A

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events on public property, in a manner that could create a substantial temporary or periodic increase in ambient noise levels above levels existing without the project. However, implementation of PLAN Hermosa policies and implementation actions would reduce this impact to less than significant.			
<b>4.11-5 Cumulative Effects of Noise Sources.</b> PLAN Hermosa implementation, in addition to anticipated growth in the region, would result in additional construction activity, as well as stationary and mobile noise sources throughout the city and in adjacent jurisdictions, thereby increasing overall ambient noise levels. Adoption and implementation of PLAN Hermosa policies and implementation actions would reduce the effects of increased noise levels on nearby sensitive receptors.	LCC	None required.	N/A
<b>4.12 Population, Housing, and Employment</b>			
<b>4.12-1 Induce Substantial Population Growth.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not substantially increase population in Hermosa Beach. Since land use designations and allowable residential densities are only altered to bring consistency between the zoning and land use maps, the total allowable development potential in the city would not be changed with implementation of PLAN Hermosa. Providing for the orderly growth of Hermosa Beach is a basic purpose of PLAN Hermosa, which would direct expected growth.	LTS	None required.	N/A
<b>4.12-2 Displace People or Housing.</b> Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would allow the construction of new residential, commercial, and industrial	LTS	None required.	N/A

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uses, as well as infrastructure, public service, and recreation improvements. However, there would be no substantial changes to the residential designated land use areas in the city that would result in a large displacement of existing residences or housing.			
<b>4.12-3 Cumulative Inducement of Population Growth.</b> Implementation of PLAN Hermosa’s policies, in addition to anticipated land use changes throughout the South Bay Cities COG planning area, would increase population, both directly and indirectly (through increased employment).	LCC	None required.	N/A
<b>4.12-4 Cumulative Effects Displacing People or Housing.</b> Adoption and implementation of PLAN Hermosa, in addition to anticipated changes throughout the South Bay Cities COG planning area, could directly or indirectly displace people or housing.	LCC	None required.	N/A
<b>4.13 Public Services, Community Facilities, and Utilities</b>			
<b>4.13.2-1 Increased Demand on Fire Protection Services.</b> Subsequent development associated with implementation of PLAN Hermosa could increase demand for fire protection services. PLAN Hermosa policies and implementation actions would require that the City regularly update fire protection standards and new development to provide adequate fire flow and emergency access.	LTS	None required.	N/A
<b>4.13.2-2 Cumulative Demand on Fire Protection Services.</b> PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the South Bay Cities COG planning area, could increase the demand for fire protection and emergency medical services and could require additional staffing, equipment, and related facilities under cumulative conditions. PLAN Hermosa’s contribution to the need for	LCC	None required.	N/A

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expanded fire protection and emergency medical services, the construction and operation of which could result in significant environmental impacts, would be less than cumulatively considerable.			
<p><b>4.13.3-1 Increased Demand for Law Enforcement Services.</b>                      Subsequent development associated with implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that would result in an increase in population in the planning area, but it would not result in the need for additional and/or expanded police protection facilities. PLAN Hermosa policies and implementation actions would require the City to continue to provide adequate staffing, facilities, equipment, and technology to meet existing and projected service demands and response times.</p>	LTS	None required.	N/A
<p><b>4.13.3-2 Cumulative Demand for Law Enforcement Services.</b>                      PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the South Bay Cities COG service area, could increase the demand for law enforcement services and could require additional staffing, equipment, and facilities under cumulative conditions. PLAN Hermosa's contribution to the need for expanded law enforcement services facilities, the construction and operation of which could result in significant environmental impacts, would be less than cumulatively considerable.</p>	LCC	None required.	N/A
<p><b>4.13.4-1 Increased Demand for Additional School Facilities.</b>                      PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in an increase in student enrollment in public schools. New or expanded school high school facilities would not be</p>	LTS	None required.	N/A

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<p>required, but the addition of K–8 students in the Hermosa Beach City School District would contribute to existing and future overcrowding in the district’s two schools. The HBCSD has identified options for providing additional capacity to address existing and future enrollment, which would be required regardless of whether PLAN Hermosa is adopted and implemented. Payment of applicable fees in accordance with SB 50 would fully mitigate the impacts associated with the development of additional school facilities.</p>			
<p><b>4.13.4-2 Cumulative Increased Demand for Schools.</b> Population growth associated with implementation of PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the Hermosa Beach City Unified School District, Manhattan Beach Unified School District, and Redondo Beach Unified School District, could result in a cumulative increase in student enrollment, which could result in the need for new or expanded public school facilities.</p>	LCC	None required.	N/A
<p><b>4.13.5-1 Increased Demand for Additional Park Facilities.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could increase demand for parks and recreation services. Existing park acreage would continue to meet the Quimby Act standard of 3 acres per 1,000 residents. PLAN Hermosa policies and implementation actions would require the provision of new parks and recreation facilities and ongoing parkland maintenance to prevent deterioration of existing facilities.</p>	LTS	None required.	N/A
<p><b>4.13.5-2 Cumulative Increased Demand for Parks and Recreation Facilities.</b> Implementation of PLAN Hermosa, along with other existing, planned, proposed, approved, and</p>	LCC	None required.	N/A

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<p>reasonably foreseeable development in the South Bay Cities COG planning area, could increase the use of existing parks and require additional park and recreation facilities in the cumulative setting, the provision of which could have an adverse physical effect on the environment. However, PLAN Hermosa would continue to provide adequate parks and recreation facilities within the city to accommodate existing and future demand and would not result in the need to construct new or expanded facilities.</p>			
<p><b>4.13.6-1 Increased Demand for Additional Library Facilities.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could increase the demand for library services. However, the City would not need to expand or construct library facilities to meet recommended standards.</p>	LTS	None required.	N/A
<p><b>4.13.6-2 Cumulative Increased Demand for Library Facilities.</b> Population growth associated with implementation of PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the cumulative setting, would not result in a cumulative increase in demand for library services.</p>	LCC	None required.	N/A
<p><b>4.13.7-1 Demand for Wastewater Treatment.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could increase the amount of wastewater conveyed to and treated by the Joint Water Pollution Control Plant. However, the volume of flows would not cause the plant's permitted capacity to be exceeded, and the influent flows would continue to be domestic sewage, which would not change the quality of the influent compared to existing conditions.</p>	LTS	None required.	N/A

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<p><b>4.13.7-2 Demand for New or Expanded Water or Wastewater Treatment Facilities.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could increase the demand for potable water and would generate wastewater. However, the demand would not result in the need for the construction or expansion of water or wastewater treatment facilities that would result in significant environmental effects because the demand is within existing planned capacity projections of the utility providers.</p>	LTS	None required.	N/A
<p><b>4.13.7-3 Demand for Stormwater Drainage Facilities.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in redevelopment in the planning area but would generally not increase the amount of impervious surface. PLAN Hermosa policies and implementation actions would direct construction of development projects to include on-site drainage improvements, which would reduce the impact on existing stormwater drainage facilities.</p>	LTS	None required.	N/A
<p><b>4.13.7-4 Demand for Water Supplies.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could increase the demand for potable water. However, the demand is within the 2010 Urban Water Management Plan supply-demand projections adopted by the Cal Water Hermosa-Redondo District, and no new entitlements would be needed.</p>	LTS	None required.	N/A
<p><b>4.13.7-5 Capacity to Serve Wastewater Treatment.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in the need for additional wastewater treatment from increased flows. However, the anticipated increase in wastewater generated</p>	LTS	None required.	N/A

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would not exceed the capacity of the JWPCP or result in the need for the construction or expansion of wastewater treatment facilities.			
<b>4.13.7-6 Cumulative Water Supply Impacts.</b> Implementation of PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the Cal Water Hermosa-Redondo District service area, would increase the demand for water supply. However, PLAN Hermosa water demand is within the district's population-based supply/demand assumptions, and additional supplies would not be required.	LCC	None required.	N/A
<b>4.13.7-7 Cumulative Wastewater Impacts.</b> Implementation of PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the service area of the JWPCP, would increase the demand for wastewater treatment. There is sufficient capacity at the JWPCP for projected future demand, which includes flows from Hermosa Beach, and new or expanded facilities would not be required.	LCC	None required.	N/A
<b>4.13.8-1 Demand for Solid Waste Disposal.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in additional solid waste disposal needs. Adequate capacity exists in the landfills receiving waste generated in Hermosa Beach to accommodate these additional needs.	LTS	None required.	N/A
<b>4.13.8-2 Compliance with Solid Waste Disposal Regulations.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that could result in additional solid waste disposal needs. The City would	LTS	None required.	N/A

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continue current programs and policies that result in a per capita disposal rate is better than target amounts.			
<b>4.13.8-3 Cumulative Solid Waste Impacts.</b> Implementation of PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the Los Angeles Integrated Solid Waste Management Authority planning area, would increase the demand for solid waste facilities.	LCC	None required.	N/A
<b>4.13.9-1 Increased Demand for Additional Energy Resources.</b> PLAN Hermosa would guide future development and reuse projects in the city that would not result in the use of fuel or energy in a wasteful manner.	LTS	None required.	N/A
<b>4.13.9-2 Cumulative Energy Consumption Impacts.</b> Implementation of PLAN Hermosa, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in Los Angeles County, would increase the demand for energy resources.	LCC	None required.	N/A
<b>4.14 Transportation</b>			
<b>4.14-1 Exceedance of LOS Performance Standard.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not increase overall demand for travel within Hermosa Beach. Both the City's and Caltrans's existing level of service standards for intersections and roadway segments would be maintained at the majority of intersections and segments analyzed. Three intersections and one segment would experience a significant impact.	PS	None available.	SU
<b>4.14-2 Conflict with Los Angeles County Congestion Management Program.</b> Adoption and implementation of PLAN Hermosa would maintain the level of service standard	LTS	None required.	N/A

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for the intersection located at Pacific Coast Highway and Artesia Boulevard and comply with the CMP.			
<b>4.14-3 Air Traffic Patterns.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not modify the planning or operations of Los Angeles International Airport or introduce land use patterns that may cause substantial safety risks to or from air operations.	LTS	None required.	N/A
<b>4.14-4 Roadway Design Hazards.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not increase hazards due to design or incompatible uses.	LTS	None required.	N/A
<b>4.14-5 Result in Inadequate Emergency Access.</b> PLAN Hermosa would guide future development and reuse projects in the city that could result in inadequate emergency access. However, PLAN Hermosa policies would reduce emergency access program-level impacts to a less than significant level.	LTS	None required.	N/A
<b>4.14-6 Public Transit, Bicycle, and Pedestrian Facilities.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that supports the maintenance and expansion of transit, bicycle, and pedestrian facilities consistent with adopted local and regional plans.	LTS	None required.	N/A
<b>4.14-7 Cumulative Contribution to Exceedance of Level of Service Performance Standard.</b> PLAN Hermosa would guide future development and reuse projects in the city in a manner that would not increase overall demand for travel within Hermosa Beach. Both the City's and Caltrans's existing level of service standards for intersections and roadway segments would be maintained at the majority of intersections and segments analyzed. Nonetheless, three	CC	None feasible.	SU

NI = No Impact

LTS = Less Than Significant

PS = Potentially Significant

S = Significant

SU = Significant and Unavoidable

LCC = Less Than Cumulatively Considerable

CC = Cumulatively Considerable

N/A = Not Applicable



## 1.0 EXECUTIVE SUMMARY

Environmental Impacts	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
intersections and one segment would experience a cumulatively considerable impact.			
<b>4.14-8 Contribution to Cumulatively Considerable Conflict with Los Angeles County Congestion Management Program.</b> Adoption and implementation of PLAN Hermosa would maintain the level of service standard for the intersection at Pacific Coast Highway and Artesia Boulevard and would comply with the CMP.	LCC	None required.	N/A
<b>4.14-9 Cumulative Effect on Air Traffic Patterns.</b> Adoption and implementation of PLAN Hermosa in addition to anticipated cumulative growth in the region would not modify the planning or operations of Los Angeles International Airport or introduce land use patterns that may cause substantial safety risks to or from air operations.	LCC	None required.	N/A
<b>4.14-10 Cumulative Roadway Design Hazards.</b> Adoption and implementation of PLAN Hermosa in addition to anticipated regional growth would not increase hazards due to design or incompatible uses.	LCC	None required.	N/A
<b>4.16-11 Cumulative Contribution to Inadequate Emergency Access.</b> Adoption and implementation of PLAN Hermosa policies in addition to anticipated regional growth would not result in inadequate emergency access.	LCC	None required.	N/A
<b>4.14-12 Cumulative Contribution to Public Transit, Bicycle, and Pedestrian Facilities.</b> PLAN Hermosa supports the maintenance and expansion of transit, bicycle, and pedestrian facilities consistent with adopted local and regional plans.	LCC	None required.	N/A

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