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## 5.0 OTHER CEQA-REQUIRED CONSIDERATIONS

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This section discusses significant unavoidable impacts, growth-inducing impacts, and significant irreversible changes associated with the project.

### 5.0.1 INTRODUCTION

California Environmental Quality Act (CEQA) Guidelines Section 15126 requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the EIR must also identify (1) significant environmental effects of the proposed project, (2) significant environmental effects that cannot be avoided if the proposed project is implemented, (3) significant irreversible environmental changes that would result from implementation of the proposed project, and (4) growth-inducing impacts of the proposed project. It should be noted that although growth inducement itself is not considered an environmental effect, it could potentially lead to foreseeable physical environmental effects, which are discussed under growth-inducing impacts below.

### 5.0.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

CEQA Guidelines Section 15126.2(b) requires that an EIR describe significant impacts that cannot be avoided, even with implementation of feasible mitigation measures. In addition, CEQA Guidelines Section 15093(a) allows the decision-making agency to determine whether the benefits of a project outweigh its unavoidable adverse environmental impacts. The City can approve a project with unavoidable adverse impacts if it prepares a Statement of Overriding Considerations setting forth the specific reasons for making such a judgment.

The following project impacts, which have been recognized as significant and unavoidable in either the project or cumulative context, are specifically identified in Section 4.2, Air Quality; Section 4.4, Cultural Resources; and Section 4.14, Transportation, of this Draft EIR. All other thresholds of significance have been identified as having either no impact, a less than significant impact, or a less than significant impact with mitigation.

#### **Air Quality**

**Impact 4.2-2 Short-Term Construction Emissions.** PLAN Hermosa would guide future development and reuse projects in the city in a manner that would generate air pollutant emissions from short-term construction.

**Impact 4.2-7 Cumulative Construction and Operational Emissions.** PLAN Hermosa in addition to anticipated growth in the South Coast Air Basin would increase the amount of construction-related air pollutant emissions occurring within the basin, thereby affecting the region's ability to attain ambient air quality standards.

#### **Cultural Resources**

**Impact 4.4-4 Substantial Change in the Significance of a Historical Resource.** 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.

**Impact 4.4-8 Cumulative Effects on Historical Resources.** 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.

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### Transportation

**Impact 4.14-1 Exceedance of LOS Performance Standards.** 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, except at three intersections and on one roadway segment.

**Impact 4.14-7 Cumulative Contribution to Exceedance of LOS Performance Standards.** 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, with the exception of three intersections and one roadway segment.

### 5.0.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

CEQA Guidelines Section 15126.2(c) requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Section 15126.2(c) states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impact and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project;
- The project would involve a large commitment of nonrenewable resources; or
- The proposed consumption of resources is not justified (e.g., the project involved the wasteful use of energy).

PLAN Hermosa would allow and continue urban development in the city. Returning Hermosa Beach to a less urban and developed condition would not be feasible given the degree of disturbance, the urbanization of the area, long-term historical urban use, and the level of capital investment. PLAN Hermosa would protect historic resources, open space, and other resources to limit the commitment of nonrenewable resources to urbanized areas.

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the project. While implementation of PLAN Hermosa would result in the use, transport, storage, and disposal of hazardous wastes, as described in Section 4.7, Hazards and Hazardous Materials, all activities would comply with applicable state and federal laws related to hazardous materials transport, use, and storage, which significantly reduces the likelihood and severity of accidents that could result in irreversible environmental damage.

PLAN Hermosa would result in incremental change to the city with an estimated 0.29 percent growth in both residential and nonresidential square footage. However, this incremental increase

would be accomplished in a manner that would limit urban development in areas not already developed. Operations associated with future uses would also consume fossil fuels, water, natural gas, and electrical energy, and would create GHG emissions. These unavoidable consequences of urban growth are described throughout Chapter 4.0 of this EIR. These consequences do not constitute an adverse effect on the environment.

Resources that would be permanently and continually consumed with implementation of PLAN Hermosa include water, electricity, natural gas, and fossil fuels; however, the amount and rate of consumption of these resources would not result in the inefficient or wasteful use of such resources. Future construction activities related to implementation of PLAN Hermosa would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil), natural gas, and gasoline for automobiles and construction equipment. However, compliance with all applicable building codes, as well as with PLAN Hermosa policies, standard conservation features, and current City programs, would ensure that natural resources are conserved to the maximum extent possible and would not be used in a wasteful manner.

### 5.0.4 GROWTH-INDUCING IMPACTS

CEQA Guidelines Section 15126.2(d) requires that an EIR evaluate a project's growth-inducing impacts. A growth-inducing impact is defined by the CEQA Guidelines as:

The way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth.

A project can have direct and/or indirect growth inducement potential. For example, direct growth inducement potential would result if a project involved construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities or if it involved a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand (*Napa Citizens for Honest Government v. Napa County Board of Supervisors*). Similarly, a project would indirectly induce growth if it removed an obstacle to additional growth and development, such as removing a constraint on a required public service. A project providing an increased water supply in an area where water service historically limited growth could be considered growth-inducing.

The CEQA Guidelines further explain that the environmental effects of induced growth are considered indirect impacts of a project. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Growth inducement may constitute an adverse impact if the growth is not consistent with, or accommodated by, the land use plans and growth management plans and policies for the area affected. Local land use plans establish land use development patterns and provide growth policies that allow the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service, and solid waste service.

## **5.0 OTHER CEQA-REQUIRED CONSIDERATIONS**

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### **DIRECT AND INDIRECT GROWTH IMPACTS**

PLAN Hermosa does not include any development proposals and as such, all potential induced growth would be indirect as a result of the plan's implementation. Potential indirect impacts from PLAN Hermosa implementation are discussed throughout this Draft EIR. For example, Section 4.2, Air Quality, discusses the air quality impacts if land uses allowed under PLAN Hermosa policies are implemented in the city. Further, Section 4.12, Population and Housing, describes the expected population growth from proposed policies' implementation.

The purpose of a general plan is to guide growth and development in a community. Accordingly, PLAN Hermosa assumes that growth will take place. The focus of PLAN Hermosa is to provide a framework where growth can be managed in a sustainable way that would meet the needs of the community. PLAN Hermosa provides direction for new development and redevelopment projects by establishing the desired mix and relationship between land use types. Because Hermosa Beach is a built-out city that is surrounded by other built-out communities and the Pacific Ocean, continued growth in the city would not remove obstacles to growth beyond its borders. As outlined in PLAN Hermosa, growth would mainly take place through infill and intensification of uses. As such, allowing for continued growth in urbanized areas reduces development pressure in undeveloped peripheral areas regionally. Therefore, although the proposed plan would remove obstacles to growth in Hermosa Beach, it would not represent a significant adverse impact.