



6.0 OTHER CEQA CONSIDERATIONS

6.1 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

Pursuant to CEQA Guidelines Section 15126.2, following is a discussion of short-term uses of the environment and the maintenance and enhancement of long-term productivity. If the Project is approved and constructed, a variety of short- and long-term impacts would occur on a local level. During Project construction, portions of surrounding uses may be temporarily impacted by dust and noise. Although nominal, there may be an increase in vehicle pollutant emissions caused by construction activities. However, these disruptions would be temporary and may be avoided or lessened to a large degree through compliance with the City of *Long Beach Municipal Code* (LBMC); refer to Section 8.0, Effects Found Not to be Significant.

Ultimate development of the Project site would create long-term environmental consequences associated with a transition in land use from a vacant to a residential site. Given the nature and scope of the proposed development, Project implementation would result in nominal impacts to the physical, aesthetic, and human environments. Long-term physical consequences of development typically include increased traffic volumes, increased noise from mobile (traffic) and stationary (mechanical and landscaping) sources, hydrology and water quality impacts, and increased energy and natural resource consumption. Project implementation would result in nominal impacts in this regard.

6.2 IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED WITH THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

According to CEQA Guidelines Sections 15126(c) and 15126.2(c), an EIR is required to address any significant irreversible environmental changes that would occur should the proposed Project be implemented. As stated in *CEQA Guidelines* Section 15126.2(c):

"[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 likely, Primary impacts 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. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified."

The Project would consume limited, slowly renewable and non-renewable resources. This consumption would occur during the Project's construction phase and would continue throughout its operational lifetime. Project development would require a commitment of resources that would include: (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the Project site. Project construction would require the consumption of resources that are not replenishable or which may renew so slowly as to be considered non-renewable. These resources would



include the following construction supplies: lumber and other forest products; aggregate materials used in concrete and asphalt; metals; and water. Fossil fuels such as gasoline and oil would also be consumed in the use of construction vehicles and equipment.

The resources that would be committed during Project operation would be similar to those currently consumed within the City of Long Beach. These would include energy resources such as electricity and natural gas, petroleum-based fuels required for vehicle-trips, fossil fuels, and water. Fossil fuels would represent the primary energy source associated with both construction and ongoing operation of the Project, and the existing, finite supplies of these natural resources would be incrementally reduced. Project operation would occur in accordance with Title 24, Part 6 of the California Code of Regulations, which sets forth conservation practices that would limit the amount of energy consumed by the Project. Although nominal, the Project's energy requirements would, nonetheless, represent a long-term commitment of essentially non-renewable resources.

Limited use of potentially hazardous materials typical of residential uses, including household and vehicle maintenance materials would be used and stored on the Project site. The use of these materials would be in small quantities and used, handled, stored, and disposed of in accordance with the manufacturer's instructions and applicable government regulations and standards. Compliance with these regulations and standards would serve to protect against significant and irreversible environmental change resulting from the accidental release of hazardous materials. Compliance with such regulations would serve to protect against a significant and irreversible environmental change resulting from the accidental release of hazardous materials.

In summary, Project construction and operation would result in the irretrievable commitment of limited, slowly renewable, and nonrenewable resources, which would limit the availability of these particular resource quantities for future generations or for other uses during the life of the Project. However, continued use of such resources would be nominal and would not conflict with the City's growth forecasts. As such, although irreversible environmental changes would result from the Project, such changes would not be considered significant.

6.3 GROWTH-INDUCING IMPACTS

CEQA Guidelines Section 15126.2(d) requires that an EIR analyze growth-inducing impacts of a project. Section 15126.2(d) requires that an EIR:

"Discuss the 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. Included in this are projects which would remove obstacles to population growth [a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas], Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."



The following discussion is structured to address the criteria provided in the CEQA Guidelines. This section analyzes potential growth-inducing impacts, based on the criteria outlined below, as suggested in the CEQA Guidelines. In general terms, a project may foster spatial, economic, or population growth in a geographic area, if it meets any one of the following criteria:

- Removal of an impediment to growth (e.g., establishment of an essential public service and provision of new access to an area);
- Fostering of economic expansion or growth (e.g., changes in revenue base and employment expansion);
- Fostering of population growth (e.g., construction of additional housing), either directly or indirectly;
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning and general plan amendment approval); or
- Development of or encroachment on an isolated or adjacent area of open space (being distinct from an in-fill project).

Should a project meet any one of the above-listed criteria, it may be considered growth inducing. The Project's potential growth-inducing impacts are evaluated below against these criteria.

It is noted that the CEQA Guidelines require an EIR to "discuss the ways" a project could be growth-inducing and to "discuss the characteristics of some projects that may encourage...activities that could significantly affect the environment." However, the CEQA Guidelines do not require that an EIR predict (or speculate) specifically where such growth would occur, in what form it would occur, or when it would occur. The answers to such questions require speculation, which CEQA discourages; refer to CEQA Guidelines Section 15145, Speculation.

<u>Impediment to Growth</u>. The Project involves reconstruction of a single-family residence within a fully built urban setting and would not establish an essential public service and provide new access to an area. Therefore, the Project would not be growth-inducing inasmuch as it would not remove an impediment to growth.

<u>Economic Expansion</u>. The Project does not involve development of employment-generating land uses that would result in changes in the City's revenue base. The Project would not foster economic expansion or growth, thus, would not be growth-inducing in this regard.

<u>Population Growth</u>. A project could induce population growth in an area, either directly (for example, by proposing new homes and/or businesses) or indirectly (for example, through extension of roads or other infrastructure). The Project involves reconstruction of a single-family residence. Based on an average household size of 2.786, Project implementation could result in a population increase of approximately three (3) persons. The potential population growth would be nominal, representing less than one-tenth of one percent increase over the City's existing 2012 population of 464,662 persons. Therefore, the Project would not be growth-inducing inasmuch as it would not induce substantial population growth in the City through construction of additional housing.



<u>Precedent-Setting Action</u>. The Project involves reconstruction of a single-family residence. The Project does not involve an innovation, zone change, or general plan amendment. Therefore, the Project would not be growth-inducing inasmuch as it would not establish a precedent-setting action.

<u>Encroachment on Isolated Area</u>. The Project involves infill development of a single-family residence. Development of or encroachment on an isolated or adjacent area of open space would not occur. Therefore, the Project would not be growth-inducing inasmuch as it would not encroach on an isolated area.

In summary, Project implementation would not be growth-inducing with respect to removing an impediment to growth, fostering economic expansion or population growth, establishment of a precedent-setting action, or encroachment on an isolated area.

6.4 ENERGY CONSERVATION

Public Resources Code Section 21100(b)(3) and *CEQA Guidelines* Appendix F requires a description (where relevant) of the wasteful, inefficient, and unnecessary consumption of energy caused by a project. In 1975, the California State Legislature adopted Assembly Bill 1575 (AB 1575) in response to the oil crisis of the 1970s.

PROJECT ENERGY CONSUMPTION

Short-Term Construction

EMISSIONS

The Initial Study prepared for the Project concluded that the Project would result in less than significant impacts regarding air quality. The Project proposes to reconstruct a single-family residence. The Project would not require extensive construction activities as it plans to utilize over 90 percent of the existing on-site materials. Existing building features such as the foundation, driveway, walkways, garage, and front porch would be retained and reused, while features such as the roof, windows, utility lines, fencing, and doors would be repaired and reused. The Project would not require earthwork activities or the use of heavy equipment capable of producing quantifiable fugitive dust or exhaust emissions. Therefore, the Project would not be capable of exceeding SCAQMD significance thresholds. Impacts in this regard are less than significant.

Long-Term Operations

Development projects generally result in long-term air quality impacts from mobile source emissions from Project-related traffic and from area and energy source-related emissions. As the Project proposes reconstruction of a single-family residence, the Project would not generate new vehicle trips or mobile source emissions. Additionally, the Project would not result in an increased amount of area and energy source emissions. The Project would be designed to create heating and cooling zones, and low energy lighting. Therefore, long-term operational impacts would be less than significant.



TRANSPORTATION ENERGY DEMAND

Pursuant to the Federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration (NTSA) is responsible for establishing additional vehicle standards and for revising existing standards. Since 1990, the fuel economy standard for new passenger cars has been 27.5 miles per gallon (mpg). Since 1996, the fuel economy standard for new light trucks (gross vehicle weight of 8,500 pounds or less) has been 20.7 mpg. Heavy-duty vehicles (i.e., vehicles and trucks over 8,500 pounds gross vehicle weight) are not currently subject to fuel economy standards. Compliance with Federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States.

The Project proposes reconstruction of a single-family residence, which would result in nominal increases in construction traffic volumes that would be temporary and short term. Traffic volumes and usage of alternative modes of transportation (mass transit, bicycle, and pedestrian).

The Los Angeles County Congestion Management Program (CMP) requires evaluation of projects generating 50 or more AM or PM weekday peak hour trips at a CMP-monitored intersection. The Project would result in a nominal increase in traffic volumes, thus, would not add 50 or more trips, during either the AM or PM peak hour, at any CMP-monitored intersection. Therefore, no further CMP traffic analysis is warranted and a less than significant impact would occur in this regard.

Transportation fuel and energy demand impacts associated with the Project would be negligible.

Other Non-Motorized Transportation Options

The Project vicinity is currently served by bus transit lines operated by Long Beach Transit. Routes 111, 112, 121, 21, and 22 all run in proximity to the Project site within less than 0.5 miles. Transit stops are located along East Broadway and Temple Street to the north and East Ocean Boulevard and Temple Street to the south. The site's proximity to existing transit would reduce the number of trips to and from the Project site. The proposed Project would not result in the inefficient, wasteful, or unnecessary consumption of transportation energy.

Building Energy Demand

Based on consumption factors obtained from the South Coast Air Quality Management District CEQA Air Quality Handbook, April 1993, Table A9-12-A, the proposed Project would be expected to use approximately 5625.6 kilowatt hours (kWh) of electricity per year and 6,665 cubic feet (cf) of natural gas per month or 79,980 cf of natural gas per year. It is anticipated that Southern California Edison (SCE) and Southern California Gas Company would be able to supply these quantities to a new residence. The Project would involve operations typical of a residential use, requiring electricity and natural gas for typical lighting, climate control, and day-to-day activities. However, the proposed residence would not result in the demand for enormous amounts of electricity or natural gas and therefore would not have any significant impacts on the electrical or natural gas infrastructure network.



Energy Efficiency Measures

Title 24, California's Energy Efficiency Standards for Residential and Non-residential Buildings, was established by the CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for residential and non-residential buildings. In 2010, the CEC updated Title 24 standards with more stringent requirements. The 2010 Standards are expected to substantially reduce the growth in electricity and natural gas use. Additional savings result from the application of the Standards on building alterations. For example, requirements for cool roofs, lighting, and air distribution ducts are expected to save about additional of electricity. These savings are cumulative, doubling as years go by.

Additionally, implementation of efficient design features (i.e., high efficiency lighting, energy efficient appliances, low-flow faucets, toilets, and showers, water-efficient irrigation systems, and exclusion of hearths) would further reduce energy consumption.

The Project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the Project's design features. The proposed Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy.