

# CHAPTER 6

## OTHER CEQA CONSIDERATIONS

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### 6.1 GROWTH INDUCING IMPACTS

State CEQA Guidelines §15126.2(d) requires that EIRs provide a discussion of the growth-inducing impacts of the proposed project. Growth-inducing impacts could be caused by projects that foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts can also be caused by removing obstacles to population growth such as an expansion of a wastewater treatment plant. Growth-inducing impacts can result from population increases that require the construction of new community services facilities.

Based on the State CEQA Guidelines criteria outlined above, the proposed project was evaluated in order to determine if any part of the project demonstrates the potential to result in growth inducing impacts.

The project proposes one single-family residence on a residential lot currently developed with an existing single-family residence in an existing developed neighborhood. The proposed use is consistent with the general level of development currently existing along Signal Hill Road and anticipated under the low-density residential land use designation. Other than temporary employment associated with construction of the residence, the project would not create new jobs or facilitate employment growth. Given its small scale and limited function, the project would not induce population or economic growth in the area. Impacts would be *less than significant*.

### 6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

State CEQA Guidelines §15126.2(c) requires an EIR to consider significant, irreversible environmental changes, such as use of nonrenewable resources and irretrievable commitment of resources. Section 15126.2(c) states that use of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their removal, indirect removal, or use thereafter unlikely. This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment.

#### 6.2.1 Energy Conservation

In order to assure that energy implications are considered in project decisions, CEQA requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see PRC §21100(b)(3)). According to Appendix F of the State CEQA Guidelines, the goal of conserving energy implies the wise and efficient use of energy including: (1) decreasing overall per capita energy consumption; (2) decreasing reliance on natural gas and oil; and (3) increasing reliance on renewable energy sources.

In California, energy consumption in buildings is regulated by Title 24 of the California Code of Regulations. Title 24 includes standards that regulate energy consumption for the heating, cooling, ventilation, and lighting of residential and nonresidential buildings. The 2016 California Building Energy Efficiency Standards (effective date January 1, 2017) includes energy efficiency

provisions for single-family residential buildings in accordance with Title 24 Part 6 and administrative regulations in Part 1.

Nonrenewable energy consumption would occur during the proposed project's construction and operational phases. Construction energy consumption would be primarily in the form of indirect energy inherent in the production of materials used for construction (e.g., the energy necessary to manufacture a steel beam from raw materials) and the fuel used by construction equipment. Construction-related energy consumption is roughly proportional to the size of the new building. Operational-related energy consumption would include electricity and natural gas, as well as fuel used by residents and visitors as expressed through vehicle miles traveled. Electricity and natural gas would be used for building space heating and lighting (uses that are covered by Title 24, discussed above).

The proposed project would replace an existing single-family residence with a new single-family residence and restore and permanently preserve adjacent native dune habitat. Energy conservation design features to meet state and local goals for energy efficiency have been incorporated into the project design to reduce wasteful, inefficient, and unnecessary consumption of energy during construction and operation. The proposed project would be required to comply with the standards of Title 24, thus minimizing the amount of fuel, water, or energy used. Operation of the proposed project would not have a measurable effect on regional energy supplies or on peak energy demand resulting in a need for additional capacity. The project would not generate significant additional vehicle trips or miles traveled and would not substantially increase the density or intensity of use at the project site. The permanent preservation of adjacent dune habitat would prevent future development in that area that could create additional energy demands or uses. The new development would tie-in to existing utilities; therefore, the demand on utilities and energy use are expected to be similar to existing conditions. Furthermore, construction energy consumption would be a temporary energy expenditure and would not occur in an inefficient or wasteful manner. Due to the limited scale of the project and lack of change in land use, impacts would be *less than significant*.

### **6.2.2 Irreversible Commitment of Non-Renewable Resources**

State CEQA Guidelines §15126.2(c) states that use of nonrenewable resources during the initial and continued phases of a proposed project may constitute an irreversible environmental change if a large commitment of such resources makes their removal or re-use thereafter unlikely. Nonrenewable resources such as natural gas, petroleum products, asphalt, steel, copper and other metals, and sand and gravel are considered to be commodities which are available in a finite supply. Increases in population will directly result in the demand for additional nonrenewable resources; therefore, the demand for all such resources is expected to increase regardless of whether or not the project is developed.

The proposed project is of limited scale and its contribution to this loss is limited; therefore, impacts would be *less than significant*.