

5.0 OTHER CEQA-REQUIRED DISCUSSIONS

This section discusses other issues for which CEQA requires analysis in addition to the specific issue areas discussed in Section 4.0, *Environmental Impact Analysis*. These additional issues include: (1) the potential to induce growth; and (2) significant and irreversible impacts on the environment.

5.1 GROWTH INDUCING EFFECTS

5.1.1 Economic and Population Growth

The *CEQA Guidelines* require a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. Growth-inducing potential are therefore considered significant if growth could result in significant physical effects in one or more environmental issue areas. The most commonly cited example of how an economic effect might create a physical change is where economic growth in one area could create blight conditions elsewhere by causing existing competitors to go out of business and the buildings to be left vacant for extended periods.

The proposed project involves revisions to the existing Landslide Moratorium Ordinance which would revise the language of this section of the Rancho Palos Verdes Municipal Code to encompass all 31 undeveloped lots in Zone 2, rather than restricting it to only the Monks plaintiffs' lots. This would allow for the future submittal of LMEs for all of these undeveloped lots. Although no specific development is proposed at this time, it is assumed that up to 31 lots in Zone 2 would be developed over a period of at least 10 years from adoption of the ordinance revisions in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's underlying RS-1 and RS-2 zoning regulations.

Development that would be facilitated by the proposed ordinance revisions could include construction of up to 31 residential units and associated landscape, hardscape and accessory structures. This would generate temporary employment opportunities during construction, which would draw workers from the existing regional workforce. Since the project would involve residential development, operation of the project would not increase employment opportunities and therefore would not be growth-inducing with respect to jobs and the economy.

As discussed in Section 4.2, *Air Quality*, using the California State Department of Finance average household size for Rancho Palos Verdes of 2.7 persons, the 31 dwelling units would generate an average resident population of 84 persons (31 units x 2.7 persons/unit). The current City population is approximately 42,723, according to the most recent (January 1, 2018) California Department of Finance estimate. Therefore, the proposed project would result in a total population of 42,807 persons (42,723 + 84). This increase in population is within the City's SCAG projected population growth of 300 persons between 2012 and 2040. Since the project



would be consistent with the City's SCAG population growth forecasts, growth inducing impacts relating to population growth would be less than significant.

5.1.2 Removal of Obstacles to Growth

The project area is located in an urbanized area that is served by existing infrastructure. Improvements to water, sewer, and circulation systems and drainage connection infrastructure would be needed, but would be sized to specifically serve on-site development. This is primarily because the potential new residences would be built on existing parcels that were part of the original subdivision for the project area, which has the essential infrastructure in place to serve all of the existing lots. Extension of individual services to each potential new residence would therefore not encourage growth beyond that discussed in the EIR (31 new residences on existing lots). As described in Section 4.11, *Utilities and Service Systems*, the design, approval and construction of such wastewater conveyance facilities would be dependent upon the timing of development of the 31 undeveloped lots. As proposals for development of the 31 subject lots are submitted to the City for approval, each developer would be required to comply with the City requirements to provide adequate connections for the on-site development. Adherence to City requirements and mitigation measures U-1(a) and U-1(b) would ensure that impacts related to wastewater conveyance would not be significant. Because development would be limited to infrastructure within the 31 undeveloped lots in the project area, project implementation would not remove an obstacle to growth.

5.2 IRREVERSIBLE ENVIRONMENTAL EFFECTS

The *CEQA Guidelines* require that EIRs reveal the significant environmental changes that would occur with project development. CEQA also requires decisionmakers to balance the benefits of a project against its unavoidable environmental risks in determining whether to approve a project. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the project.

The proposed ordinance revisions would result in a long-term commitment of the 31 subject lots to construction of houses and active residential uses. Construction of the new buildings would involve the use of building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the area and are not unique to the proposed project. All development would be required to comply with current California's Building Energy Efficiency Standards; thus, energy would not be used in a wasteful manner.

As discussed in Section 4.10, *Traffic and Circulation*, development accommodated under the proposed ordinance revisions would result in potentially significant impacts to the local circulation system, both in the short term during construction and in the long term. Although mitigation to reduce such impacts has been included in this EIR, feasible measures are not available to reduce all traffic impacts to a less than significant level. Thus, traffic-related impacts would be significant and unavoidable and the City would need to adopt a Statement of Overriding Considerations for these impacts if it approves the proposed ordinance revisions.