
SECTION 6.0 OTHER CEQA CONSIDERATIONS

CEQA Guidelines Section 15126 requires all aspects of a proposed project (including planning, acquisition, development, and operation) be considered when evaluating the proposed project's impact on the environment. Section 15126 also sets forth general content requirements for EIRs. The significant environmental effects of the Pacific Place Project are discussed in Sections 4.1 through 4.17 of this Draft EIR, and summarized in Section 1.0, Executive Summary. As addressed through the analysis presented in this Draft EIR, with implementation of project-specific mitigation measures, Project impacts would be less than significant.

This section identifies (1) effects determined not to be significant; (2) significant irreversible environmental changes that would result from implementing the Project; and (3) growth-inducing impacts of the Project.

6.1 EFFECTS DETERMINED NOT TO BE SIGNIFICANT

CEQA Guidelines Section 15128 states "an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR". As discussed briefly in Section 2.0, Introduction, and based on a review of the Project and the Project Site, the City has determined detailed discussions for agricultural and forestland resources, mineral resources, and wildfire are not required because the Project would not result in any impacts related to those topics.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROJECT SHOULD IT BE IMPLEMENTED

CEQA Guidelines Section 15126(d) requires a Draft EIR to describe any significant irreversible environmental changes which would occur as a result of the proposed action should it be implemented. The Project Site exists as an undeveloped site with the exception of the onsite Surcharge Pile. The Project Site is graded gradually at an elevation of between 48 to 50 feet above mean sea level (amsl). The currently ungraded northwestern corner sits at an elevation approximately 4 to 6 feet lower than the majority of the Project Site. As explained in more detail in Section 3.0 (Project Description), the Surcharge Activities were undertaken from September 2020 to January 2021, which included grading, movement of onsite soil from the northern to southern portion of the Project Site, import of certified clean soil from offsite, and creation of the Surcharge Pile from the onsite and imported soils. The Surcharge Pile is approximately 18 feet tall and currently occupies approximately 60,000 square feet of the Site and covers the footprint of the proposed self-storage building. The elevation of the top of this soil is at approximately 74 feet amsl.

Construction and long-term operation of the Project would require the commitment and reduction of nonrenewable and/or slowly renewable resources, including petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures) and lumber, sand/gravel, steel, copper, lead, and other metals (for use in building construction, piping, and roadway infrastructure). Other resources that are slow to renew and/or recover from environmental stresses would also be impacted by Project implementation, such as air quality through the combustion of fossil fuels and production of greenhouse gases and water supply through the increased potable water demands for drinking, cleaning, landscaping, and general maintenance needs. A nominal increased commitment of public services (e.g., police, fire, and sewer and water services) would also be required. Therefore, implementation of the Project would

result in an irreversible commitment of land, energy resources, and public services. Growth-Inducing Impacts of the Proposed Action

Pursuant to CEQA Guidelines Sections 15126(d) and 15126.2(e), this section is provided to examine ways in which the Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. To address this issue, potential growth-inducing effects are examined through analysis of the following questions:

1. Would this proposed project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development)?
2. Would this proposed project result in the need to expand one or more public services to maintain desired levels of service?
3. Would this proposed project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
4. Would approval of this proposed project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Growth-inducing effects are not necessarily beneficial, detrimental, or of little significance to the environment (CEQA Guidelines, Section 15126.2(e)). This issue is presented to provide additional information on ways in which the Project could contribute to significant changes in the environment, beyond the direct consequences of implementing the Project examined in the preceding sections of this Draft EIR.

- 1. *Would this proposed project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development)?*** As discussed in Section 3.0, Project Description, new and modified infrastructure facilities are required to accommodate the Project. Specifically, Project development would require vehicular access and circulation improvements, as described in Section 4.15, Transportation. These improvements would be sized and located expressly to serve the Project Site, and would not, therefore, induce growth in the immediate vicinity. The Project would not introduce increased roadway capacity in areas that are not already fully developed or planned for development and redevelopment with urban uses, and therefore would not induce unplanned growth.

Implementation of the Project would involve connection to existing utility infrastructure and construction of new utility infrastructure, as described in Section 4.17, Utilities, as necessary to serve the proposed Project. The utility infrastructure installed as part of the Project would be sized and located expressly to serve the Project Site, and would not, therefore, induce growth in the immediate vicinity.

Approval of the Project and associated discretionary actions would accommodate growth, including economic growth, but would not remove an existing regulatory obstacle to growth. The Project's economic growth would be limited to a nominal number of temporary (construction) and permanent jobs. The Project is not, therefore, considered to be growth-inducing with respect to removal of obstacles to growth. Additionally, as discussed in Section 4.10, Land Use and Planning, the Project would be consistent with the goals/policies of the Long Beach General Plan and other relevant planning documents that address development of the Project Site.

2. **Would this proposed project result in the need to expand one or more public services to maintain desired levels of service?** As discussed in Section 4.13, Public Services, the Project would potentially increase the demand for public services (police and fire), however the Project would not require new or expanded public service facilities such as fire or police stations. Therefore, the Project would not necessitate the expansion of existing public service facilities in order to maintain desired levels of service.
3. **Would this proposed project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?** During construction associated with the Project, construction-related jobs would be created, which would last until Project construction was completed. This would provide economic stimulus in the area; however, these jobs typically would be filled by existing residents of the region and would not be substantial enough to foster other activities that would have significant effects on the environment.

In addition, the Project would require hiring new employees. As discussed in Section 4.12, Population and Housing, this nominal anticipated increase in employees is within the forecasts for the City and the County. Additionally, the anticipated employment positions are typical of employment opportunities within the City associated with similar uses and would likely not offer a unique enough opportunity to induce job seekers to relocate to the area for the sole purpose of filling these positions. As such, implementation of the Project would result in the creation of jobs but would not facilitate economic effects to the extent that other activities would significantly affect the environment.

5. **Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?** No changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the Project. Regulatory requirements, and Project-specific mitigation measures have been identified in Sections 4.1 through 4.17 to ensure that implementation of the Project complies with all applicable City plans, policies, and ordinances, as applicable, to ensure that there are no conflicts with adopted land development regulations and that environmental impacts are minimized. The Project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur.

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