

F. OTHER CEQA CONSIDERATIONS

F.1 GROWTH-INDUCING EFFECTS

The California Environmental Quality Act (CEQA) requires a discussion of the ways in which a proposed project could be an inducement to growth. The CEQA Guidelines identify a project to be growth-inducing if it fosters economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. New employees from commercial and industrial development and new populations from residential development represent direct forms of growth. The expansion of urban services into a previously unserved or under-served area, the creation or extension of transportation links, or the removal of major obstacles to growth are examples of projects that are growth-inducing. It is important to note that these direct forms of growth have a secondary effect of expanding the size of local markets and attracting additional economic activity to the area.

Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population above what is assumed in local and regional land use plans, or in projections made by regional planning authorities such as for this project, the Southern California Association of Governments (SCAG) and the Orange County Transportation Authority. Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth levels beyond those permitted by local or regional plans and policies.

It cannot be assumed that the creation of growth-inducing potential automatically leads to growth. Growth occurs through capital investment in new economic opportunities by the private or public sectors. These investment patterns reflect, in turn, the desires of investors to mobilize and allocate their resources to development in particular localities and regions. These and other pressures serve to fashion the local politics of growth and the local jurisdiction's posture on growth management and land use policy. These factors, combined with the regulatory authority of local governments in California in relation to land use, serve to mediate the growth-inducing potential or pressure created by a project.

In the discussion that follows, the potential for the project to generate growth is considered in relation to the land use plans and policies of relevant jurisdictions.

The Proposed Project, a 6.7-mile water transmission line and the designation of the Southern California Water Company (SCWC) as the wastewater service provider, should have no significant growth-inducing impacts. The Proposed Project is dedicated to serve only a finite residential development proposed for the Bolsa Chica Mesa – the Bolsa Chica Planned Community. This project is finite both in terms of the area it would encompass and the number of dwelling units to be developed (currently 1,235 units). The Bolsa Chica Planned Community project, which has already been the subject of environmental review, represents direct growth and would induce secondary growth impacts. However, the growth impacts of this development were analyzed in the *Bolsa Chica Report Local Coastal Program EIR* (SCH# 93-071064) and are summarized below. These growth impacts are not associated with the Proposed Project.

The Proposed Project would provide services to a currently unserved area that will be subject to new (residential) development. The Proposed Project would not serve any other areas and would not induce any further residential or other forms of development. This is because: (i) the Proposed Project services a spatially finite residential area; and (ii) the surrounding district is nearly built out and is already supplied with water and wastewater services. (The City of Huntington Beach is at 90% buildout and the City of Seal Beach is at 98% buildout). The introduction of additional water and wastewater services in the area cannot, therefore, induce further growth.

The provision of fundamental urban services, such as water and wastewater systems, is not precluded in the County General Plan.

The *Bolsa Chica Report Local Coastal Program EIR* reports that the population growth associated with the Bolsa Chica Planned Community is consistent with both local and regional population projections (Orange County, 1996, 9-1). Moreover, the EIR concluded that the residential development would not induce significant growth nor cause significant growth-related impacts on land use, although it would result in increased demand for medical, educational, and recreational facilities.

F.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The *CEQA Guidelines* (Section 15126.2(c)) require an evaluation of significant irreversible environmental changes that would be caused by a project if implemented. In general, the *CEQA Guidelines* refer to the need to evaluate and justify the consumption of nonrenewable resources and the extent to which the project commits future generations to similar uses of nonrenewable resources. In addition, CEQA also requires that irreversible damage resulting from an environmental accident associated with the project be evaluated.

Determining whether the project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed such that there is little possibility of restoring them. No such degradation or destruction of resources is anticipated as a result of the Proposed Project. No important natural resources would be lost as a result of construction or operation of the Proposed Project. While various natural resources, such as construction materials and energy resources, would be used in construction, their use in this project is not expected to result in substantial resource depletion.

The construction and operation of the Proposed Project does not present any serious risk of an environmental accident likely to result in irreversible damage. The project does present a possibility of accidental release of environmentally hazardous substances. Chlorinated water would be used to disinfect the water transmission line prior to use and chemicals may also be used in treating groundwater. However, existing regulations for the handling of these substances and procedures for spill containment should be sufficient to avoid irreversible environmental damage.

F.3 CUMULATIVE IMPACTS

Section 15130 of the *CEQA Guidelines* requires a discussion of cumulative environmental impacts when they are evaluated as being significant. Cumulative impacts are defined as those impacts that are created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. The *CEQA Guidelines* require that the discussion reflect the severity of the impacts and the likelihood of their occurrence, but need not provide as much detail as the discussion of the impacts attributable to the proposed project alone.

The *CEQA Guidelines* also mandate two different ways in which cumulative impacts are to be evaluated. One of these mandated approaches is to summarize growth projections in an adopted general plan or in a prior certified environmental document. The second method involves compilation of a list of past, present, and probable future projects producing related or cumulative impacts. This second method has been utilized for the purposes of this EIR.

As described in Section A, this is a Draft Supplemental EIR, intended to supplement the *Bolsa Chica Report Local Coastal Program EIR* that was certified by Orange County in December 1994 and recirculated in 1996. This supplement to the previously certified EIR is required due to a change in the proposed method of delivering water to the Bolsa Chica Planned Community project on Bolsa Chica Mesa. The *Bolsa Chica Report Local Coastal Program EIR* assumed the City of Huntington Beach would be the water supplier for the Bolsa Chica Planned Community project, but acknowledged that other alternatives would be pursued if a service agreement could not be executed with the City.

Since this Draft Supplemental EIR is designed to build on the environmental analysis already completed, and since the majority of the impacts associated with the Proposed Project would occur during the construction phase, the discussion of cumulative impacts that follows provides:

- A summary of the discussion of cumulative environmental impacts provided in the *Bolsa Chica Report Local Coastal Program EIR*
- An analysis of the proposed projects that have the potential to contribute to the cumulative impacts associated with construction activities.

The Bolsa Chica Report Local Coastal Program EIR

The cumulative impact analysis in the *Bolsa Chica Report Local Coastal Program EIR* concludes that there would be the following areas of impact:

- Development of cumulative projects would bring urban development in the vicinity of the LCP Area close to build out
- Cumulative beneficial effects of project implementation include socioeconomics, increased recreational opportunities and wetlands protection and restoration

- Cumulative incremental, short-term increase in turbidity (cloudiness or muddiness) in nearshore areas and greater potential for pollution from run-off
- Cumulative incremental increase in urban runoff to the Bolsa Chica wetlands and Huntington Harbor
- Construction of the new tidal inlet would have cumulative impacts on nearshore marine community because of other nearshore construction projects in the area
- Cumulative beneficial impacts on vegetation communities because of the increase in native salt marsh vegetation
- Cumulative loss of foraging habitat and/or nesting habitat in the region for some common and sensitive species of raptors
- Cumulative negative impacts on air quality in the regional basin
- Potentially significant cumulative impacts to demands on law enforcement agencies
- Increased cumulative demand for water and wastewater services
- Significant cumulative increase in use of nonrenewable energy resources for air conditioning, water heating and drying
- Cumulative increase in demand for school facilities.

Cumulative Impacts Associated with Project Construction

Table F-1 describes the major projects that are proposed for construction over the next two years, during which time the Proposed Project would be developed, if approved. Discussions of the cumulative impacts associated with individual environmental issue areas follow Table F-1.

Table F-1 Cumulative Projects List

Name	Type	Description	Location	Schedule
City of Cypress				
Walker St.	Public works	Resurface Street	On Walker St. between Cerritos and Katella	Fall 1999
Katella Signal Improvements	Public works	Replace (9) traffic signal controllers	Along Katella Ave.	1999-2001
Cypress Business Park	Land development - Office Space	3 office/R&D bldgs.; 191,349 s.f.	6021, 6141 & 6251 Katella	Approved - waiting for tenants
		2 office/R&D bldgs.; 48,478 s.f. & 59,000 s.f.	5660 Katella	Approved - waiting for tenants
		1 office bldg.; 108,000 s.f.	10900 Winners Circle	Approved - waiting for tenants
		1 office bldg.; 15,000 s.f.	5900 Corporate	Approved - waiting for tenants
City of Garden Grove				
Valley View/Garden Grove	Public works	Intersection improvement	Intersection of Valley View and Garden Grove	1999/2000
Valley View/Lampson	Public works	Intersection improvement	Intersection of Valley View and Lampson	2000-2001

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Name	Type	Description	Location	Schedule
City-wide sewer improvements	Public works	Sewer improvements	West/Lampson – Stanford	Ongoing
		Pipe replacement	FM/Valley View/Anthony	Ongoing
		Lift station	Belgrave/Anthony	Ongoing
East Gate Plaza	Land development – Commercial	Rehabilitation of commercial center	NW corner of Valley View and Chapman	Ongoing
LA Fitness	Land development – Commercial	New commercial	NE corner of Valley View and Chapman	Not approved yet
City of Los Alamitos				
Katella Smart Street	Public works	Smart Street improvements	Katella between city limits	Ongoing
Plow Boys	Land development – Commercial	New commercial; 30,000 s.f.	Los Alamitos/Sausalito	On hold due to soils issues
City of Westminster				
Commercial Center	Land development – Commercial	New commercial; 15,000 s.f.	NW corner of Golden West & Westminster	Under Construction – completion scheduled by end of 1999
		New commercial; two commercial pads each 15,000 s.f.	NW corner of Golden West & Westminster	Proceeding through building plan check; expected completion date is before end of Summer 2000
Mall improvements	Land development – Commercial	Robinsons-May commercial expansion – 55,000 s.f.	Edwards & Bolsa	Ongoing; completion scheduled for early 2001
City of Seal Beach				
Bixby Old Town Center	Land development – Commercial/Residential	New commercial 286,000 s.f.; new residential 75 single family units	NE corner of Seal Beach & St. Cloud	Pending court ruling on EIR
Hellman Ranch	Land development – Commercial/Residential	New commercial 20,000 s.f.; new residential 70 single-family units; public land use 1.4 acres; mineral production 28.2 acres	South side of Seal Beach & Westminster	Pending court ruling on EIR
City of Huntington Beach				
Catellus Development “Meadowlark Specific Plan”	Land development – Commercial	New commercial 15 acres of retail; New residential single-family homes and multifamily not to exceed 600 units	NE corner of Bolsa Chica & Warner	Under construction. Approved for development on January 28, 1991
Hearthside Homes’ Sandover Project	Land development – Residential	16 single-family homes	At Bolsa Chica Street and Los Patos Avenue	Under construction
Orange County Flood Control District				
Garden Grove Storm Channel improvements	Public works	New drainage conduit under freeway	Route 22 freeway at Bolsa Chica Channel	Undetermined. Design and review phase.
Bolsa Chica Channel rehabilitation	Public works	Vertical wall replacement	North of the Route 22 freeway to the Belgrave Channel near LAAFRC	Undetermined. Program and development phase.
Orange County Transportation Authority				
Route 22 freeway widening (HOV lanes)	Public works	Widening of overcrossings and freeway structures along the Route 22 freeway	Extending from the Route 55 freeway to the I-605 freeway	Undetermined. Environmental review process ongoing.
Orange County				
Bolsa Chica Planned Community	Land development – Residential	1,235 units	Bolsa Chica Mesa	Undetermined. Construction could commence in 2000.

Air Quality. Future and proposed single-site and linear projects in close proximity to construction activities of the Proposed Project could have cumulative air quality impacts on nearby receptors. The pollutants from most of these projects would have an impact only if construction of cumulative projects and the Proposed Project were to occur in close proximity and at the same time. Of note are transportation linear projects (roads, etc.) near the Proposed Project route. Transportation improvement projects usually involve extensive grading/trenching operations and leave soil disturbed for considerable periods of time. The NO_x emissions associated with the projects are of main concern. These cumulative projects (e.g., Catellus Development, Bolsa Chica Flood Control Improvements Project) could further exacerbate the potential short-term (Class I) NO_x impacts if they were constructed concurrently with the Proposed Project.

Cumulative impacts during the operation of the Proposed Project are not expected since small amounts of emissions would be generated along most of the Proposed Project corridor. The impacts to air quality may be adverse, but not significant (Class III).

Noise. Cumulative noise impacts would occur if utility repair projects, pipeline, or roadway construction projects, or construction on a property near the ROW were to be implemented simultaneously with the construction of the proposed pipeline. Refer to Table F-1 for projects identified along the proposed pipeline route from the SCWC point of connection in Cypress to the Bolsa Chica Planned Community site. If other construction projects occur in close proximity to and at the same time as the Proposed Project, the combined noise generation may temporarily elevate local noise levels. If the noise levels from the two sources were dissimilar, the noise increase relative to the louder noise source would be less than three dBA and the cumulative noise impacts would be less than significant (Class III).

Noise sources involving maintenance and repair operations could occasionally involve welding equipment and other heavy construction equipment. The increase in noise levels during maintenance and repair activities would be much less than that associated with the pipeline construction and would not result in a net increase of 15 dBA over local ambient levels for more than one day. As a result, the cumulative noise impacts from maintenance and repair operations would not cause any significant impacts to noise receptors (Class III).

Traffic and Circulation. Because the traffic and circulation impacts of the Proposed Project occur only during project construction, there is very little potential for the Proposed Project to make a significant contribution to cumulative increases in local and regional traffic congestion. However, if other construction projects occur in the immediate vicinity of the project area at the same time that construction of the Proposed Project is occurring, there is a potential for temporary combined traffic and circulation effects. The most likely such occurrence would be concurrent construction of the Proposed Project and the construction of the Bolsa Chica Planned Community project. Implementation of traffic control mitigation measures for each project should avoid any significant adverse impacts to traffic circulation (Class II). Traffic control plans for each project would need to be coordinated if construction of the two projects occurs simultaneously.

Environmental Contamination. The Proposed Project will not produce new sources of environmental contamination. The project has the potential for discovery and possible unearthing of existing areas of environmental contamination. Earthworks carried out in the course of construction, for instance, may locate areas of contaminated soil. This impact, although potentially significant, is not considered cumulatively significant. Remediation of contaminated sites that occurs as a result of this project (itself a potentially beneficial impact) may contribute to a cumulative increase in the number of persons and vehicles handling and transporting hazardous materials. Although a cumulative impact, this is not anticipated to be significant (Class III).

Geology and Soils. Typically, potential cumulative geologic impacts are limited to loss of unique geologic features of known mineral and/or energy resources, substantial alteration of the topography, or triggering or acceleration of slope failures from the Proposed Project and one or more future projects. Seismic impacts comprise the impact of the geologic environment on the project but are not cumulative. Because construction of the Proposed Project would not result in the loss of any unique geologic features or mineral/energy resources, and would not substantially alter topography or contribute to slope failures, the Proposed Project would not contribute significantly to potential cumulative geologic impacts.

Hydrology and Water Quality. Future planned projects could contribute to cumulative impacts with the proposed pipeline by causing sedimentation or increased runoff into storm drains and drainage channels. Various construction projects are planned in the vicinity of the project area (see Table F-1), but they are not expected to contribute to pipeline impacts. Because the area surrounding the pipeline is already densely urbanized, and most channel reaches are protected from scour by channel lining, future projects are unlikely to cause any significant cumulative impacts.

One future planned project may include channel improvements along various portions of Bolsa Chica Channel that would be implemented by Orange County. It is not certain if these improvements would occur before, after, or at the same time as the construction of the Proposed Project. If these improvements occur at the same time as the Proposed Project, the potential for increased erosion and sediment contribution to runoff would exist. However, if Best Management Practices are used for both projects during construction, the impact for each project as well as the cumulative impact on surface water should be insignificant.

Cultural Resources. In terms of cumulative impacts, the portion of the proposed pipeline traversing Bolsa Chica Mesa is of most concern. The entire Bolsa Chica Mesa area is highly sensitive for prehistoric and historic cultural resources. Virtually no known resources have been identified without some degree of disturbance from historic and/or modern activities. Therefore, the Proposed Project and other projects in the immediate area have the potential to result in the disturbance of cultural resource sites. The loss of additional resources, either on Bolsa Chica Mesa or in other nearby areas, could result in a significant adverse cumulative impact on cultural resources, especially with the knowledge that these sites are not adequately understood. Mitigation measures (such as described in Section C.7) can be implemented to effectively reduce adverse impacts to cultural resources to a less-than-significant level (Class II).

Biological Resources. Because the majority of the proposed pipeline route occurs in a totally urbanized environment with very limited vegetation and wildlife resources, there is little potential for adverse cumulative impacts. Where the proposed pipeline crosses the northern edge of Bolsa Chica Mesa, there would be disturbance of coastal bluff upland habitat, which is diminishing in coastal California. The incremental loss of this habitat is primarily attributable to the Bolsa Chica Planned Community project rather than the Proposed Project. This habitat, while disturbed, serves as forage habitat for various wildlife species. The cumulative effects associated with the loss of this habitat are discussed in the *Bolsa Chica Report Local Coastal Program EIR*.

Construction on the Mesa could also result in the loss of some southern tarplant, a CNPS sensitive species. The mesa population spans this upland area and is considered to be one of, if not the largest, population of this species in the county. With continuing development of the mesa, the loss of this significant population is inevitable. Because this species does well in disturbed areas, with the plans to re-seed this population as part of the *Bolsa Chica Report Local Coastal Program EIR* project design, the cumulative loss of the species would be significant only until a comparable population is re-established off-site.

Land Use. No significant cumulative land use impacts are anticipated as a result of construction of the Proposed Project. Cumulative adverse land use impacts could occur if construction of other planned projects in the area (see Table F-1) occurred simultaneously to the construction of the Proposed Project and occurred in close proximity to the Proposed Project. The only planned project that has the potential to create cumulative impacts in association with the development of the Bolsa Chica water transmission line is the proposed improvements to the Bolsa Chica flood control channel. The construction schedule for these improvements has not been finalized. Although concurrent construction is not anticipated, an overlapping construction schedule could result in temporary adverse cumulative impacts to land use, such as dust and noise nuisances and disruptions to property access.

Public Services and Utilities. The Proposed Project presents very little potential for significant cumulative impacts related to public services or utilities. If another construction project occurs at the same time as construction of the Proposed Project, there could be increased potential for accidental disruption of existing utility lines. In addition, the placement of a new utility line adjacent to existing utility lines presents a potential co-locational effect in which an accidental rupture (possibly from future construction activity) in one utility line affects an adjacent utility line. In such an event, there could be some limited impacts to public services in the event that a future pipeline rupture (of the Proposed Project or another pipeline) triggers repair activities that could impede access for emergency vehicles. This would be a relatively rare circumstance.