# CHAPTER 6
# OTHER CEQA REQUIREMENTS

## 6.1 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

This section is prepared in accordance with Section 15126.2(b) of the CEQA Guidelines, which requires the discussion of any significant environmental effects that cannot be avoided if a project is implemented. These include impacts that can be mitigated, but cannot be reduced to a less than significant level. An analysis of environmental impacts caused by the proposed project has been conducted and is contained in this EIR. Twelve issue areas were analyzed in detail in Chapter 3.0. According to the environmental impact analysis presented in Chapter 3.0, the proposed project would result in no significant unavoidable adverse impacts.

## 6.2 EFFECTS NOT FOUND TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires a statement that briefly indicates the reasons that various possible significant effects of a project were determined not be significant and were therefore not discussed in detail in the EIR. As stated in the CEQA Guidelines, such a statement may be contained in an attached copy of an Initial Study. The Initial Study for the proposed project is included in this EIR as Appendix A. As described and substantiated in Appendix A, the following issue areas were not found to be significant and were not further analyzed in the EIR: agriculture and forestry resources, biological resources, mineral resources, population and housing, and recreation.

## 6.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines requires that an EIR analyze the extent to which the proposed project's primary and secondary effects would impact the environment and commit nonrenewable resources to uses that future generations will not be able to reverse. Nonrenewable resources that would be used on site during construction and operation include natural gas, other fossil fuels, water, concrete, steel, and lumber. The proposed project would result in the commitment of such resources. (The proposed project's energy consumption is discussed in greater detail in Section 3.13 of this EIR.)

Electricity is provided to the project site by SCE. SCE serves approximately 180 cities in 11 counties across Central and Southern California. SCE's electrical energy generation sources include natural gas, coal, nuclear, renewable energy (geothermal, small hydroelectric, solar, and wind), and large hydroelectric facilities (City of West Hollywood 2010). The Southern California Gas Company provides the City with natural gas service. The company's service territory encompasses approximately 20,000 square miles and more than 500 communities. A gas company service yard is within the City limits, adjacent to the West Hollywood Gateway Center

on Formosa Avenue at Romaine Street. Water service is provided by the Beverly Hills Public Works Department, which obtains 90% of its water from northern California through the MWD and 10% of its water from groundwater rights in the Hollywood Basin and La Brea subarea of the Central Basin. As stated in the City's General Plan, water supply from MWD is more uncertain now than in the past due to potential climate change effects and currently hydrologic conditions in northern California. These entities that supply the project site with resources are subject to a variety of policies that require reductions in resource usage and/or reductions in emissions. Examples include the California Renewables Portfolio Standard, AB 939, SB 1374, and the requirement to prepare Urban Water Management Plans.

While the City does not have direct jurisdiction over the utilities that serve it, use of resources within the City is inventoried within the City's General Plan, and there are numerous policies and programs in place to reduce the use of nonrenewable resources within the City as a whole. The Infrastructure, Resources, and Conservation chapter of the General Plan provides information and policy guidance for a variety of resource areas, including water and energy. The water conservation and management policies within the General Plan are designed to reduce water consumption in the City and to help manage water uncertainty. The General Plan effort also included a GHG reduction target, and the City has a climate action plan in place to help facilitate this target. The Infrastructure, Resources, and Conservation chapter of the General Plan sets forth policies to reduce the use of nonrenewable resources in the City. Several of these policies are characterized below:

- Promote walkability, ride-sharing, biking, and transit to reduce transportation-related emissions and energy use
- Support land use strategies to reduce driving rates
- Require new buildings to achieve a reduction of water use of 40% less than baselines for buildings as calculated by the Energy Policy Act of 1992
- Allow for construction of new development only when there is sufficient water to supply that development, as determined by the service provider
- Ensure high levels of energy performance in new construction
- Reduce the amount of waste sent to landfills

These policies are currently in place within the City and apply to the proposed project and other development that occurs within the City. Additionally, the City has specific ordinances that address recycling and use of nonrenewable resources. These include a requirement to recycle 80% of all demolition and construction materials, which would reduce the amount of waste that would be generated during the construction process for the proposed project and would help ensure that construction waste is reused and that additions to area landfills are minimized. The

City also has a green building ordinance that sets forth requirements for sustainable design features and incentives for projects that include sustainable design features beyond those required. The proposed project would comply with the mandatory aspects of the green building ordinance and would also implement a number of non-mandatory measures. The project's sustainable design features are summarized in Chapter 2.0, Project Description, and are further detailed in Appendix B. The proposed multi-use hotel building would be designed and constructed to incorporate environmentally sustainable design features equivalent to a minimum Silver certification under the U.S. Green Building Council's LEED-H® or LEED-NC® Rating System (January 1, 2011). Such LEED® features would include energy-efficient structures, a pedestrian- and bicycle-friendly site design, and water conservation measures. LEED standards or equivalent green building standards would be incorporated in order to reduce energy and water usage, and thus would minimize associated greenhouse gas emissions. The proposed project would incorporate an environmentally sustainable design using green building technologies as identified in the principles for energy efficiency, water conservation, environmentally preferable building materials, and overall waste reduction.

As described above, the utilities that service the City, the City itself, and the design of the proposed project are all subject to regulations that are working to reduce the amount of nonrenewable resources that are committed to development projects. Additionally, the proposed project has incorporated voluntary sustainable design factors to go beyond the requirements. As such, the proposed project is not anticipated to consume substantial amounts of energy in a wasteful manner (see Section 3.13 for details), and it would not result in significant impacts from consumption of utilities. Although irreversible environmental changes would result from the proposed project, such changes would not be considered significant.

## 6.4 GROWTH-INDUCING IMPACTS

According to Section 15126.2(d) of the CEQA Guidelines, growth-inducing impacts of the proposed project shall be discussed in the EIR. Growth-inducing impacts are those effects of the proposed project that might foster economic or population growth or the construction of new housing, either directly or indirectly, in the surrounding environment. According to CEQA, increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.

Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place without the implementation of the proposed project. Typically, the growth-inducing potential of a project would be considered significant if it results in growth or population concentration that exceeds those assumptions included in pertinent master plans, land use plans, or projections made by regional planning authorities. However, the creation of

growth-inducing potential does not automatically lead to growth, whether it would be below or in exceedance of a projected level.

The environmental effects of induced growth are secondary or indirect impacts of the proposed project. Secondary effects of growth could result in significant, adverse environmental impacts, which could include increased demand on community or public services, increased traffic and noise, degradation of air and water quality, and conversion of agricultural land and open space to developed uses.

The Population and Housing section of the Initial Study discussed the potential growth inducement of the proposed project (Appendix A). The proposed project would not directly lead to growth because it does not include any housing units. However, it would provide additional employment on the project site, which was estimated in the Initial Study. As shown in Appendix B, the proposed project would result in an increase of approximately 300 jobs on the project site. This number of new jobs was found to be within employment growth projections that has been calculated by the Southern California Association of Governments. It is anticipated that most of the jobs associated with the proposed project would be filled by existing City residents or by residents of neighboring cities in the densely populated Los Angeles metropolitan area. Therefore, it is not anticipated that the employment generated by the proposed project would lead to a substantial influx of residents to the City. Due to the ability of the existing regional population to provide an ample employment pool within proximity to the project site and due to the minor increase in employment relative to total jobs available in the City, the proposed project would not generate substantial population growth. As such, the growth-inducing impacts of the project, if any, would be minor. As such, the proposed project would not result in significant adverse secondary effects related to induced growth.