

## CHAPTER 4

### OTHER CEQA CONSIDERATIONS

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#### 4.0 Introduction

Section 15126 of the CEQA Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation (California Code of Regulations, Title 14, Section 15126). As part of this analysis, the EIR must identify the following types of impacts:

- Significant environmental effects which cannot be avoided if the proposed project is implemented;
- Significant irreversible environmental effects which would be caused by the proposed project should it be implemented; and
- Growth-inducing impacts of the proposed project.

The analysis in this chapter identifies each of these types of impacts based on analyses contained in Chapter 3, Environmental Setting, Impacts, and Mitigation Measures.

#### 4.1 Significant and Unavoidable Impacts

CEQA Guidelines Section 15126.2(c) requires that an EIR describe any significant impacts which cannot be avoided if the proposed project is implemented. As presented in the Executive Summary and evaluated in Sections 3.1 through 3.13, Environmental Setting, Impacts, and Mitigation Measures of this Draft EIR, all environmental impacts, including cumulative impacts, associated with the Master Plan Update would be less than significant or less than significant with mitigation incorporated. The final determination of significance of impacts and of the feasibility of mitigation measures will be made by the CSU Board of Trustees as part of its consideration of project approval and certification of the EIR.

#### 4.2 Significant and Irreversible Environmental Effects

According to CEQA Guidelines Sections 15126(c) and 15126.2(d), an EIR is required to address any significant irreversible environmental changes that would occur should the project be implemented. As stated in CEQA Guidelines Section 15126.2(d):

*Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.*

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy);

- The project would involve a large commitment of nonrenewable resources; or
- The project involves uses in which irreversible damage could result from any potential environmental accident associated with the project.

#### **4.2.1 Commitment of Future Generations**

The CSU system's ownership of the campus represents a long-term commitment of the campus lands to an institutional use, which is consistent with the mission of the CSU. Development under the Master Plan Update would result in the continued commitment of the CSULB campus to institutional uses, thereby precluding any other uses for the lifespan of the campus. Restoration of the campus to pre-developed conditions is not feasible given the degree of disturbance, the urbanization of the area, and the level of capital investment.

#### **4.2.2 Justification for the Use of Nonrenewable Resources**

Development under the Master Plan Update would necessarily consume limited, slowly renewable, and nonrenewable resources in a phased manner over the course of the Master Plan Update. This consumption would occur during the construction phases of development under the Master Plan Update and continue during its operational lifetime. Construction materials that would be required include certain types of lumber and other forest products; aggregate materials used in concrete and asphalt, such as sand, gravel, and stone; metals, such as steel, copper, and lead; and petrochemical construction materials, such as plastics. Construction activities associated with development under the Master Plan Update would also use nonrenewable energy resources, primarily in the form of fossil fuels, such as petroleum and diesel, for construction vehicles and equipment. Operational activities associated with development under the Master Plan Update would require the ongoing use of water, electricity, and fossil fuels.

Although implementation of the Master Plan Update would consume nonrenewable resources, it would not represent the unnecessary, inefficient, or wasteful use of resources, as analyzed in Section 3.13, Utilities and Energy, of this Draft EIR. As discussed therein, construction activities would comply with the latest U.S. Environmental Protection Agency and California Air Resources Board emissions standards to reduce unnecessary fuel consumption and utilize green building materials to reduce environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of building industry source materials. Operational activities would comply with the most current version of the Title 24 Building Energy Efficiency Standards, comply with the California Green Building Standards Code, and incorporate the CSU Sustainability Policy's Sustainable Building & Lands Practices that would reduce energy consumption. The majority of newly constructed buildings under the Master Plan Update would minimize or eliminate the use of natural gas, thereby reducing CSULB's use of fossil fuels. With regard to water resources, the Long Beach Water Department would have adequate water supply through 2040 to serve development under the Master Plan Update, and CSULB would continue to implement water conservation efforts to reduce water use.

Furthermore, implementation of the Master Plan Update would also achieve the underlying project purposes identified in Chapter, Project Description, of this Draft EIR: support and advance the CSULB mission, vision, and values by guiding the physical development of the campus and to accommodate changes in enrollment through the horizon year 2035. Toward this end, the objectives for implementation of the Master Plan Update include the following: accommodate gradual student enrollment growth; optimize the existing campus space and minimize net new gross square footage; renovate or demolish inefficient and aged buildings; support an expanded residential environment; strengthen the physical connection between the two existing housing

villages; preserve space in the campus core for academic uses and student-focused facilities; retain and recruit high-quality faculty by providing on-campus affordable housing options; provide new graduate student and faculty housing at the perimeter of the campus; provide mobility and accessibility improvements; provide defined campus gateways and edges with increased wayfinding and signage; and provide high-quality athletic facilities and optimize existing fields. Thus, implementation of the Master Plan Update would optimize the existing physical assets of the campus, enhance the efficiency of facilities throughout the campus, and evolve the existing buildings and programs to accommodate future campus needs. As such, implementation of the Master Plan Update would not involve a large commitment of nonrenewable resources, nor would the use of nonrenewable resources be unjustified.

#### **4.2.3 Potential Environmental Accidents**

Implementation of the Master Plan Update would not result in significant impacts related to hazards and hazardous materials, as determined in the Initial Study (Appendix A). As discussed therein, construction activities would involve the temporary use, storage, and transport of hazardous materials typical of construction of buildings, such as asphalt, fuels, lubricants, paints, cleaners, and solvents. Construction contractors are required to comply with CSU construction specifications, including working with the University's Office of Health & Safety and complying with the CSU standards set forth in PolicyStat, which would minimize the potential for environmental accidents that could result in irreversible environmental damage. Operation of some improvements implemented pursuant to the Master Plan Update would involve the routine use of hazardous materials, such as cleaners and common chemicals used for landscaping and maintenance, similar to current operations. Additionally, colleges that require laboratories that use, store, and dispose of hazardous materials would abide by their respective hazardous materials plans, similar to existing conditions. Implementation under the Master Plan Update would adhere to the CSULB Environmental Compliance Program, which protects the campus through employee training programs, procedures, and policies designed to ensure the safe handling and storage of hazardous materials, and proper disposal of hazardous wastes. With adherence to existing hazardous materials regulations, the potential for implementation of the Master Plan Update to cause irreversible damage from accident conditions is very low.

#### **4.3 Growth Inducing Impacts**

As required by the CEQA Guidelines, an EIR must discuss ways in which a potential project could induce growth. This discussion should include consideration of the ways in which the project could directly or indirectly foster economic or population growth in adjacent and/or surrounding areas. The removal of obstacles to population growth (such as removal of infrastructure limitations or regulatory constraints) must also be considered in this discussion. According to CEQA Guidelines Section 15126.2(e), "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

According to the CEQA Guidelines, a project would have the potential to induce growth if it would:

- Result in economic expansion and population growth through employment opportunities and/or construction of new housing; or
- Remove obstacles to population growth (e.g., through the expansion of public services into an area that does not currently receive these services), or through the provision of new access to an area, or a change in restrictive zoning or land use designation.

### 4.3.1 Direct Population Growth

As discussed in Section 3.9, Population and Housing, of this Draft EIR, implementation of the Master Plan Update would result in direct population growth through the development of student facilities and services that allow for increased student enrollment and increased campus population. The Master Plan Update is anticipated to result in a net increase in the on-campus population of 5,466 FTES, FTE employees, auxiliary employees, and faculty/staff household members through the horizon year 2035. However, as an urban commuter campus, it is anticipated that most of the net new on-campus student and employee population would come from within the Southern California Association of Governments (SCAG) region and is accounted for in the SCAG regional demographics and growth forecasts in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Faculty and staff employment growth, which anticipates 723 additional employees by 2035, is also accounted for in the 2020-2045 RTP/SCS, which projects a net increase of 9,304,000 jobs in the SCAG region by the year 2035. The net increase in the total campus population resulting from the proposed Master Plan Update would represent approximately 0.03 percent of the population in the SCAG region, 0.05 percent of the population in Los Angeles County, 0.16 percent of the population in Orange County, and 1.1 percent of the population in the City of Long Beach in the horizon year 2035. Therefore, the net increase in the on-campus population and faculty and staff employment resulting from the Master Plan Update is considered planned growth in the SCAG region.

Additionally, the Master Plan Update would accommodate the anticipated increase in campus population with the development of new housing. This new housing developed under the Master Plan Update would result in net increases of approximately 1,602 new student beds and approximately 285 new faculty and staff housing units, reducing the demand for off-campus housing. The projected campus housing is accounted for in the SCAG regional demographics and growth forecasts in the 2020-2045 RTP/SCS, which are also used to determine the RHNA allocation for each local jurisdiction within the SCAG region. The net new student beds and faculty/staff housing units proposed in the campus housing projects would represent approximately 0.03 percent of the housing in the SCAG region, 0.06 percent of the housing in Los Angeles County, 0.19 percent of the housing in Orange County, and 1.2 percent of the housing in the City of Long Beach in the horizon year 2035. In addition, the net increase of approximately 1,602 new student beds proposed under the Master Plan Update would support the goal of the CSULB Housing Capacity Expansion Plan to increase the total number of student beds by 1,000 by 2035. Therefore, the proposed campus housing projects under the Master Plan Update would not create a need for construction of new off-campus housing and would not directly induce substantial unplanned population growth in the area.

### 4.3.2 Indirect Economic Growth

Aside from the direct increase in total campus population, changes to the local and regional population may be indirectly induced by economic growth from an increased demand for goods and services in the area. Changes in the local and regional population could occur from the creation of additional commercial development to serve the campus population, resulting in new employment opportunities in the surrounding area. However, any commercial development resulting from this indirect and induced economic growth would be subject to the planning, permitting, and discretionary actions and approvals of the local jurisdictions, such as the City of Long Beach. Additionally, due to the urbanized and developed nature of the City of Long Beach, development would likely occur on underutilized parcels, resulting in infill development. Furthermore, substantial growth in jobs would be evaluated for consistency with growth forecasts for the SCAG region and local jurisdiction plans. With regard to the overall region, this growth would likely represent a minor contribution to regional population and economic growth due to the

incremental increase in total campus population (5,466 FTES, FTE employees, auxiliary employees, faculty/staff household members over 15 years) and available goods and services that already exist within the City of Long Beach and neighboring areas.

#### **4.3.3 Indirect Population Growth**

As discussed in Section 3.9, Population and Housing, of this Draft EIR, development under the Master Plan Update would consist of renovation and redevelopment of existing facilities and new, infill development within the existing campus boundaries to accommodate the projected net increase in campus population through the horizon year. Proposed mobility and parking improvements would enhance connections to existing facilities within and through the main campus to support the existing and projected campus population through the horizon year and would not extend the capacity of existing roadways. Utilities required to operate the proposed development under the Master Plan Update would be constructed as part of the Master Plan Update and would connect to the existing utility infrastructure network serving the CSULB main campus and Beachside Village property. Upgrades to utilities would be designed to adequately serve the projects under the Master Plan Update and would not result in additional infrastructure capacity that would induce unplanned growth. Therefore, the renovation, replacement, and new projects under the Master Plan Update would not result in substantial indirect growth in the SCAG region.