

3.1 INTRODUCTION

This section includes minor revisions to the Draft EIR. These modifications resulted from responses to comments received during the Draft EIR public review period as well as staff-initiated changes. Changes are provided in revision marks (underline for new text and ~~strikeout~~ for deleted text).

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis.

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SECTION 3.0 PROJECT DESCRIPTION

The Project Description has been updated based on changes to PLAN Hermosa recommended by the Planning Commission and a clean version is provided at the end of this attachment.

SECTION 4.1 (AESTHETIC AND VISUAL RESOURCES)

Update Figure 4.1-1 Character Areas with modified map from PLAN Hermosa.

Update Figure 4.1-2 Prominent Public Viewpoints with modified map from PLAN Hermosa.

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

Page 4.1-14, Impact 4.1-1 has been revised as follows:

IMPACT 4.1-1 ***Would PLAN Hermosa Cause Adverse Effects on Scenic Vistas and Viewsheds?** Future actions under PLAN Hermosa have the potential to encroach on views from prominent public viewpoints. Future actions also have the potential to degrade the visual quality of scenic vistas, through the introduction of incongruous features to the viewshed. However, PLAN Hermosa also includes policies and implementation actions that direct future discretionary projects to identify, evaluate, and to the extent reasonable avoid the substantial obstruction, interference or degradation of scenic vistas through the offering of exceptions to development standards that will allow for siting the project in a manner that avoids impacting scenic vistas. This impact would be **less than significant** because development under PLAN Hermosa would comply with the evaluation and design process to avoid adverse effects on scenic vistas.*

Page 4.1-14, paragraph 2 under Impact 4.1-1 discussion has been revised as follows:

PLAN Hermosa outlines the community's vision for proposed development in each of the city's distinctive zones and identifies policies and actions to reduce impacts to these public view corridors. For example, implementation actions PARKS-10 and 11, ~~and 12~~ require discretionary design review for new development and public works projects based on specific criteria to be established in the Zoning Ordinance to evaluate protect scenic vistas. As such, utilities would be located underground when possible, and fences and walls would not block views from designated viewpoints, scenic roads, or other public viewing areas. Parks + Open Space Element Policy 5.1 states the intent to identify protect scenic vistas. Public vistas would also be protected through proposed implementation actions, as listed above.

Page 4.1-14, paragraph 4 under Impact 4.1-1 discussion has been revised as follows:

~~However, neither current City standards nor PLAN Hermosa policies or actions include specific provisions to protect public view corridors. Therefore adverse effects on scenic vistas and viewsheds would be **potentially significant** and mitigation measure **MM 4.1-1** would be required. Due to the built-out nature of Hermosa Beach, the limited reach of the views, and the small amount of new development, 50 feet is an appropriate distance for the protection of public views. This metric is based on similar project experience and conversations with the City about its goals for protecting scenic vistas. The policies and actions as revised related to public views are designed to provide more specificity on the expectation and process for identifying, evaluating, and addressing potential impacts to scenic vistas in a manner that is consistent with the Coastal Act and the California Environmental Quality Act. The greater level of specificity contained within the policies and implementation actions further helps to appropriately guide City staff and decision makers in the future to objectively and consistently and reasonably evaluate and mitigate~~

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impacts to scenic vistas, and provide the opportunity for setback, open space, landscaping or other relief to properties that may otherwise substantially obstruct, interrupt, or detract from a scenic vista. This allows the property owner to minimize the impact to a public view while providing the owner the same development privileges enjoyed by other similar properties in the vicinity (similar to a variance). The specific exception to be applied to each project will be evaluated on a project level to determine its appropriateness and compatibility with the neighborhood and the list of available exceptions will be specified in the zoning ordinance.

Through the public hearing process, the community and commissioners have had an opportunity to synthesize PLAN Hermosa Figure 5.3, which shows the proposed Prominent Public Views and Uninterrupted Viewing Areas. Based on community and commissioner input, the Figure has been revised to remove two sites that do not meet the criteria for Prominent Public Views. The two views deleted include 8th Street at Loma Drive and El Oeste Drive. The 8th/Loma location can be deleted because the view is already surrounded by properties that have been developed close to or at the maximum extent allowed and therefore, future development during the life of the plan will not further impact the view beyond the existing development. The El Oeste viewpoint can be deleted because, while it presents a highly intact uninterrupted view, it does not meet the prominent viewpoint criteria of having a large number of public viewers. This location is at the end of a dead end residential street where the general public does not typically access, pass or congregate. Therefore, it would be unlikely to have a large number of public viewers.

The language incorporated into the policies and actions has been changed such that properties adjacent to, rather than within 50 feet of, the Prominent Public Views and Uninterrupted Viewing Areas will be required to evaluate and reasonably mitigate any substantial impact to a public view. Additionally, portions of Implementation Action PARKS-12 have been removed because of their specificity to appropriate colors and textures and the portions of the actions pertaining to public works projects have been incorporated into PARKS-11. To specify appropriate colors or textures to private property owners would go against a long-standing community policy against judging or dictating design. These language changes are also appropriate because the 50 foot requirement, as well as the requirements for specific screening methods or use of certain materials may not be appropriate in all situations and do not allow for any site specific flexibility. Additionally, the language was too precise for policy language and implementation actions (and for the originally proposed mitigation measure). These types of details are better worked out through the implementation process and development of the ordinance. In some cases 50 feet may be too far, and in others it may not be far enough. There are site specific conditions like width of the road, setback requirements, and building height limits (vary from 25-35 feet) that may require variation in the distance needed to analyze impacts to views. It is further noted that the changes to the policies and implementation actions related to public views achieve the same purpose as proposed Mitigation Measure MM 4.1-1, that the potential impact to scenic vistas is adequately mitigated to a level that is less than significant, and that no new significant impacts to Aesthetics have been identified based on these changes.

Page 4.1-15, Mitigation Measures has been revised as follows:

None Required.

MM 4.1-1 — ~~Projects located within 50 feet and within the directional arrow of a prominent public viewpoint, or within the uninterrupted viewing areas;~~

as identified in Figure 4.1-2, shall demonstrate that existing public views of scenic resources along the view corridors identified in Draft EIR Figure 4.1-2 are, at a minimum, maintained in their current condition and that no features are added in the viewshed that substantially obstruct or detract from the public views of the Pacific Ocean, the Palos Verdes Peninsula, the Santa Monica Mountains, and the Los Angeles Basin and the San Gabriel Mountains. This requirement shall be incorporated into the review process for precise development plans under Chapter 17.58 of the Zoning Ordinance.

Significance After Mitigation

Implementation of mitigation measure ~~MM 4.1-1~~ would ensure that existing view corridors which offer views of the Pacific Ocean, the Palos Verdes Peninsula, the Santa Monica Mountains, and the Los Angeles Basin and the San Gabriel Mountains are maintained. Therefore, this impact would be reduced to **less than significant**.

Page 4.1-15, Impact 4.1-2 has been revised as follows:

IMPACT 4.1-2 ***Would PLAN Hermosa Have Adverse Effects on Scenic Resources within a State Scenic Highway?*** There are no designated state scenic highways in or near Hermosa Beach. However, PLAN Hermosa directs the City to ~~protect~~ beautify and enhance Pacific Coast Highway ~~as a potentially scenic highway~~ and would guide development and reuse projects in a manner that is consistent with the existing visual character of Pacific Coast Highway ~~so that it may be designated as a scenic highway at some point in the future~~. Therefore PLAN Hermosa would have a **less than significant** impact.

Scenic resources can include man-made or natural features, viewpoints, or viewsheds. They can include visually significant features such as rocks, trees, and historic buildings, particularly if those features are within a state scenic highway. There are no designated state scenic highways in or near Hermosa Beach. ~~However, proposed Parks + Open Space Element Policy 5.5 directs the City to protect Pacific Coast Highway as a locally designated scenic highway and important view corridor. This policy is the basis for future planning decisions that enhance the local stretch of PCH as a scenic resource.~~ In its current state, Pacific Coast Highway's only significance as a scenic resource is its public views to the Pacific Ocean and the Palos Verdes Peninsula. As noted in the discussion above, significant public vistas from Pacific Coast Highway would be protected through proposed Policy 5.1 and implementation actions PARKS-10 and 11. ~~in combination with mitigation measure MM 4.1-1.~~

Page 4.1-17, Table 4.1-1, City of Hermosa Beach Existing Visual Character and Future Vision, has been updated to reflect the changes to the Future Vision of Character Areas from PLAN Hermosa. Page 4.1-20, fourth paragraph has been revised as follows:

As outlined above, PLAN Hermosa's intent is to maintain and enhance the city's visual character through appropriate building massing, scale, and size. Adoption and implementation of PLAN Hermosa would not substantially alter any of the residential neighborhoods or areas of the city, but may alter certain areas near Downtown and The Strand, through new development and streetscape. PLAN Hermosa policies are meant to preserve the city's character, including those resources that are designated landmarks or architecturally distinctive. For example, Goal 5 is intended to specifically retain the city's

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character as a small beach town. Further, Land Use + Design Element Policy 1.6 would require the City to consider new development's compatibility with the existing scale and context, and Parks + Open Space Element Policy 5.2 accommodates new buildings in a way that reflects the visual character of the community. None of the provisions of PLAN Hermosa would alter current land use patterns, height restrictions, or compatibility and buffering requirements currently established in the Zoning Ordinance (e.g., Sections 17.22.130, 17.26.050, and 17.28.030). PLAN Hermosa policies and implementation actions identified in this section implement and expand current General Plan and Coastal Land Use Plan policy provisions for the protection of the city's visual character identified above in subsection 4.1.3, Regulatory Setting.

Page 4.1-21, third paragraph has been revised as follows:

Land Use + Design Element Policies 1.6, 1.8, and 2.7 would also require new developments to be compatible with surrounding development, as well as enhance existing character and be sensitive to context. ~~Similarly, Land Use + Design Element Policy 10.6 requires attention to preservation of designated landmarks, potentially historic resources, and older buildings.~~ Implementation action LAND USE-2 directs the City to ~~develop building design guidelines~~ update the development standards within the Zoning Code to illustrate and articulate the appropriate building form, scale, and massing for each established character area in accordance with those key features and characteristics to ensure that the overall visual character of the neighborhoods, centers, and districts is preserved. This action would apply to individual neighborhoods and character areas as identified in **Figure 4.1-1** and in **Table 4.1-1**, as it would apply citywide. The proposed implementation action establishes the appropriate mechanism for developing zoning standards ~~design guidelines~~ that would prevent significant degradation of the built environment's visual character. As such, implementation of PLAN Hermosa policies and programs would reduce the impacts associated with visual character and visual sensitivity to a less than significant level because the City would implement ~~design review~~ development standards that require attention to and consistency with the surrounding area ~~neighboring structures~~ in form, line, massing, ~~and color~~ and existing visual character and identity. Therefore, the impact would be **less than significant**.

SECTION 4.2 (AIR QUALITY)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

Page 4.2-11, second paragraph has been modified as follows:

By focusing planning and improvement efforts toward designing complete streets, promoting economic diversity, and enhancing communitywide mobility, PLAN Hermosa is anticipated to reduce vehicle miles traveled (VMT) within the city. Mobility Element Goal 3 would encourage multimodal and people-oriented transportation, which could minimize or eliminate certain mobile vehicle trips (see Section 4.14, Transportation, of this EIR for an analysis of anticipated vehicle miles traveled under PLAN Hermosa). Land Use + Design Element Goal 1 would promote a diverse mix of uses, which would reduce vehicle trips between residential uses and retail or employment uses. Land Use + Design Element Goal 4 would increase the accessibility of public transit to nearby residential uses, thus reducing vehicle miles traveled. Mobility Element Policy 5.5 encourages ~~smart growth in~~ land use policies to ensure more compact, ~~mixed~~, connected, and multimodal development supports reduced trip generation, trip lengths, and greater ability to utilize alternative

modes. Implementing these policies and programs would strengthen Hermosa Beach's efforts to reduce air quality emissions from VMT, area sources, construction, and other miscellaneous sources beyond that of the existing General Plan, which is the basis for the existing regional air quality plan (i.e., 2012 Air Quality Management Plan [AQMP]).

Page 4.2-12, last paragraph has been modified as follows:

PLAN Hermosa policies include numerous measures that support transportation demand and accessibility management. Specifically, Sustainability + Conservation Element Policy 3.2 directs the City to support land use and transportation strategies to reduce ~~vehicle miles traveled and~~ emissions, including pollution from commercial and passenger vehicles. Policy 3.7 directs the City to consult with other agencies to improve air quality through regional efforts to reduce air pollution from mobile sources and other large polluters. PLAN Hermosa would promote land use and transportation investments that support greater transportation choice, greater local economic opportunity, and reduced number and length of automobile trips.

Page 4.2-13, third paragraph has been modified as follows:

A number of PLAN Hermosa policies, along with required SCAQMD rules and regulations, would help reduce short-term construction emissions. All construction projects in the city would be subject to SCAQMD Rule 403 (Fugitive Dust) to minimize fugitive particulate matter (PM) dust emissions during construction. In addition, Sustainability + Conservation Element Policy 7.2 would require future projects to minimize PM₁₀ and PM_{2.5} emissions by promoting best practices for controlling fugitive dust. Implementation actions SUSTAINABILITY-16 and 17, ~~and 18~~ aim to control soil erosion during grading and other construction activities. Furthermore, Sustainability + Conservation Element Policy 2.76 would require all discretionary projects to substantially mitigate all feasible greenhouse gas emissions, which would also affect the emissions of ozone precursors, PM₁₀, and PM_{2.5} in the city.

SECTION 4.3 (BIOLOGICAL RESOURCES)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

SECTION 4.4 (CULTURAL RESOURCES)

Page 4.4-2, first paragraph, has been revised as follows:

Hermosa Beach has not been surveyed previously; therefore, a citywide windshield survey was conducted by certified architectural historians to examine existing conditions and identify examples of ~~potentially eligible~~ property types, styles, and methods of construction that represent key periods of development in Hermosa Beach. ~~which included locating potential individual historical resources and concentrations or groups of intact resources that appear to be eligible as potential historic districts based on their age, architecture, and integrity.~~ There are approximately 3,600 parcels with improvements over 45 years old in Hermosa Beach. ~~A total of 218 improved parcels were identified as potentially eligible for local listing and were assigned California Historical Resource (CHR) status codes of 5S3, "appears to be individually eligible for local listing or designation through survey evaluation."~~ In addition, the survey identified two groupings of single-family residences

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~~that appear potentially eligible as beach cottage districts and were assigned CHR status codes of 5D3, "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation." **Figure 4.4-1 (Potentially Eligible Historic Resources [Windshield Survey])** identifies the 218 parcels that have been identified as potentially eligible for local listing. An architectural overview, complete inventory list, and California Department of Parks and Recreation primary survey forms are provided in **Appendix C-7.**~~

Page 4.4-4, Figure 4.4-1, Potentially Eligible Historic Resources Map, has been removed and is replaced with a narrative describing the general history and time periods of development in Hermosa Beach as provided in the Existing Conditions Report.

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

Page 4.4-11, last paragraph is modified as follows:

Implementation action LAND USE-~~2321~~ would require archaeological investigations, as necessary, by a qualified archaeologist for projects subject to CEQA involving ground-disturbing activities for areas not previously surveyed and/or that are determined sensitive for cultural resources and would require preparation and implementation of a treatment plan if buried resources would be affected by a proposed project. For example, an initial archaeological study (Phase I Assessment), at a minimum, would consist of the following tasks to identify known archaeological resources in a given project site: a cultural resources records search through the South Central Coastal Information Center of the California Historical Resources Information System, a pedestrian survey of the project site, a review of the land use history, and coordination with knowledgeable organizations or individuals (e.g., Hermosa Beach Historical Society, Native American tribes). If warranted, additional analyses such as archaeological test excavations and/or remote sensing methods would be implemented to identify resources.

Page 4.4-12, first paragraph is modified as follows:

To identify if a project requires archaeological investigations, the City would review available geotechnical studies to determine whether excavation activities would impact native soils. If a geotechnical study is not available for review, then the City would need to make a determination based on a review of recent aerial photography of the project location, available data from adjacent or nearby sites, and professional judgement. Thus, with implementation action LAND USE-~~2321~~, future development and reuse projects under PLAN Hermosa would implement the appropriate treatment and/or preservation of resources if encountered. Therefore, potentially significant impacts on archaeological resources would be **less than significant**.

Page 4.4-14, last paragraph, and 4.14-15 first paragraph are modified as follows:

The City does not have a comprehensive list of potentially eligible historic properties over 45 years old. During the preparation of the City's General Plan Land Use Element in 1994, 28 historical resources and two historic districts were identified as potentially eligible; however, some of these potential resources have been demolished or substantially altered. Furthermore, this list is now over 20 years old and many additional properties now meet the age threshold for consideration that would have not been considered in 1994. A new windshield survey was conducted to examine existing conditions and identify

~~examples of property types, styles, and methods of construction that represent key periods of development in Hermosa Beach. As described in **Appendix C-7**, PCR conducted a windshield survey to identify potentially eligible individual historic resources and concentrations or groups of historic resources that appeared to be eligible as potential districts. Of the approximately 3,600 parcels over 45 years old in Hermosa Beach, 218 parcels are potentially eligible for local listing (5S3) and two potentially eligible groupings of single-family residences that appear to be eligible as beach cottage districts (5D3). The evaluation of historic resources during the windshield survey was based on architecture, and a more intensive survey could be conducted in the future to consider patterns of history, events, and significant persons.~~

~~Approximately 60 percent of the potentially eligible resources are single-family, one-story residential properties constructed between 1906 and 1930 located in the Walk Street, Sand Section, North End, and Hermosa Hills neighborhoods. There are also two groupings of residences located in the Walk Street and Hermosa Hills neighborhoods. The remaining 40 percent of potentially eligible properties include a variety of property types and styles, such as commercial and industrial buildings, institutional buildings, landscape architectural features, churches, parkettes, and greenbelts. These potential historical resources are located in the Downtown, Civic Center, and Cypress districts and along the Pacific Coast Highway corridor.~~

Page 4.4-15, paragraph five and six, and Page 4.14-16, first paragraph are modified as follows:

~~Provisions of the City's current preservation ordinance (Municipal Code Section 17.53) would not prevent the demolition or impairment of a historic building or structures that are not formally designated as a landmark under the City's preservation ordinance or listed on the City's potential historical resources list, but that meet the definition of historical resource for the purpose of CEQA. Demolition of such a historical resource would be a significant impact under CEQA. Furthermore, it is possible that some structures that have not yet been surveyed could be eligible historical resources. Implementation actions LAND USE 3 and LAND USE 15 attempt to lessen impacts due to infill development adjacent to historical resources by recommending the preparation of design guidelines to ensure new development would not sharply contrast with nearby historic resources and the use of the Secretary of Interior's Standards to evaluate impacts of alterations or new development to historical resources.~~

~~Policies 10.1, 10.2, 10.3, 10.4, and 10.6 would encourage the voluntary designation of potentially eligible historic resources as landmarks or historic districts, prohibit and discourage the inappropriate alteration or demolition of designated landmarks, require the evaluation of potentially eligible historic resources associated with discretionary projects prior to demolition, and provide incentives for preservation of historic resources. The implementation actions set forth in PLAN Hermosa recommend a number of programs to support the goals and policies described above.~~

~~PLAN Hermosa policies and implementation actions requiring the identification and protection of historic resources, along with adherence to existing federal, state, and City regulations, would provide greater protections to locally designated and potential historical resources. Other implementation actions address amending CEQA documentation and the initial study program to ensure historic resources are adequately addressed (LAND USE-13) and the establishment of design review procedures and guidelines (LAND USE-18). However, implementation of PLAN Hermosa would not prevent the demolition of or substantial adverse change to potentially eligible historic buildings and~~

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structures that qualify as historical resources pursuant to CEQA, but have not been formally designated under the City's preservation ordinance or listed on the City's potential landmark list. Therefore, this impact would be **potentially significant**.

Page 4.4-16, Mitigation Measures have been revised as follows:

Mitigation Measures

~~**MM 4.4-4a** The City shall establish an updated list of potential historic resources to be maintained by the Community Development Director. The list shall be updated every 10 years, at a minimum, to identify as-yet-unknown historical resources (as defined in CEQA Guidelines Section 15064.5) as potential resources are identified through citywide surveys and on a project-by-project basis.~~

MM 4.4-4ba**** The City shall require project applicants of discretionary projects to conduct historical resources studies, surveys, and assessment reports on a project-by-project basis, when a project proposes to alter, demolish, or degrade a designated landmark or a potential historic ~~resource~~ landmark as defined by Hermosa Beach Municipal Code Section 17.53.

MM 4.4-4eb**** The City shall maintain the "Historical Resources in Hermosa Beach" guide, and shall update the guide so that it is informed by current resource data and its goals and policies are consistent with the Land Use + Design Element.

MM 4.4-4dc**** The City shall develop procedures and nomination applications to facilitate and streamline the designation of local historic sites and historic districts.

MM 4.4-4ed**** Historical resources studies, surveys, and assessment reports shall be performed by persons who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology and Historic Preservation (48 CFR 44716).

~~**MM 4.4-4f** For historical resources that may be adversely impacted, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and application of the State Historical Building Code shall be required to protect significant character-defining features and protect the eligibility of potential historical resources.~~

Significance After Mitigation

Implementation of mitigation measures **MM 4.4-4a** through **MM 4.4-4**fd**** would reduce impacts on historical resources to the extent feasible. However, impacts on potentially eligible historic structures could occur depending on the proposed uses, the cost of rehabilitation, and safety considerations. Thus, it may not be feasible in all circumstances to rehabilitate a structure and retain its historic significance. ~~If a project applicant proposes to demolish an eligible structure, the City would consider the project's impacts prior to approval.~~ Given this uncertainty, this impact would be **significant and unavoidable**.

Discussions under Impacts 4.4-5, 4.4-6 have been updated to reference LAND USE-21 implementation action.

Discussions under Impact 4.4-8 has been updated to reflect new mitigation measures identified in 4.4-4 to reference MM4.4-4a – MM4.4-4d.

SECTION 4.5 (GEOLOGY AND SOILS)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

SECTION 4.6 (GREENHOUSE GAS EMISSIONS)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft

Page 4.6-9, second paragraph, last sentence, is revised as follows:

~~The Carbon Planning Tool includes the links and sources used for each data point and assumptions used to calculate emissions reductions.~~ **Appendix E-1 (PLAN Hermosa Greenhouse Gas Reduction Assumptions)** details the sources and assumptions used in the Carbon Planning Tool to estimate the potential emissions reductions from each strategy. ~~The analysis relies on assumptions based on current technology (e.g., the average electrical output of 1 kilowatt [kW] of solar in Hermosa Beach is currently 1,488 kilowatt hours [kWh] annually) unless regulation or peer-reviewed research can reasonably project the effect that future technology would have on reducing GHG emissions (e.g., state and federal fuel efficiency standards for light-duty passenger vehicles mandate that the average fuel efficiency of a vehicle fleet will increase from 34 miles per gallon in 2016 to 55 miles per gallon by 2025).~~

Page 4.6-22, third through fifth paragraphs are modified as follows:

Finally, PLAN Hermosa also includes several policies to support the reduction of GHG emissions that are not specific to a certain activity or sector. For instance, Sustainability + Conservation Element Policy 2.1 states that Hermosa Beach will reduce its GHG emissions in alignment with state targets and goals ~~and will also achieve carbon neutrality no later than 2040~~. Implementation action SUSTAINABILITY-1 will establish a GHG impact fee for all future discretionary development projects to offset their ~~fair share of~~ GHG contribution above established thresholds, and SUSTAINABILITY-5 requires the City to regularly monitor and evaluate Hermosa Beach's progress toward community-wide ~~carbon neutrality greenhouse gas reductions~~.

~~Sustainability + Conservation Element Policy 2.5 directs the City to purchase carbon offsets when necessary to achieve community-wide carbon neutrality goals. The emissions reductions achieved from the purchase of carbon offsets or implementation of projects outside of Hermosa Beach to achieve carbon neutrality are included in the emissions reductions calculations to demonstrate achievement toward carbon neutrality, but they are excluded from demonstrating the community's ability to achieve the greenhouse gas reduction targets by 2040 consistent with long term state goals. While offsets are included to achieve a carbon neutral goal, the degree to which they can be relied upon to demonstrate consistency with state goals is limited at this time. While the California Air Resources Board has developed guidance for organizations or operators subject to cap-and-trade regulation on how to select, verify, and register offset projects counted toward~~

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~~cap and trade compliance, this guidance has not yet been approved for use or to demonstrate compliance by organizations or jurisdictions that are excluded from cap and trade regulation.~~

As noted in the Thresholds of Significance discussion above, PLAN Hermosa needs to demonstrate an ability to achieve long-term statewide goals by reducing community GHG emissions by approximately 66 percent below 2005 levels by 2040 to be considered a less than significant impact. Full implementation of the policies and actions in PLAN Hermosa has the potential to reduce emissions through local projects by at least 66 percent below 2005 levels by 2040 and up to 100 percent by 2040 through the purchase of additional offsets. ~~Additional emissions reductions to achieve the community carbon neutral goal contained in the Sustainability + Conservation Element would come from emissions reduction projects outside of Hermosa Beach or through the purchase of carbon offsets or credits.~~

Table 4.6-6, on Page 4.6-23, is modified as follows:

TABLE 4.6-6
SUMMARY OF ANNUAL EMISSIONS REDUCTIONS BY SECTOR IN 2040

	Share of Carbon Reductions (%)	Annual Carbon Reduction (MTCO ₂ e)
Baseline 2005 Emissions		137,160
2012 Emissions	-7.7%	126,610
BAU Emissions (2040)	+5.0%	133,430
State Programs (2040)	-27.7%	38,010
Local Remaining Emissions to Be Reduced		95,420
Building Efficiency		
New Construction Residential Efficiency	-1.3%	1,810
Existing Buildings Residential Efficiency	-4.4%	6,100
New Construction Nonresidential Efficiency	-2.0%	2,810
Existing Buildings Nonresidential Efficiency	-2.0%	2,770
Subtotal	-9.8%	13,490
Renewable Energy Generation		
Rooftop Solar	-5.9%	8,100
Community Solar	-0.4%	550
<u>Renewable Energy Procurement</u>	-7.3%	10,010
Purchased Renewables (Green Rate)	-0.0%	0
Subtotal	-13.6%	18,660
Transportation + Land Use		
Land Use & Transportation Alternatives	-4.0%	5,500
Additional Transportation Strategies	-1.9%	2,560

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	Share of Carbon Reductions (%)	Annual Carbon Reduction (MTCO ₂ e)
Electric Vehicles	-7.4%	10,100
Subtotal	-13.0%	18,160
Other Sectors + Offsets		
Waste + Recycling	-2.5%	3,480
Water + Wastewater	-0.2%	330
Purchase Offsets	-30.1%	41,310
Subtotal	-2.7%	3,810
TOTAL	-69.9%	54,110

Source: City of Hermosa Beach 2016

Page 4.6-24 Mitigation Measures updated as follows:

MM 4.6-1a The City of Hermosa Beach will utilize the climate action plan, under development by the South Bay Cities Council of Governments, ~~or~~ and other appropriate tools to research current data gaps, identify and take specific actions, and define the responsible parties and time frames needed to achieve the greenhouse gas reduction goals (monitoring milestones) identified in mitigation measure MM 4.6-1b.

MM 4.6-1b The City of Hermosa Beach will re-inventory community GHG emissions and evaluate implementation progress of policies to reduce GHG emissions for the calendar year of 2020 and a minimum of every five years thereafter. The interim reduction goals to be achieved for consistency with long-term state goals include:

- 2020: 15 percent below 2005 levels
- 2025: 31 percent below 2005 levels
- 2030: 49 percent below 2005 levels
- 2035: 57 percent below 2005 levels
- 2040: 66 percent below 2005 levels

MM 4.6-1c The City will revise PLAN Hermosa and/or the City's Climate Action Plan, and other appropriate tools when, upon evaluation required in mitigation measure MM 4.6-1b, the City determines that Hermosa Beach is not on track to meet the applicable GHG reduction goals. Revisions to PLAN Hermosa, the Climate Action Plan, or other City policies and programs will include additional regulatory measures or incentives that provide a higher degree of certainty that emissions reduction targets will be met. Use of an adaptive management approach would allow the City to evaluate progress by activity sector (e.g., transportation, energy, water, waste) and prescribe additional policies or programs to be implemented in the intervening five years for activity sectors that are not on track to achieve the GHG reduction goals.

Page 4.6-28, under Impact 4.6-2, a new paragraph and table are inserted as follows:

A numeric summary of the relevant GHG emissions reduction goals articulated through state legislation or executive orders and locally adopted planning documents, along with

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the level of GHG reductions that are anticipated to be achieved through the implementation of policies in PLAN Hermosa, is presented in **Table 4.6-7**.

TABLE 4.6-7 (NEW TABLE ADDED TO EIR)
GREENHOUSE GAS REDUCTION GOALS AND ACHIEVEMENTS

	Percent Emissions Reduction Below 2005 Levels			
GHG Emissions Reduction Goals				
Goal Origination	2020	2030	2040	2050
State Legislation (adopted)	15% (AB 32)	49% (SB 32)		
State Executive Order				83% (E.O. S-3-05)
Local Plans (Adopted)	15% (Sustainability Plan)			
Trajectory Needed to Meet Goals	15%	49%	66%	83%
PLAN Hermosa				
PLAN Hermosa			66%	
PLAN Hermosa EIR Alternative 2 (without offsets)		100%		

Source: City of Hermosa Beach, 2016.

Page 4.6-29, paragraph two is modified to read as follows:

In 2015, the City of Hermosa Beach adopted a local goal to become a carbon neutral municipal organization no later than 2020 through adoption of the Municipal Carbon Neutral Plan. ~~This plan set the City up to demonstrate environmental leadership at the municipal level and identified carbon reduction programs and initiatives to achieve the carbon neutral goal. The Hermosa Beach Municipal Carbon Neutral Plan was funded by a grant from the Southern California Association of Governments to identify and explore emissions reduction opportunities for municipal facilities and operations. The Municipal CN Plan also identifies the elements of setting a greenhouse gas reduction goal including the time frame, magnitude, and scope of emissions/activities included. The Municipal CN Plan explored a range of greenhouse gas reduction goals and ultimately adopted a goal to reach carbon neutrality for municipal facilities and operations by the end of 2020.~~

~~Examples of implementation measures in the Municipal CN Plan included pursuing Community Choice Aggregation (CCA), accelerating implementation of the Clean Fleet Policy, upgrading street lighting to LED lighting, installing solar photovoltaic systems on municipal property, and dedicating staff to implement employee commute reduction programs. Implementation of these measures was projected to reduce direct municipal emissions by at least 40% by 2020. To reach a goal of carbon neutrality, the Municipal CN Plan identified that the remaining emissions would need to be offset by either generating additional local renewable energy or purchasing offsets, though in 2016 Council provided direction to staff not to pursue the latter option to purchase offsets.~~

~~Given the progress between 2005 and 2015, the projects recently completed or anticipated to be completed in the next few years, and the previous direction from City Council not to pursue the use of carbon credits or offsets, the City is on course to reduce municipal emissions by~~

approximately 58% by 2020 from 2005 levels, which exceeds the direct emissions reductions identified in the Municipal Carbon Neutral Plan, but does not reach the carbon neutral goal for municipal facilities by 2020.

PLAN Hermosa includes Sustainability + Conservation Element Goal 1 to meet or exceed an 80% reduction in municipal greenhouse gas emissions from 2005 levels by 2030 through projects that will directly reduce emissions from municipal facilities and operations (rather than through offsets). While the goal does not commit to carbon neutrality for the municipality as previously indicated in the Municipal Carbon Neutral Plan, Goal 1 and the associated policies will lead to a greater level of direct, measureable reductions in greenhouse gas emissions than identified in the Municipal Carbon Neutral Plan (carbon neutral municipal facilities and operations by 2020 and sustained into the future), which is consistent with the goal adopted in 2015 to be a carbon neutral municipal organization by 2020. To further support the goal, Policies 1.1 through 1.10 speak to prioritizing projects that provide the highest return on investment, aligning projects to reduce emissions with the current sources of emissions, and using pilot or demonstration projects. The policies included in PLAN Hermosa mirror the Municipal Carbon Neutral Plan recommendations to pursue a diverse mixture of emissions reduction projects, to utilize offsets, and to evaluate the costs and savings/benefits of various projects prior to implementing.

SECTION 4.7 (HAZARDS AND HAZARDOUS MATERIALS)

Page 4.7-4 description of City of Hermosa Beach Local Hazard Mitigation Plan is updated as follows:

- **City of Hermosa Beach Local Hazard Mitigation Plan:** The City's Local Hazard Mitigation Plan last updated in 2005, has been updated in 2017 to meets the requirements of the Disaster Mitigation Act of 2000. The act requires local governments to prepare plans that identify hazards and risks within a community, and create appropriate mitigation. The purpose of the plan is to integrate hazard mitigation strategies into the City's daily activities and programs.

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

References updated as follows:

City of Hermosa Beach. 2014. *E&B Oil Drilling & Production Project Final Environmental Impact Report*. http://www.hermosabch.org/ftp/oil_docs/FEIR%20Hermosa%20beach%20Oil%20Project_All%20Sections.pdf.

———. 2016. *City of Hermosa Beach Emergency Operations Plan*. Accessed January 2014. <http://www.hermosabch.org/modules/showdocument.aspx?documentid=7802>

———. 2017. *City of Hermosa Beach 2017 Draft Local Hazard Mitigation Plan*. <http://www.hermosabch.org/modules/showdocument.aspx?documentid=9252>

———. 2017. *PLAN Hermosa*.

SECTION 4.8 (HYDROLOGY AND WATER QUALITY)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

References updated as follows:

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_____. 2017. City of Hermosa Beach 2017 Draft Local Hazard Mitigation Plan.
<http://www.hermosabch.org/modules/showdocument.aspx?documentid=9252>

_____. 2017. *PLAN Hermosa*.

SECTION 4.9 (LAND USE AND PLANNING)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

Replace Figure 4.9-1 with updated Land Use Designation Maps from PLAN Hermosa.

SECTION 4.10 (MINERAL RESOURCES)

No changes.

SECTION 4.11 (NOISE AND VIBRATION)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

SECTION 4.12 (POPULATION AND HOUSING)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

SECTION 4.13 (PUBLIC SERVICES, COMMUNITY FACILITIES, AND UTILITIES)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft.

Update Figure 4.13-1 Parks and Public Facilities with modified map from PLAN Hermosa.

Update Table 4.13-2 Parks and Community Facilities in Hermosa Beach with modified table from PLAN Hermosa.

Page 4.13-35, second to last sentence in the second paragraph under the Wastewater subheading is revised as follows:

The LACSD trunk lines flow to the Joint Water Pollution Control Plant (JWPCP), located in Carson. The JWPCP is one of the largest wastewater plants in the world and is the largest of the LACSD wastewater treatment plants. The facility provides both primary and secondary treatment and has a total permitted capacity of 400 million gallons per day (mgd).³ The plant serves a population of approximately 3.5 million people throughout Los Angeles County. Treated discharge from the plant is transported to the Pacific Ocean through a network of outfalls, which extend 1.5 miles off the Palos Verdes Peninsula, to a depth of 200 feet (LACSD 2013). The JWPCP currently processes an average flow of ~~263.7~~ 254.1 mgd (LACSD 2015; LACSD 2017). The projected flow to the JWPCP in its service area for 2050 is 359 mgd.⁴

Page 4.13-43, first paragraph in the discussion of Impact 4.13.7-1 is revised as follows:

The increased population resulting from implementation of PLAN Hermosa could generate additional wastewater flows that would be treated by the Joint Water Pollution Control

Plant located in Carson. The LACSD has estimated wastewater flows generated by the additional 300 residential units and 630,400 square feet of nonresidential development to be approximately 251,680 gallons per day (or 0.252 mgd) of wastewater (LACSD 2015).⁶ Currently, the JWPCP treats an average of ~~263.1~~ 254.1 mgd, which includes flows from Hermosa Beach. The addition of flows from PLAN Hermosa (0.252 mgd) would increase treated flows to approximately ~~263.4~~ 254.4 mgd, which would not exceed the current 280-mgd primary and secondary treatment capacity or the 400-mgd permitted capacity of the JWPCP. PLAN Hermosa's additional flows would represent less than an approximately 0.1 percent contribution to flows.

Page 4.13-62, two new sentences have been added to the end of the second paragraph under the "Automotive Fuel Consumption" subheading as follows:

Implementation of PLAN Hermosa's proposed policies and implementation actions that are designed to promote pedestrian, bicycle, and transit forms of transportation would further reduce dependency on fossil fuels. As shown in Table 4.13-7, under PLAN Hermosa, the amount of transportation fuels consumed would be reduced to approximately 1.4 million gallons or almost 77 percent when compared to existing (2015) conditions, but would also increase electricity consumption due to the increase in use of electric vehicles. The reduction of transportation fuel consumed by 2040 compared to 2015 (77 percent) is a result of greater fuel efficiency from conventionally fueled vehicles, a reduction in overall vehicle miles traveled through land use changes, and a greater shift to electric vehicles or fossil-free vehicles. By 2040 it is estimated that approximately 75 percent of new vehicles in Hermosa Beach will be electric or fossil-free vehicles, compared to approximately 5 percent in 2015. This information, along with all other assumptions associated with the calculation of energy or fuel use and greenhouse gas reductions, is presented in Appendix E-1.

Page 4.13-62, a new paragraph has been added immediately following Table 4.13-7 as follows:

The data in Table 4.13-7 have been developed using the same assumptions used for the greenhouse gas emissions analysis in Section 4.6, Greenhouse Gas Emissions, which concludes that PLAN Hermosa will reduce emissions locally by at least 66 percent by 2040.

Page 4.13-67, a new reference is added as follows:

LACSD (Sanitation Districts of Los Angeles County). 2012. *Clearwater Program Final Master Facilities Plan*.

———. 2013. Wastewater Facilities.

<http://www.lacsd.org/wastewater/wwfacilities/default.asp#map>.

———. 2015. Plan Hermosa: City of Hermosa Beach General Plan and Local Coastal Program Update [comment letter on Notice of Preparation dated September 8, 2015, included in Appendix B]

———. 2017. Response to DEIR for the PLAN Hermosa: City of Hermosa Beach General Plan and Local Coastal Program Update [comment letter on Draft EIR dated January 5, 2017, included in Section 2.0, Responses to Comments, in the Final EIR].

SECTION 4.14 (TRANSPORTATION)

Replace Policies and Implementation Actions from PLAN Hermosa with modified policies from City Council Final Draft. Update Table 4.14-14 to match proposed bicycle facilities map.

**TABLE 4.14-14
PLANNED HERMOSA BEACH BICYCLE FACILITIES**

Class	Street/Path	From	To
Proposed Class I and IV Facilities			
I	Marvin Braude Bike Trail (The Strand)	North City Limits	South City Limits
IV	Prospect Avenue	Artesia Boulevard	South City Limits
IV	Hermosa Avenue	North City Limits	26 th Street
Proposed Class II and Class III Facilities			
II	Aviation Boulevard	Pacific Coast Highway	Harper Avenue
II	Artesia Boulevard	Pacific Coast Highway	Harper Avenue
II/III	Hermosa Avenue	North City Limits	South City Limits
II/III	27th Street/Gould Avenue	Hermosa Avenue	Pacific Coast Highway
III	Pier Avenue	Hermosa Avenue	Pacific Coast Highway
III	16 th Street	Hermosa Avenue	Prospect Avenue
III	Longfellow Avenue	Hermosa Avenue	Valley Drive
III	Valley Drive	Longfellow Avenue	Herondo Street
III	Morningside Drive	35th Street	26 th Street
III	5th Street/6th Street	Hermosa Avenue	Prospect Avenue
III	10th Street	The Strand	Prospect Avenue
III	22nd Street/Monterey Boulevard	The Strand	Herondo Street
III	21st Street	Ardmore Avenue	Prospect Avenue

Source: City of Hermosa Beach 2015

APPENDIX C

Appendix C-7 is modified to delete Figure 7.2: Potential Historic Resources

Appendix C is modified to include the following appendices prepared as part of the Technical Background Report (appendices numbered as they appear in the Technical Background Report). These appendices are included on CD at the back of this Final EIR.

- Appendix A1 Hermosa Beach Market Analysis
- Appendix A2 Vulnerability and Adaptation to Sea Level Rise
- Appendix B1 Natural Resources
- Appendix B2 Special Status Species
- Appendix B6 Archaeological and Paleontological Resources Assessment
- Appendix B7 City of Hermosa Beach 2013-2021 Housing Element

APPENDIX H (NEW)

A new Appendix H (Tribal Consultation) has been added to document the Tribal Consultation process completed by the City for this project in compliance with AB 52 and SB 18. The documents in Appendix H are confidential to comply with AB 52 and protect the confidential information provided by California Native American Tribes. They are included in the administrative record for the EIR and are on file with the City of Hermosa Beach.