

CHAPTER 6

OTHER CEQA CONSIDERATIONS

6.1 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

CEQA Guidelines Section 15126.2(c) and 15126(d) require that an EIR identify significant environmental effects which cannot be avoided and significant irreversible environmental changes that would be caused by the proposed sale.

The proposed sale would not have any significant and unavoidable environmental impacts. For all other significant impacts associated with future development of the lots proposed for sale, recommended mitigation measures have been identified that, when development occurs, would mitigate those impacts to a less-than-significant level.

6.2 GROWTH INDUCEMENT

The CEQA requires a discussion of the ways in which a proposed project could result in growth inducement. CEQA Guidelines 15126.2 (d) identifies 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 hired for proposed commercial and industrial development projects and population growth resulting from residential development projects represent direct forms of growth. Other examples of projects that are growth-inducing are the expansion of urban services into a previously un-served or under-served area, the creation or extension of transportation links, or the removal of major obstacles to growth. It is important to note that these direct forms of growth have secondary effects 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 would stimulate human population growth or a population concentration above what is assumed in local and regional land use plans, or in projections made by regional planning authorities. 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.

The project would result in an estimated 175 additional persons residing in the project area when the 36 lots proposed for sale are developed. The effects of this anticipated growth are specifically analyzed in the *Population and Housing* Section of the Initial Study (Appendix A). Because the lots are located in an already built-out area, future development on the lots would be considered infill development that would not induce substantial growth in the project area.

6.3 CUMULATIVE IMPACTS SUMMARY

CEQA Guidelines 15130 requires an EIR to include an analysis of cumulative impacts when the project's incremental effect is cumulatively considerable. As defined in CEQA Guidelines 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. In general, and as defined in CEQA Guidelines 15130, CEQA requires that:

- Cumulative impacts be discussed when they may be significant;
- The discussion may be more general than that for the individual project impacts, but that the discussion should reflect the potential extent, severity, and probability of the impact;
- The cumulative impact analysis can be based on a list of reasonably foreseeable projects or projections from a General Plan or a regional planning agency; and,
- Reasonable options for mitigating or avoiding any significant cumulative impacts be proposed, noting that for some cumulative impacts the only feasible mitigation may involve the adoption of ordinances or regulations rather than the imposition of conditions on a project-by-project basis.

The key characteristics of a cumulative impact analysis are:

- A project impact (significant or not), plus
- Impacts from other projects of the same type as that of the project

The interaction of these impacts to create a cumulative impact affecting the same geographic unit of analysis as that of the proposed project.

The cumulative impact analyses in this document are based on a cumulative growth scenario that incorporates buildout under the existing City of Los Angeles General Plan, as well as reasonably foreseeable future development projects that are of the same type as the proposed project and/or are located in the immediate vicinity of the proposed project at the time of publication of the Notice of Preparation (NOP) that include the following:

- **Village at Playa Vista** – A single-family subdivision in the Westchester–Playa del Rey Community Plan Area. This project, located about one mile north of the PDR lots proposed for sale, is currently under review by the City of Los Angeles. The project consists of the following two components: (1) a mixed-use community, and (2) a 6.7-acre riparian corridor and restoration/maintenance of a portion of the Westchester Bluffs adjacent to the riparian corridor. The project involves urban development on 99.3 acres and habitat creation/restoration on 11.7 acres.
- **Mountain Gate** – A single-family subdivision in the Westchester–Playa del Rey Community Plan Area located approximately ten miles north of MDR. This project is currently under review by the City of Los Angeles.
- **Westchester Community Plan Update** – Refinement of the existing 1996 General Plan Framework Element to guide development through 2025. The City of Los Angeles identified potential impacts in the following areas: geology, air quality, noise, land use,

transportation, public services, utilities, recreation, and population, employment, and housing. The 36 lots proposed for sale are included within the Community Planning area. This plan update is currently under review by the City of Los Angeles.

- **Palisades Landmark Condominium Project** – Located within the Brentwood - Pacific Palisades Community Plan Area, this project consists of 20 apartment units in two buildings, construction of 25-story townhouses (3,000 square feet), and 57 four-story condos, on approximately four acres of hillside terrain. This project, located approximately nine miles north of the MDR lots, is currently under review by the City of Los Angeles.
- **Brentwood Project “The Park”** – This project consists of 54,700 square feet of commercial uses in the Brentwood–Pacific Palisades Community Plan Area. This project, located about seven miles north of MDR, has already been approved by the City of Los Angeles.
- **Westside Medical Park** – Medical facilities consisting of the demolition of four buildings (226,368 square feet), construction of three medical offices (535,000 square feet), and a 215,000 square-foot specialty surgical hospital on an 11.5-acre lot. The project, located near the intersection of Bundy Drive and West Olympic Boulevard (about five miles northeast of MDR), is currently under review by the City of Los Angeles.

It should be noted that since the publication of the NOP on September 2, 2003, some of these projects may have changed or new projects may have been applied for. The analysis for the proposed sale in this document considers only those project listed above as defined at the time of NOP publication as required by CEQA.

Each topical analysis presented in Chapter 4, *Environmental Setting, Impacts, and Mitigation Measures*, of this report considers possible cumulative impacts related to the discussion. Cumulative impacts on Transportation and Traffic are identified in Chapter 4 of this EIR.

6.4 EFFECTS FOUND NOT TO BE SIGNIFICANT

The environmental effects of the proposed sale are identified and discussed in detail in Chapter 4, *Environmental Setting, Impacts, and Mitigation Measures*. The transfer of property ownership of the 36 PDR and MDR lots from SCG to new owners, would not result in any direct significant environmental impacts. All identified environmental effects of future development on the 36 lots proposed for sale would be less than significant after implementation of the identified recommended mitigation measures. Impacts found to be less than significant in the Initial Study (see Appendix A) included Aesthetics, Agricultural Resources, Energy, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.