

I. AESTHETICS

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY

All likely aesthetic impacts of the project are considered to be less than significant, as the potential development of these lots would be assimilated with the existing surroundings of the neighborhoods. Therefore, impacts to aesthetics will not be considered further in the EIR.

A brief description of the clusters and associated lots is provided below. Figures I-1 through I-12 provides photo documentation of each of the clusters and associated lots (see Appendix A for a brief description of the lots).

IMPACTS ANALYSIS

SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS

a) Would the project have a substantial adverse effect on a scenic vista?

Future development of the 34 PDR lots would minimally affect the current vistas of the residential areas adjacent to the lots for sale. All but four of the lots are located on level topography or have minimal slopes; therefore, construction activities and resulting residential structures would primarily affect the vistas of neighboring residential structures. Development would change the current character of the lots but would not change the character of the surrounding residential neighborhood, as new developments would be consistent with surrounding residential zoning. Therefore, impacts on scenic vistas would be less than significant.



Figure I.1 - Cluster 1 - Lot 6 on the Corner of 81st Street and Berger Place



Figure I.2 - Cluster 2 - Lots 3, 4 on 82nd Street



Figure I.3 - Cluster 3 - Lots 14-16 on 83rd Street



Figure I.4 - Cluster 4 - Lots 6, 7 on 85th Street



Figure I.5 - Cluster 5 - Lot 11 on Saran Drive



Figure I.6 - Cluster 6 - Lots 14-18 on 83rd Street



Figure I.7 - Cluster 7 - Lots 28-30 on Manchester Avenue



Figure I.8 - Cluster 8 - Lots 17-20 on 79th Street and Lots 82-85 on 83rd Street



Figure I.9 - Cluster 9 - Lots 5, 6, 7, 8 on 83rd Street



Figure I.10 - Cluster 10 - Lots 5, 6, 7 on Calabara Avenue



Figure I.11 - Cluster 11 - Lots 18, 19 on Calabara Avenue



Figure I.12 - Cluster 12 - Lots on Speedway in Marina del Rey

Future development of the two lots in MDR would change the current vista along the strip of Venice Beach where the lots are located. Development of these lots may partially block the views of surrounding residential structures, including those adjacent to the lots on Union Jack street and those directly behind the lots on Speedway Avenue. In particular, buildings located directly behind the MDR lots on Speedway Avenue would likely have their views of Venice Beach and the Pacific Ocean blocked by new development on the lot. Views from Ocean Walk would be changed with the additional development. However, because the MDR lots are zoned for residential use the new development would be in character with the surrounding residential area. Therefore, impacts on scenic vistas would be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

All of the PDR lots contain vegetation, including trees and grass. It is likely that many of the trees would be removed during construction activities. It can be assumed that some of the trees would be removed during construction and the resulting landscaping around the new homes would be similar to other yards in the neighborhood. Although there would be an impact on the scenic resources in the area, such a change in landscaping would be consistent with surrounding land uses. Therefore, impacts to scenic resources would be less than significant.

The MDR lots are covered by sand and sparse vegetation. There are no trees or rock outcroppings on the MDR lots. Therefore, future development of these lots would not result in removal of a significant number of trees, rock outcroppings, etc. There would be no impact to scenic resources at the MDR lots.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Future development would change the appearance of the 34 PDR lots from scattered open spaces to residential structures. Development of the lots would consist primarily of in-fill development of residential uses in an established residential neighborhood. Development of the PDR lots would be consistent with their current zoning (30 lots are zoned for single-family residential use, three lots are zoned for multi-family use, and one lot is zoned for residential/commercial use). Vegetation and trees would likely be removed from most of the lots and replaced with single- or multi-family homes and landscaped yards. One parcel could be developed with a commercial use under the current zoning. New fencing would also change the existing character of the lots. Although development would visually change the appearance of the lots from that of scattered open spaces and mature vegetation to residential (or commercial) uses, this is not considered to be a degradation of the visual quality of the sites or their surroundings as the development would be consistent with the surrounding area and zoning ordinances. Therefore, the impact on the visual quality of the site would be less than significant.

Development of the two MDR lots would change the visual character of this strip of land along Venice Beach. These adjacent lots provide a visual break with the neighboring residential developments. Although development of the lots would mean a loss of open space amongst dense apartment structures, it would be consistent with surrounding land use. Therefore, the impact on the visual character of the site would be less than significant.

d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Future development of the PDR and MDR lots would create additional street and structural related lighting in the area. Although the addition of new structures would increase local glare, development lighting and glare would be similar to existing light sources and be consistent with the light and glare continuity of the neighborhood. The new structures would not result in a substantial increase in light or glare and would not adversely affect day or nighttime views in the area. Therefore, the impact on light or glare would be less than significant.

II. AGRICULTURAL RESOURCES

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE RESOURCES				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>