
VI. GENERAL IMPACT CATEGORIES

A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the State CEQA Guidelines requires that an EIR describe any significant impacts which cannot be avoided. Specifically, Section 15126.2(b) states:

Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

Based on the analysis contained in Section V (Environmental Impact Analysis) of this Draft EIR, the proposed project would result in significant unavoidable construction-related noise impacts and short-term groundborne vibration impacts. Also, the proposed project may combine with one or more of the related projects to create significant cumulative construction-related noise impacts and short-term groundborne vibration impacts.

Compliance with Section 41.40 of the LAMC and implementation of the Mitigation Measures G-1 through G-9 listed in Section V.G. Noise, would reduce construction-related noise impacts to the maximum extent feasible. The mitigation measures include the scheduling of demolition and construction activities to avoid operating several pieces of equipment simultaneously, which causes high noise levels and the use of natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible. Nevertheless, because construction noise levels are likely to exceed existing ambient noise levels by more than 5 dBA for more than 10 days in a three month period or by more than 10 dBA for more than one day, short-term construction noise impacts would remain significant and unavoidable.

With implementation of Mitigation Measures G-10 and G-11 which serve to locate vibration-generating equipment and vehicles as far away from vibration-sensitive sites as possible, the onsite construction-related vibration impacts associated with the proposed project would be reduced to the extent possible. However, because the existing residences located along the project site boundary along San Feliciano Drive and Mulholland Drive would be in close proximity to active construction during early evening hours, when residents require a quieter environment, these residences would still be exposed to the physical impact associated with the generation of groundborne vibration from the proposed project. Because the groundborne vibration levels experienced by these offsite sensitive receptors would exceed the Federal Railway Administration's vibration impact threshold of 80 VdB at residences, this short-term impact would remain significant and unavoidable.

Alternative designs to the Proposed Project and their implications are discussed in Section VII Alternatives to the Proposed Project.

B. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the State CEQA Guidelines states that the “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.” Section 15126.2(c) further states that “irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.”

The types and level of development associated with the proposed project would consume limited, slowly renewable and non-renewable resources. This consumption would occur during construction of the proposed project and would continue throughout its operational lifetime. The development of the proposed project would require a commitment of resources that would include (1) building materials, (2) fuel and operational materials/resources and (3) the transportation of goods and people to and from the Project Site.

Construction of the proposed project would require consumption of resources that are not replenishable or which may renew slowly as to be considered non-renewable. These resources would include certain types of lumber and other forest products, aggregate materials used in concrete and asphalt (e.g., sand, gravel and stone), metals (e.g., steel, copper and lead), petrochemical construction materials (e.g., plastics) and water. Fossil fuels, such as gasoline and oil, would also be consumed in the use of construction vehicles and equipment.

The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the operation of the proposed project. However, this resource consumption would be consistent with growth and anticipated change in the Los Angeles region.

C. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126.2(d) of the State CEQA Guidelines requires a discussion of the ways in which a proposed project could induce growth. This includes ways in which a project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 12126.2(d) of the State CEQA Guidelines states:

Discuss the ways in which the Proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for

example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The Proposed Project could foster economic growth by increasing the number of residents at the project site who could patronize local businesses and services in the area. In addition, employment opportunities would be provided during the construction and operation of the proposed project. However, as the proposed project involves the construction of only 37 detached, single-family condominium homes, this growth would be consistent with area-wide population and housing forecasts.

The roadways and other infrastructure (e.g., water facilities, electricity transmission lines, natural gas lines, etc.) associated with the proposed project would not induce growth because they are existing and they would only serve project residents. Also, as the proposed project is surrounded by existing development, it would not stimulate further growth by extending roads into previously inaccessible and undeveloped areas.