

## CHAPTER 5 Other CEQA Considerations

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all aspects of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the environmental impact report (EIR) must also identify (1) significant environmental effects of the proposed plans, (2) significant environmental effects that cannot be avoided if the proposed plans are implemented, (3) significant irreversible environmental changes that would result from implementation of the proposed plans, (4) growth-inducing impacts of the proposed plans, (5) mitigation measures proposed to minimize significant effects, and (6) alternatives to the proposed plans.

### 5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PLAN

Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures), which is contained in Chapter 2 (Summary) of this EIR, and Sections 4.1 through 4.15 of this EIR provide a comprehensive identification of the proposed plans' environmental effects, including the level of significance both before and after mitigation.

### 5.2 SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PLAN IS IMPLEMENTED

CEQA Guidelines Section 15126.2(b) requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. Development of the proposed plans would result in the following significant and unavoidable project-related and/or cumulative impacts:

#### ■ Granada Hills–Knollwood Community Plan

##### ■ Aesthetics

- > Implementation of the proposed plan could have a substantial adverse effect on a scenic vista.
- > Implementation of the proposed plan could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- > Implementation of the proposed plan could substantially degrade the existing visual character or quality of the site and its surroundings.
- > Implementation of the proposed plan could create a new source of substantial light or glare that could adversely affect day- or nighttime views in the area.
- > Implementation of the proposed plan could result in development of structures that would shade shadow-sensitive uses for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Daylight Time (between early April and late October).

### ■ Air Quality

- > Implementation of the proposed plan could violate air quality standards or contribute substantially to an existing or projected air quality violation.
- > Implementation of the proposed plan could result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- > Implementation of the proposed plan could expose sensitive receptors to substantial pollutant concentrations.

### ■ Greenhouse Gas Emissions

- > Implementation of the proposed plan would result in development that could contribute substantial emissions of greenhouse gases.
- > Project emissions of greenhouse gases would have the potential to conflict with the implementation of AB 32.

### ■ Noise

- > Construction of development pursuant to the proposed plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- > Construction of development pursuant to the proposed plan could generate or expose persons or structures to excessive groundborne vibration.
- > Construction of development pursuant to the proposed plan could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project due to construction activities.

### ■ Traffic

- > The volume-weighted average V/C ratio under the proposed plan would exceed that of existing traffic conditions, and the percentage of roadway segments projected to operate at unsatisfactory levels of service would substantially exceed that of existing traffic conditions.
- > Implementation of the proposed plan could result in inadequate emergency access during construction unless mitigated.

### ■ Utilities/Service Systems

- > The proposed plan could impact water supplies that serve the CPA. While water supply is expected to be adequate, LADWP is looking at a number of strategies to serve citywide growth, including additional conservation measures, use restrictions, recycling programs, and regulatory changes that may occur over the life of the plan.

## ■ Sylmar Community Plan

### ■ Aesthetics

- > Implementation of the proposed plan could have a substantial adverse effect on a scenic vista.
- > Implementation of the proposed plan could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- > Implementation of the proposed plan could substantially degrade the existing visual character or quality of the site and its surroundings.
- > Implementation of the proposed plan could create a new source of substantial light or glare that could adversely affect day- or nighttime views in the area.
- > Implementation of the proposed plan could result in development of structures that would shade shadow-sensitive uses for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Daylight Time (between early April and late October).

■ **Air Quality**

- > Implementation of the proposed plan could violate air quality standards or contribute substantially to an existing or projected air quality violation.
- > Implementation of the proposed plan could result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- > Implementation of the proposed plan could expose sensitive receptors to substantial pollutant concentrations.

■ **Greenhouse Gas Emissions**

- > Implementation of the proposed plan would result in development that could contribute substantial emissions of greenhouse gases.
- > Project emissions of greenhouse gases would have the potential to conflict with the implementation of AB 32.

■ **Noise**

- > Construction and operation of development pursuant to the Sylmar Community Plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- > Development of new residential uses adjacent to the Sylmar/San Fernando Metrolink Station under the Sylmar Community Plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- > Construction of development pursuant to the Sylmar Community Plan could generate or expose persons or structures to excessive groundborne vibration.
- > Construction of development pursuant to the Sylmar Community Plan could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing the project due to construction activities.

■ **Traffic**

- > The volume-weighted average V/C ratio under the proposed plan would exceed that of existing traffic conditions, and the percentage of roadway segments projected to operate at unsatisfactory levels of service would substantially exceed that of existing traffic conditions.
- > Implementation of the proposed plan could result in inadequate emergency access during construction unless mitigated.

#### ■ Utilities/Service Systems

- > The proposed plan could impact water supplies that serve the CPA. While water supply is expected to be adequate, LADWP is looking at a number of strategies to serve citywide growth, including additional conservation measures, use restrictions, recycling programs, and regulatory changes that may occur over the life of the plan.

### 5.3 EFFECTS NOT FOUND TO BE SIGNIFICANT

The following impacts were found not to be significant and were therefore not further analyzed in this EIR.

#### Agricultural Resources

Potential impacts to Agriculture Resources were determined not to be significant. There is no land designated for agricultural purposes and there are no agricultural uses within either the Granada Hills–Knollwood or Sylmar CPAs. A few parcels are zoned A1-1, which allows for agricultural uses; however, those lands have been developed with residential uses and therefore, are not utilized for agricultural activities. As such, no farmland would be at risk for conversion and no conflicts would exist with any Williamson Act contracts due to implementation of the proposed plans. Therefore, impacts to Agricultural Resources were not further analyzed in this EIR.

### 5.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

CEQA Guidelines Section 15126.2(c) requires a discussion of any significant irreversible environmental changes that the proposed plan would cause. Specifically, Section 15126.2(c) states:

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. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. Section 15126.2(c)

Future development that would be permitted under implementation of the proposed plans would entail the commitment of energy, human resources, and building materials. This commitment of energy, personnel, and building materials would be commensurate with that of other projects of similar magnitude, and none of these commodities is in short supply. Manpower would also be committed for the construction of buildings and public facilities necessary to support the new development.

Ongoing maintenance and operation of future development in the CPAs would entail a further commitment of energy resources in the form of natural gas, electricity, and water resources. Long-term impacts would also result from an increase in vehicular traffic, and associated air pollutant and noise emissions. This commitment of energy resources would be a long-term obligation in view of the fact that, practically speaking, it is impossible to return the land to its original condition once it has been developed.

In summary, implementation of the proposed plans would involve an irreversible environmental change to existing natural resources in the form of commitment of energy and water resources as a result of the operation and maintenance of future development that would be permitted.

## 5.5 GROWTH-INDUCING IMPACTS

CEQA Guidelines Section 15126.2(d) requires that this section discuss the ways in which the Proposed Plans could foster economic, population, or housing growth, either directly or indirectly, in the surrounding environment. Growth-inducing impacts are caused by those characteristics of a project that tend to foster or encourage population and/or economic growth. Inducements to growth may include the generation of construction and permanent employment opportunities in the service sector of the economy. A project might also induce growth by lowering or removing barriers to growth or by creating an amenity that attracts new population or economic activity. A project's growth-inducing potential does not automatically result in growth, whether it is a portion of growth or actually exceeds projected levels of growth.

Generally a project is considered to result in growth inducing effects it causes one of the following:

- The extension of infrastructure (sewer, water, etc.) to an area currently undeveloped and/or lacking adequate infrastructure
- The provision of housing or employment to an area currently undeveloped or lacking in adequate housing or employment

The proposed plans provide a framework on a program level for future development and specifies the type of uses, densities, and intensities that would be permitted. The objectives of the proposed plans promote the internal relationship of mutually supportive uses, such as employment, housing, recreation and community-serving facilities, etc., so as to decrease dependency on the automobile, encourage alternative transportation modes, make efficient use of land and infrastructure, reduce energy consumption, promote sustainability, and foster a strong sense of community. Additionally, some short-term employment opportunities would be provided by construction activity resulting from the proposed plans.

The proposed plans would not induce growth in an area that is not already developed with infrastructure to accommodate such growth. The Granada Hills–Knollwood and Sylmar CPAs are located within a developed suburban setting, and as discussed in Section 4.12 (Public Services and Recreation) and Section 4.14 (Utilities/Service Systems), the proposed plans do not include the construction of new infrastructure that would promote growth in an inappropriate location. It is anticipated that existing and/or upgrading of existing water, fire mains, and sewer utility lines could adequately service future development pursuant to the proposed plans. Police and fire services in the CPAs would also adequately serve development under the proposed plans. Thus, in this manner, the necessary infrastructure that normally triggers growth when introduced is already in place within both CPAs.

The proposed plans are designed to accommodate the projected growth forecast by SCAG if and when it occurs. Since SCAG, the regional agency responsible for projecting growth, anticipates growth in the area, land use capacity changes and adjustments to accommodate anticipated growth would not be considered growth-inducing; rather, they would be considered growth-accommodating.

### 5.5.1 Extension of Public Facilities

Future development under the proposed plans would require localized expansion of and/or upgrades to sewer, water, and gas lines in the CPAs. These systems would connect to the existing infrastructure located in the area. Growth in the CPAs is targeted for existing developed areas, and expansion of facilities would not result in the extension of services to undeveloped areas.

Roadway and interchange improvements can induce growth because the provision of better vehicular access can facilitate development. Implementation of the proposed plans would include improvements to roadways within the CPAs; these improvements are designed to improve access and circulation to the CPAs. Although the proposed plans would provide better access to the CPAs, they would not induce or facilitate development on previously undeveloped parcels outside the CPAs.

### 5.5.2 Employment Generation

Overall, implementation of the proposed plans would provide up to 20,194 jobs in the Granada Hills–Knollwood CPA, compared to the existing 14,957 jobs, and up to 26,389 jobs in the Sylmar CPA, compared to the existing 19,619 jobs. However, not all of this development would be considered net growth. In many cases, existing structures would be replaced or redeveloped with the new uses. This takes into account that many of the existing buildings would remain on redeveloped parcels (i.e., only part of a parcel would be redeveloped).

Future development under the proposed plans would generate short-term, construction-related employment opportunities. Given the supply of construction workers in the regional work force, it is likely that these workers would come from within the City of Los Angeles and County areas, and generally no in-migration of workers would be anticipated. Due to the nature of construction activities, the employment opportunities resulting from future construction would not be considered permanent. In addition, future development would generate long-term employment opportunities associated with commercial uses in the CPAs.

## 5.6 MITIGATION MEASURES PROPOSED TO MINIMIZE SIGNIFICANT EFFECTS OF THE PROPOSED PLAN

Table 2-1 (Summary of Environmental Effects and Mitigation Measures), which is contained in Chapter 2 (Summary) of this EIR, provides a comprehensive identification of the proposed plans' environmental effects and proposed mitigation measures.

## 5.7 ALTERNATIVES TO THE PROPOSED PLAN

Alternatives to the proposed plans are presented in Chapter 6 (Alternatives to the Proposed Project) of this Draft EIR.