
V. GENERAL IMPACT CATEGORIES

A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the 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 reason why the project is being proposed, notwithstanding their effect, should be described.”

Based on the analysis contained in this Draft EIR, implementation of the proposed project would not result in significant unavoidable environmental impacts.

B. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126.2(f) of the CEQA Guidelines requires a discussion of the ways in which a proposed action could be growth inducing. This includes ways in which the project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 15126.2(f) of the CEQA Guidelines reads as follows:

“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 project 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 project 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.”

Short-term employment would be created by the construction of the proposed project. In addition, the workers employed during the construction of the proposed project could in turn patronize local business and services in the area. However, no permanent jobs would be created by the proposed project and therefore, the proposed project would not result in long-term employment growth in the area.

The project can be expected to generate a total resident population of approximately 84 persons if 35 residential units are developed.¹ This represents an increase of 0.17 percent of the total resident population in the Westwood Community Planning Area, which would not represent substantial population growth within the area.

The proposed project would develop a project site within a densely populated urban environment. Thus, the proposed project would not induce growth in an area that is not already developed with infrastructure to accommodate such growth. Development of the proposed project would not require the construction of new infrastructure that would promote growth in an inappropriate location. Any infrastructure improvements would be localized and improve energy efficiency. It is anticipated that existing and/or upgrading of existing water, fire mains, and sewer utility lines could adequately service the proposed project. Thus, the proposed project would not induce substantial growth with respect to utility infrastructure.

¹ Los Angeles Department of City Planning, *Statistical Information*, website: <http://www.lacity.org/PLN/>, November 9, 2004. This number is derived by dividing the number of housing units in the Westwood Community Planning Area (20,500 units) by the population of the Community Planning Area (49,306 persons), arriving at an average ratio of 2.4 persons per housing unit. This ratio was then multiplied by the 35 units proposed.