

VII. SIGNIFICANT AND LONG-TERM ENVIRONMENTAL EFFECTS

A. Significant Environmental Effects and Irreversible Environmental Changes

CEQA Guidelines Section 15126(b) requires that an EIR discuss significant environmental effects that cannot be avoided if the Proposed Project is implemented. Based upon the analysis in Chapter V. Environmental Impact Analysis, and despite the implementation of mitigation measures, the will have a significant environmental effect with regard to Historic Resources (the removal of Glendon Manor), Visual Qualities (alteration of views from the east), Construction Noise, and Air Quality (construction phase emissions of NO_x and ROG and operational phase emissions of CO and NO_x). (Also, see **Table VI-1** in the Alternatives Chapter, which summarizes impact conclusions by environmental impact category.)

CEQA Guidelines Section 15126(c) further requires that an EIR discuss irreversible environmental changes due to the Proposed Project. Irreversible environmental changes will occur as a result of Project implementation. The Proposed Project would irreversibly modify the existing underutilized site through demolition of the existing structures and construction of new ones. The site has been committed to urban use for many years, and the proposed infill development use is consistent with City planned land uses for the site, as evidenced in the Westwood Village Specific Plan. Thus, development of the site is not considered a new, or significant new, commitment to urban development and does not represent the conversion of undeveloped land.

Construction of the Project will require the consumption of natural resources and renewable and non-renewable materials, including building materials (e.g., wood and metal) and fossil fuels (e.g., gasoline, diesel fuel, and natural gas). Once operational, the Project uses will require consumption of natural resources and renewable and non-renewable materials such as electricity, natural gas, potable water, and fossil fuels for Project-generated vehicle trips. These operational impacts are lessened to some degree by existing underutilized development on-site, which if reoccupied or used to capacity, would generate a percentage of the projected Project-generated demand for these resources.

B. Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

In addition, the City CEQA Guidelines in effect at the time of the NOP (but since repealed) require the discussion of the "Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity" in EIRs for General Plans and for projects that require Plan Amendments.

Even without the Proposed Project, long-term productivity of the natural environment was affected by development of the site. The site was already converted from a natural/rural condition to urban development many years ago, when the site was first developed, and has not been available for many decades (development of UCLA and Westwood occurred in the 1920's). Thus the long-term commitment to development of the site has long since occurred. The subject property has long been developed for urban use. The site was previously graded and developed with an apartment building, parking areas, and a small commercial strip of store spaces (the latter of which was recently removed). Redevelopment of the Project site involves the removal of all on-site structures and parking and construction of the Proposed Project. This would preclude use of the Project site for future redevelopment for the lifetime of the Project. It is also unlikely that the site would ever be returned to a natural state.

The commitment of resources outlined above and the levels of consumption associated with the Project are consistent with planned future development within the City of Los Angeles. Moreover, the use of

resources represents a very small percentage of the resources to be utilized by development Citywide, and Project provides significant public benefits, such as the construction of additional housing stock on the City's west side.

The Project will be required to incorporate mitigation measures to reduce Project impacts. These include recycling debris from the demolition of existing uses, to the extent possible, to reduce impacts to landfills. After mitigation, development of the site will result in the significant Project impacts noted in the first paragraph of this section, and in a significant cumulative impact to regional air quality (until attainment of the of federal and state EPA standards, which is not projected to occur until 2010).

Additionally, the Project's use of nonrenewable energy resources is not considered a significant impact. Therefore, there is no particular justification for avoiding or delaying the continued commitment of these resources. Approval of the Project would revitalize the currently underutilized site and could help further the pedestrian-oriented commercial and mixed use nature of Westwood Village.