

CHAPTER 6 SIGNIFICANT UNAVOIDABLE IMPACTS, EFFECTS FOUND NOT TO BE SIGNIFICANT, AND SIGNIFICANT IRREVERSIBLE EFFECTS

6.1 SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires an EIR to describe “any significant impacts, including those which can be mitigated but not reduced to a level of insignificance.”

Chapter 4, *Existing Setting, Impacts, and Mitigation Measures*, sets forth the analysis of the significant adverse impacts associated with the proposed TOD Plan for Downtown Inglewood and Fairview Heights, including significant adverse impacts for which specific mitigation measures are prescribed. Implementation of these mitigation measures, which will be ensured through the implementation of a Mitigation Monitoring and Reporting Program, will either eliminate, avoid, or reduce the majority of significant impacts to a less than significant level. As indicated in Chapter 4, all of the potential impacts can be reduced to a less than significant level through the implementation of required mitigation measures with the exception of those listed below.

- **Impact 4.E-1.1** Implementation of the proposed TOD Plan would result in four intersections not meeting established LOS performance criteria under Existing plus Project conditions. Even with implementation of project features, compliance with existing regulations, and EIR mitigation measures, this impact would *remain significant and unavoidable*.
- **Impact 4.E-1.2** Implementation of the proposed TOD Plan would result in 11 intersections not meeting established LOS criteria for intersection operations performance under Cumulative with Project conditions. Even with implementation of project features, compliance with existing regulations, and EIR mitigation measures, this impact would *remain significant and unavoidable* at 7 intersections.
- **Impact 4.E-2** Implementation of the proposed TOD Plan would exceed CMP thresholds at one intersection. Because no feasible mitigation is available, the resulting impact would be *significant and unavoidable*.

6.2 EFFECTS FOUND NOT TO BE SIGNIFICANT

The analysis leading to the conclusions that certain environmental effects of the proposed Downtown Inglewood and Fairview Heights TOD Plan would not be significant, and did not, therefore, require detailed analysis in Chapter 4, *Existing Setting, Impacts, and Mitigation Measures*, is discussed below.

6.2.1 AGRICULTURAL AND FORESTRY RESOURCES

The Downtown Inglewood and Fairview Heights TOD plan areas are within a fully urban setting, have long been developed, and do not provide any opportunity for agricultural or forestry use. Downtown Inglewood and Fairview Heights do not contain any lands planned, zoned, used, or suitable for commercial agriculture; do not contain any state-designated farmland; and do not contain or abut any

forest resources. Therefore, the proposed TOD Plan for Downtown Inglewood and Fairview Heights would have no impact on agricultural or forestry resources.

6.2.2 MINERAL RESOURCES

According to the City of Inglewood General Plan Update (2006), oil is the only extractable resource known to exist within the City, with the possible associated presence of natural gas. The Downtown Inglewood and Fairview Heights planning areas have been fully developed with urban uses for several decades, and contain no known existing mineral resources. The California Geological Survey has classified lands within Los Angeles County into Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. The Downtown Inglewood and Fairview Heights TOD plan areas have been mapped by the California Department of Mines and Geology primarily as MRZ-1, an area where adequate information indicates a low likelihood of significant mineral resources. Some areas are also zoned MRZ-3, indicating that the significance of mineral deposits cannot be determined from the available data. However, there are no lands designated MRZ-2 – areas where adequate information indicates that significant mineral deposits are present, or there is a likelihood of their presence, and development should be controlled – within or near the Downtown and Fairview Heights plan areas.

The intent of designating significant deposits is to identify areas where mineral extraction could occur prior to development. Therefore, implementation of the proposed TOD Plan for Downtown Inglewood and Fairview Heights would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, and would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Implementation of the proposed project would therefore have no impact on mineral resources.

6.2.3 BIOLOGICAL RESOURCES

The Downtown Inglewood and Fairview Heights planning areas are located in an urban setting that has long been developed and does not support sensitive biological resources. The City of Inglewood General Plan Background Report (2006) acknowledges that sensitive biological resources do not occur, but also indicates that should sensitive biological habitats occur in the future as a result of habitat creation or restoration efforts, such resources would be quantified according to regulatory requirements and protocols and that the City would coordinate with regulatory agencies and comply with federal and state regulatory requirements to protect such resources.

The Downtown Inglewood and Fairview Heights Plan areas do not support sensitive biological resources and do not include lands identified in conservation or regional habitat conservation plans. There are no sensitive habitats such as wetlands, waters, marshes or riparian areas present. The California Natural Diversity Database does not include any recently recorded observations of sensitive plant or animal species or sensitive habitats protected under state or federal endangered species acts (CNDDDB, 2016). The last known occurrence of a sensitive species in Inglewood is dated 1906, long before the area was developed for urban uses, and the database indicates the species identified at that time is now considered “extirpated,” meaning it no longer occurs in Inglewood. Therefore, the

proposed TOD Plan for Downtown Inglewood and Fairview Heights would not impact any sensitive biological resources.

6.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

State *CEQA Guidelines* require the EIR to consider whether “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.... Also irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.” (*CEQA Guidelines* Section 15126.2(c)). “Nonrenewable resource” refers to the physical features of the natural environment, such as land, waterways, mineral resources, etc. These irreversible environmental changes may include current or future uses of non-renewable resources, and secondary or growth-inducing impacts that commit future generations to similar uses.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The proposed irretrievable commitments of nonrenewable resources is not justified (e.g., the project involves the wasteful use of energy).

The proposed TOD Plan would result in or contribute to the following irreversible environmental changes:

- Lands on which new transit oriented development occurs would be committed to higher intensity use once site-specific development projects are approved and projects are constructed.

Secondary effects associated with this irreversible commitment of land resources include:

- Changes in views associated with construction of new transit oriented development within the Downtown Inglewood and Fairview Heights areas (see Section 4.C, *Aesthetic Resources*).
- Increased traffic on area roadways and freeway (see Section 4.E, *Traffic and Transportation*).
- Emissions of air pollutants associated with project construction and operation (see Section 4.F, *Air Quality*).
- Consumption of non-renewable energy associated with construction and operation of future site-specific development projects due to the use of automobiles, lighting, heating and cooling systems, appliances, and the like (see Section 4.J, *Energy*).
- Increased ambient noise associated with an increase in activities and traffic associated with future site-specific development projects (see Section 4.I, *Noise and Vibration*).

- Construction of new development as described in Chapter 3, *Project Description*, would require the use of energy produced from non-renewable resources and construction materials.

6.4.1 The Proposed Consumption of Resources is Justified

As demonstrated in the analyses contained in Chapter 4, the proposed TOD Plan for Downtown Inglewood and Fairview Heights would not involve wasteful or unjustifiable use of non-renewable resources, and conservation efforts would be enforced during construction and operation of site-specific development projects. As noted in Chapter 3, *Project Description*, among the overarching objectives of the TOD Plan for Downtown Inglewood and Fairview Heights is to “maximize utilization of the Metro Crenshaw/LAX Line,” which would minimize use of non-renewable energy for vehicular transportation.

Proposed development within Downtown Inglewood and Fairview Heights would incorporate energy-generating and conserving features, including those required by the California Building Code, California Energy Code Title 24, which specify green building standards for new developments. Facilities development also would incorporate sustainable construction policies and features, resulting in a more energy-efficient development and reduced consumption using local materials and labor. Project characteristics and mitigation measures related to energy consumption are addressed in Section 4.H, *Energy Resources*, of this EIR.

6.4 REFERENCES – SIGNIFICANT UNAVOIDABLE IMPACTS AND EFFECTS FOUND NOT BE TO SIGNIFICANT

California Department of Conservation, California Geologic Survey, SMARA Mineral Land Classification Data Portal, 2015. Available online: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>, Accessed March 23, 2016.

EIP Associates, *General Plan Update Technical Background Report*, August 2006.