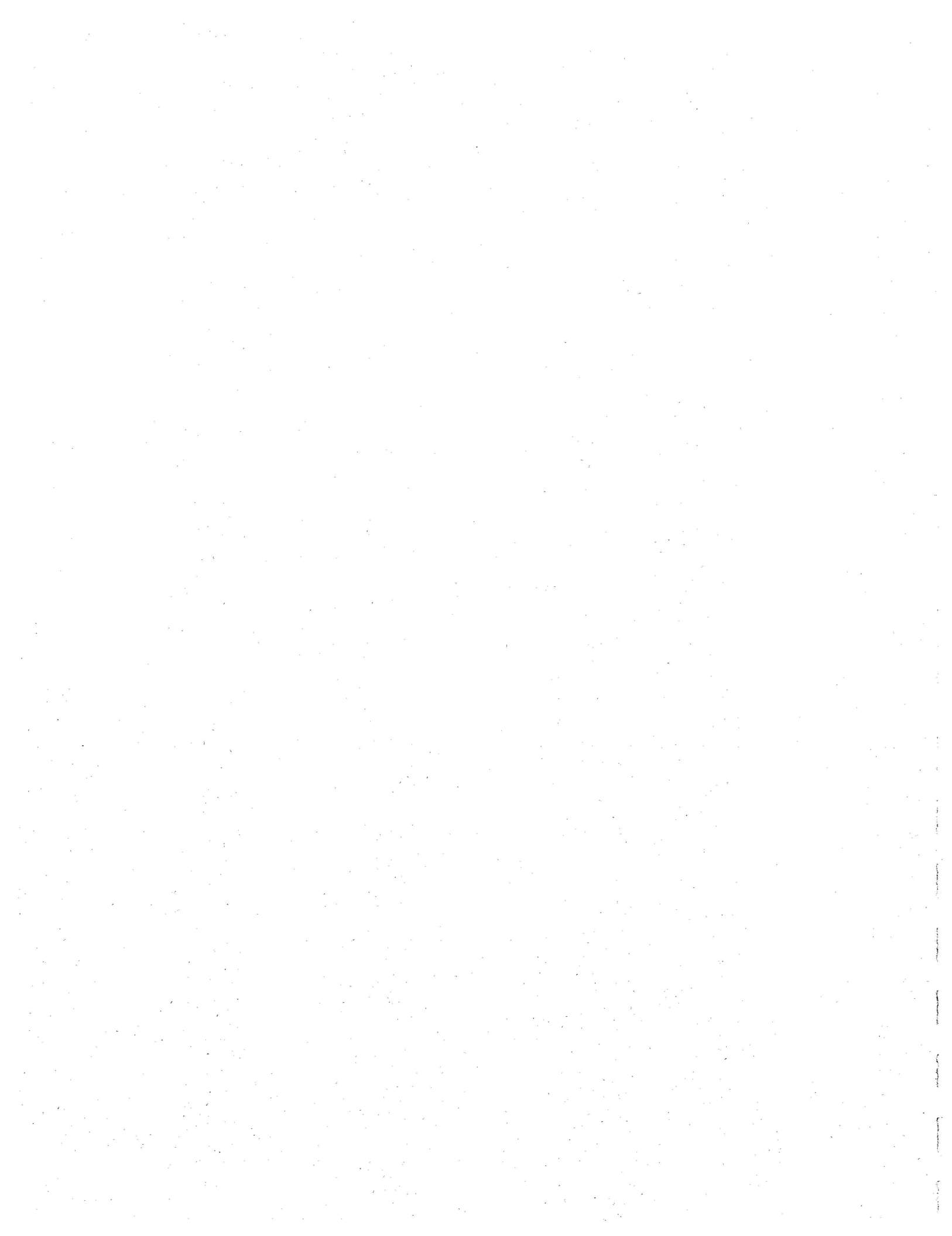


SECTION V
OTHER CEQA REQUIRED SECTIONS



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GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

Section 15126 (g) of the California Environmental Quality Act (CEQA) requires that an EIR discuss ways in which a project could have growth inducing impacts. Growth inducing impacts are effects of a project that result in growth beyond that proposed for the project itself. Examples of growth inducing projects include: those that foster economic or population growth; those that promote the construction of additional housing, either directly or indirectly, in the surrounding environment; those that remove obstacles to population growth; and, those that facilitate other activities which could affect the environment.

The ADP proposes approximately 3,362,000 square feet of new and adaptive reuse development during Phase I and 7,500,000 square feet of development during Buildout Phase. As discussed in Sections IV.E.1 and IV.E.3, Employment and Population, respectively, the ADP project would directly create approximately 14,300 construction jobs (3,500 construction jobs for Phase I and 10,800 construction jobs for Buildout Phase). The operation of Phase I development could generate a total of 13,088 permanent jobs, and a total of 26,912 permanent jobs for Buildout Phase development. As discussed in Section IV.E.1 and IV.E.3, the majority of the projected total job growth will not be new to the area. Rather, it comprises relocated, existing area employment to the ADP. Therefore, the ADP is anticipated to create 2,051 net, new jobs during Phase I and 4,298 net, new jobs during Buildout Phase. It is important to note, that a potential result of the relocation of jobs from around the area to the ADP will be the creation of vacant space by relocating businesses. Although the magnitude and location of employment vacancies can not be accurately determined, the vacant spaces created around the area could potentially be filled by new or relocated businesses from inside and outside the area; thus, creating secondary growth impacts from the ADP. Additionally, during Buildout Phase, 300 residential units would be constructed, resulting in a projected population increase of 501 people.

In addition to the direct employment and population growth resulting from the development of the ADP, there will also be indirect and induced employment and housing growth resulting from construction and on-going operation of the project. According to findings presented in the Employment and Housing Sections of this EIR, approximately 26,600 project-induced jobs could be added to the county's employment base from the purchase of construction materials, supplies, services, and from construction worker spending. The operation of the ADP project could indirectly create approximately 6,400 net, new jobs (1,850 for Phase I and 4,550 for Buildout Phase). Furthermore, approximately \$3.851 billion (1994\$) of one-time economic output related to construction and approximately \$856 million (1994\$) from the on-going operation of the ADP project could be pumped into the county's economy, fostering economic growth throughout the county.

Another indirect impact associated with the project's employment growth includes the demand for additional employee housing in the region. Although the magnitude and location of housing demand for new employees cannot be accurately assessed, the proposed project could promote the construction of new housing.

IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126[f] of the CEQA Guidelines require that significant irreversible changes to the environment be evaluated based on the following items:

- Uses of nonrenewable resources during the initial and continued phases of the project which could be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely.
- Primary impacts and, particularly, secondary impacts that commit future generations to similar uses.
- 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.

The proposed 70.5 acre ADP site is located in a highly urbanized area in downtown Los Angeles. Since the site is currently developed, there would be little impact on the existing topography and natural surface of the land. Furthermore, development of the site will commit future generations to the use of the site for government and commercial offices, retail, museum, hotel, recreational and residential use, in addition to the current postal operation at the Terminal Annex Building and transportation services at the Union Station Passenger Terminal and REA Buildings.

Construction during Phase I and the Buildout Phase would involve irreversible and irretrievable commitments of resources. Development of the ADP would irretrievably commit building materials (glass, steel, concrete, lumber and petroleum based products) and energy (diesel fuel, electricity) in the demolition and construction of structures. In addition, the operation of the ADP would require the use of electricity, natural gas, vehicle fuel, and water.

CUMULATIVE IMPACTS OF THE RELATED PROJECTS

The CEQA Guidelines require a discussion of potential cumulative impacts that could result from a proposed project in conjunction with projects that have been proposed, approved, or are under construction in the vicinity of the proposed project. Cumulative impacts occur when two or more individual effects together create a considerable environmental impact or compound or increase other environmental impacts.

As discussed in Section III, Environmental Setting, related projects include all projects that may generate impacts to public services and utility services serving the downtown Los Angeles area. The related projects list consists of developments with greater than or equal to 40,000 square feet of floor area, or greater than or equal to 35 dwelling units. A total of 56 projects were analyzed in conjunction with the proposed project. A related projects list is presented in Table 10 Section III, Environmental Setting.

Please refer to Table 2 for an overview of the cumulative impacts discussions, or refer to the cumulative impacts section of each environmental issue.

