V. ENVIRONMENTAL IMPACT ANALYSIS
A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT

In addition to the environmental impact categories analyzed in detail in this EIR, the City of Los Angeles has determined through the preparation of an Initial Study that the development and operation of the Proposed Project would not result in potentially significant impacts to the environmental concerns listed below. Therefore, no further review of these issues is necessary. (See Section VI.A for a Summary of Significant Unavoidable Impacts). The following discussion provides a summary of the Initial Study findings and is provided in accordance with CEQA Guidelines Section 15128 which states:

> *"An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study."*

Although the proposed project will either have no impact or a less than significant impact on the environmental issues below, certain standard Conditions of Approval have been identified for implementation which will provide further assurance that any changes to the environment, with respect to these issues, will be less than significant. Conditions of Approval that are identified in the Initial Study (see Technical Appendix A) are listed in Table II-2 in Section II, Summary.

Agricultural Resources

Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

According to the Extent of Important Farmland Map maintained by the California Dept. of Conservation, the project site is not included in the Important Farmland Category. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and there would be no impact.

Conflict with existing zoning for agricultural use or a Williamson Act contract?

Neither the project site nor any adjacent properties are zoned for agricultural uses and there are no Williamson Act contracts in the area. Therefore, the proposed project will not conflict with existing zoning for agricultural use or a Williamson Act contract and there would be no impact.

Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

The project will not cause any changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use because the site is not located on or adjacent to any agricultural land. Therefore, no impacts are anticipated to occur as a result of the project.

Cultural Resources

Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?

The project site is not listed in any register of historical resources, nor does the site contain any structures with distinctive characteristics of a region, period or construction method. The site does not meet any criteria set forth in the California Environmental Quality Act (CEQA) to identify the site as a historical resource. Therefore, no impact is anticipated to result from the proposed project.

Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?

No evidence of archaeological resources has been found on the project site. However, the project site is archaeologically sensitive. With adherence to the Conditions of Approval listed below to ensure that any potential archaeological resources discovered on the site are not disturbed or destroyed, impacts would be less than significant. The following standard Conditions of Approval shall be implemented:

- A qualified archaeologist shall be retained by the project developer to monitor topsoil grading, to ensure that any buried archaeological deposit is not inadvertently disturbed without treatment.

- In the event that subsurface archaeological resources/human remains are encountered during the course of grading and/or excavation, all development shall temporarily cease in these areas until the archaeological resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site that are not reasonably suspected to overlie adjacent remains or archaeological resources.

- Copies of a subsequent archeological study or report, detailing the nature of any archaeological discovery, remedial actions taken, and disposition of any accessioned remains shall be submitted to the South Central Coastal Information Center at California State University, Fullerton.

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

According to the Paleontologic Resource Evaluation excavations during construction are unlikely to uncover significant vertebrate fossils. However, the project site is considered paleontologically sensitive. Adherence to the Conditions of Approval listed in the Initial Study will ensure that potential paleontological resources discovered on the site are not disturbed or destroyed; therefore, impacts would be less than significant. The following standard Conditions of Approval shall be implemented:

- Prior to construction, the services of a qualified vertebrate paleontologist approved by the Los Angeles County Vertebrate Paleontology Department (LACM) and the City of Los Angeles shall be retained to implement a mitigation program during earth-moving activities associated with development of the parcel.

- The paleontologist shall develop a formal agreement with a recognized museum repository, such as the LACM, regarding the final disposition and permanent storage and maintenance of any fossil remains, as well as the archiving of associated specimen data and corresponding geologic and geographic site data, that might be recovered as a result of the mitigation program, and the level of treatment (preparation, identification, curation, cataloguing) of the remains that would be required before the entire mitigation program fossil collection would be accepted by the repository for storage.

- Earth-moving activities (particularly grading and trenching for pipelines) shall be monitored by a paleontologic construction monitor. Monitoring shall include the inspection of fresh exposures created by grading of the unnamed marine shale and in the younger alluvium to allow for the recovery of larger fossil remains. Monitoring will be conducted on a full-time basis in areas underlain by the marine shale, and a half-time basis once trenching has reached a depth 5 feet below previous grade in areas underlain by younger alluvium. As soon as practicable, the monitor shall recover all vertebrate fossil specimens, a representative sample of invertebrate or plant fossils, or any fossiliferous rock or sediment sample that can be recovered easily. As warranted, fossiliferous sediment samples shall be recovered from the younger alluvium and processed to allow for the recovery of smaller fossil remains (total weight of samples will not exceed 6,000 pounds). The location and proper geologic context of any fossil occurrence or sampling site shall be documented, as necessary. The monitor shall have the authority to divert grading temporarily around a fossil site until the fossil remains have been evaluated and, if warranted, the remains and/or a fossiliferous rock or sediment sample have been recovered.

- All fossil specimens recovered from the parcel as a result of the mitigation program, including those recovered as the result of processing fossiliferous sediment samples, will be treated (prepared, identified, curated, catalogued) in accordance with designated museum repository requirements. As appropriate, a sample of the marine shale will be submitted to a commercial laboratory for microfossil analysis; a sample of fossilized bone, shell, or wood from the younger alluvium will be submitted for carbon-14 dating analysis; and/or a sample of the alluvium will be submitted for pollen analysis.

- The monitor shall maintain daily monitoring logs that include the location where monitoring was conducted, the rock unit encountered, fossil specimens or samples recovered, and associated specimen or sample data and corresponding geologic and geographic site data. A final technical report of findings summarizing the results of the mitigation program shall be prepared by the paleontologist. The report shall be prepared in accordance with SVP and museum repository requirements.

Disturb any human remains, including those interred outside of formal cemeteries.

Although there is no evidence that human remains are located on the project site, there is still a remote possibility that the construction phase of the proposed project could encounter human remains. Therefore, implementation of the Conditions of Approval listed in the Initial Study would ensure that any potential human remains discovered on the site are not disturbed or destroyed, and impacts would remain less than significant. The following standard Conditions of Approval shall be implemented:

- A qualified archaeologist shall be retained by the project developer to monitor topsoil grading, to ensure that any buried archaeological deposit is not inadvertently disturbed without treatment.

- In the event that subsurface archaeological resources/human remains are encountered during the course of grading and/or excavation, all development shall temporarily cease in these areas until the archaeological resources are properly assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site that are not reasonably suspected to overlie adjacent remains or archaeological resources.

- Copies of a subsequent archeological study or report, detailing the nature of any archaeological discovery, remedial actions taken, and disposition of any accessioned remains shall be submitted

to the South Central Coastal Information Center at California State University, Fullerton.

Geology/Soils

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.?

There are no known active faults within close vicinity of the project site and none of the City-designated Fault Rupture Study Zones or State-designated Alquist-Priolo Earthquake Fault Zones crosses the project site. Therefore impacts would remain less than significant.

Strong seismic ground shaking?

Potential impacts from seismic ground shaking are present throughout Southern California and would not be higher at the project site than for most of the City of Los Angeles or elsewhere in the region. Project construction in accordance with the City of Los Angeles Building Code requirements would ensure that impacts would remain less than significant. . The following standard Conditions of Approval shall be implemented:

- Prior to the issuance of building or grading permits, the project applicant shall submit a Geotechnical Report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety

- The Proposed Project shall be designed and built in accordance with City of Los Angeles Building Code construction requirements for habitable structures.

Seismic-related ground failure, including liquefaction?

According to the Geological and Soil Engineering Exploration Report prepared by the J. Byer Group, Inc., the liquefaction potential across the project site is variable because of the inter-fingering nature of the clayey and sandy alluvium by which the site is underlain. The highest liquefaction potential is located near the center of the project site. However, the Geological and Soil Engineering Exploration Report indicates that the proposed project is feasible from a geologic and soils engineering standpoint provided the recommendations for remedial grading and construction are implemented during construction. Project construction in accordance with the City of Los Angeles Building Code requirements would ensure that

impacts would remain less than significant. The following standard Conditions of Approval shall be implemented:

- Prior to the issuance of building or grading permits, the project applicant shall submit a Geotechnical Report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety

- The Proposed Project shall be designed and built in accordance with City of Los Angeles Building Code construction requirements for habitable structures.

Landslides?

The project site is not in a landslide inventory area. Therefore, no impact from seismically induced landslides are expected to occur as a result of the project.

Result in substantial soil erosion or the loss of topsoil?

All grading and site preparation must comply with all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code which addresses grading, excavations, and fills. Therefore, with implementation of the standard City required erosion controls imposed during grading and via building permit regulations, and the application of Best Management Practices, impacts would remain less than significant. The following standard Conditions of Approval shall be implemented:

- Prior to the issuance of building or grading permits, the project applicant shall submit a Geotechnical Report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety

- Implementation of standard City required erosion controls imposed during grading and via building permit regulations. All grading permits from the Department of Building and Safety include provisions to limit the erosion potential. Specifically, grading and site preparation must comply with all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code which addresses grading, excavations, and fills.

- Application of Best Management Practices during site preparation, grading, site preparation and construction.

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

With the project's construction in accordance with the City of Los Angeles Building Code requirements, no impacts are anticipated to occur as a result of project development. The following standard Conditions of Approval shall be implemented:

- Prior to the issuance of building or grading permits, the project applicant shall submit a Geotechnical Report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety

- The Proposed Project shall be designed and built in accordance with City of Los Angeles Building Code construction requirements for habitable structures.

- Implementation of standard City required erosion controls imposed during grading and via building permit regulations. All grading permits from the Department of Building and Safety include provisions to limit the erosion potential. Specifically, grading and site preparation must comply with all applicable provisions of Chapter IX, Division 70 of the Los Angeles Municipal Code which addresses grading, excavations, and fills.

- Application of Best Management Practices during site preparation, grading, site preparation and construction.

- Compliance with building foundation requirements appropriate to site conditions

Be located on expansive soil, as identified in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

According to the Geological and Soil Engineering Exploration Report prepared by the J. Byer Group, Inc. some earth materials on site have some expansion potential, which would be adequately addressed by the foundation recommendations provided in the Geotechnical Report. As part of the construction permitting process, the City requires completed reports of soil conditions at construction sites to identify, and recommend treatment for, potentially unsuitable soil conditions. Therefore, impacts related to expansive soil conditions would be considered less than significant. The following standard Conditions of Approval shall be implemented:

- Prior to the issuance of building or grading permits, the project applicant shall submit a Geotechnical Report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety

- In accordance with Los Angeles City Building Permit requirements, the applicant will submit a completed report of soil conditions at construction sites to identify, and recommend treatment for, potentially unsuitable soil conditions.

Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No septic tanks or alternative disposal systems are necessary, nor are they proposed. No impact would occur.

Hydrology/Water Quality

Violate any water quality standards or waste discharge requirements?

The proposed project must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) as approved by the Los Angeles Regional Water Quality Control Board. Thus, with incorporation of BMPs, the proposed project would result in a less than significant water quality impact. The following standard Conditions of Approval shall be implemented:

- The project developer/construction contractor shall comply with the applicable provisions of Ordinance No. 172,176 and Ordinance No. 173,494 which specify the application of Best Management Practices (BMPs) to control stormwater and urban runoff pollution control.

- The project developer/construction contractor shall comply with Chapter IX, Division 70, of the Los Angeles Municipal Code which addresses grading, excavations, and fills.

- The project developer/construction contractor shall comply with the applicable requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board.

- The project applicant/developer shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard shall be submitted to the City Engineer and the Los Angeles Regional Water Quality Control Board.

- The owner(s) of the project site shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate if the increased peak stormwater discharge rate will result in increased potential for downstream erosion

Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site is not designated for groundwater recharge and the proposed project does not involve any ground water extraction for wells or dewatering for subterranean construction. Therefore, the proposed project would not deplete groundwater supplies, and no impact would occur.

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

The project site is located in a primarily suburbanized area, and no stream or river courses are located in the immediate project vicinity. The proposed project would result in an improved site that would convey runoff via streets into the storm drain system, and no impacts would occur.

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Currently, the existing unimproved project site drains northeasterly into the abandoned Department of Water and Power Girard Reservoir, which carries off-site drainage into the San Feliciano storm drain. The proposed project would result in an improved site that would convey runoff via streets into the same storm drain system, and no impacts are anticipated to occur.

Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed project would not substantially increase stormwater runoff from the project site above existing levels or provide additional sources of polluted runoff to the storm drain system. Currently, the existing unimproved project site drains northeasterly into the abandoned Department of Water and Power Girard Reservoir, which carries off-site drainage into the San Feliciano storm drain. The proposed project would result in an improved site that would convey runoff via streets into the same storm drain system, and impacts would be less than significant.

Otherwise substantially degrade water quality?

Development of the proposed project would result in 35.6 percent coverage of the site by impervious surfaces (e.g., structures and paved surfaces). With additional impervious surfaces, there would be a 5.2 cubic feet per second (cfs) net increase in runoff with development of the site. As these impervious surfaces would be exposed to the elements, minimal amounts of polluted runoff could also be created. However required compliance with the Standard Urban Storm Water Mitigation Plan would prevent a substantial adverse effect to surface water quality and impacts would remain less than significant. The following standard Conditions of Approval shall be implemented:

- The project developer/construction contractor shall comply with the applicable provisions of Ordinance No. 172,176 and Ordinance No. 173,494 which specify the application of Best Management Practices (BMPs) to control stormwater and urban runoff pollution control.

- The project developer/construction contractor shall comply with Chapter IX, Division 70, of the Los Angeles Municipal Code which addresses grading, excavations, and fills.

- The project developer/construction contractor shall comply with the applicable requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board.

- The project applicant/developer shall implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard shall be submitted to the City Engineer and the Los Angeles Regional Water Quality Control Board.

- The owner(s) of the project site shall prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate if the increased peak stormwater discharge rate will result in increased potential for downstream erosion.

Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The proposed project site is not in an area designated as a 100-year flood hazard area. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 0601370041C, the project site is located within Zone C, which includes areas of minimal flooding. Therefore, no impact would occur.

Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The project site is not in an area designated as a 100-year flood hazard area. The proposed project is located in a suburbanized area and would not have the potential to impede or redirect floodwater flows. Therefore, no impact would occur.

Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project does not lie in a potential inundation area or a potentially affected-by-tsunami area. Flooding from other sources is also not expected. Therefore, this impact is considered less than significant.

Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?

The project site is not subject to a risk of flooding from inundation by seiche or tsunami or subject to significant risk involving mudflow. This impact would be considered less than significant.

Mineral Resources

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?

No oil extraction or mineral extraction activities have historically occurred or are presently conducted on the project site, therefore no adverse project impacts would occur.

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?

The City of Los Angeles has not designated a locally-significant resource on the site; thus no locally-designated resources would be affected and no impact would occur.

Population/Housing

Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project can be expected to generate a total resident population of 108 persons with development of all 37 single-family detached condominiums. This would not represent substantial population growth within the SCAG Subregion nor the Planning Area and represents a less-than-significant impact.

Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The project site is currently developed with one unoccupied single-family residence which will be demolished as part of project development. The removal of this residence would not constitute the displacement of substantial numbers of existing housing and no project impact would occur.

Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

There is one vacant residence on the project site. Therefore, no project impact would occur.

Public Services

Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the following public services:

Fire protection?

The proposed project would not generate the need, or cause the construction of new or expanded fire protection facilities. Further, the project would be constructed according to California Fire Code requirements regarding length and width of roads and accesses as well as distance to and between fire hydrants. With the installation of mandatory sprinkler systems, impacts associated with fire protection services would be considered less than significant. The following standard Conditions of Approval shall be implemented:

- Installation of automatic sprinkler systems
- Prior to approval, the proposed project would submit a request to LADWP to determine whether the pressure in the project area is sufficient. If they are not, then upgrades to the existing

infrastructure would be necessary.

- The project would be constructed according to California Fire Code requirements regarding length and width of roads and accesses as well as distance to and between fire hydrants.

- The plot plan for the proposed project shall be approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan will include the following minimum design features: fire lanes, where required, will be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room will not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Police protection?

The proposed project's estimated addition of 108 residents is not expected to materially increase the ratio of officers to residents in the West Valley Community Police Station service area and generate the need for, or cause the construction of new or expanded law enforcement facilities. In response to the NOP, the City of Los Angeles Police Department suggested that the proposed project would not have a significant impact on police protection services in the West Valley area. Consequently, impacts to police protection services are anticipated to be less than significant.

Schools?

With payment of the mandatory school developer fees, impacts to school services would be less than significant level. The following standard Condition of Approval shall be implemented:

- Per State of California Government Code Section 65595, the developer will be required to pay $3.55 per square foot of new residential development to reduce school overcrowding within the LAUSD service area. The required fee applies to all new development within the City of Los Angeles and is considered sufficient mitigation for any impacts.

Other public facilities?

The development of 37 single-family detached condominiums would result in an incremental increase in the number of residents that would require minimal additional library services, but would not require the construction of new library facilities. Therefore, this impact would be considered less than significant.

Recreation

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Approximately 108 new permanent residents would be generated as a result of the proposed project that would utilize the park and recreational facilities in the project area. According to the Community Plan, the existing parks satisfy the needs of the current residents, but the community is still deficient in the number of neighborhood parks. However, the proposed project, with its incremental population contribution, is not likely to substantially increase the rate of deterioration of park and recreational facilities in the area. Furthermore, the project developer would be required by the City of Los Angeles to pay into the City parks and recreation fund via payment of Quimby fees. Payment of such required fees would reduce impacts to a less than significant level. Therefore, impacts upon maintenance of park and recreational facilities are considered less than significant. The following standard Condition of Approval shall be implemented:

- Payment of Quimby fees for maintenance of park and recreational facilities.

Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No new recreation facilities are proposed as part of the project. Thus, no impact related to construction or expansion of such facilities would occur.

Utilities and Service Systems

The water conservation and energy conservation and efficiency measures provided by the LADWP in its letter dated November 19, 2004 (see Appendix D) will be incorporated into the project design.

Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The proposed project would convey wastewater via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the Hyperion Treatment Plant (HTP). The HTP is a public facility, and, therefore, is subject to the State's wastewater treatment requirements. As such, wastewater from the project site is treated according to the wastewater treatment requirements enforced by the LARWQCB, and no impact would occur.

Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project site is served by the Los Angeles Aqueduct Filtration Plant (LAAFP), which has a capacity to treat approximately 600 million gallons per day (mgd) and is currently operating at 75 percent of its capacity. The proposed project would consume approximately 10,656 gallons of water daily (or 0.011 mgd), and therefore, implementation of the proposed project is not expected to measurably reduce the LAAFP's capacity. The proposed project would have a less-than-significant impact.

The residential development would entail extension of existing utilities that serve surrounding residential uses. If water mains or infrastructure upgrades are required, the project developer would pay for such upgrades and a temporary disruption in service may occur, with proper notification to LADWP customers. Therefore, impacts resulting from water infrastructure improvements would be considered less than significant.

The proposed project would generate 8,880 gallons (0.0089 mgd) of wastewater daily. Sewage from the project site is conveyed via sewer infrastructure to the Hyperion Treatment Plant (HTP) which treats an average daily flow of 362 mgd and has capacity to treat an average daily flow of 450 mgd. Implementation of the proposed project is not expected to measurably reduce the HTP's capacity, and therefore, the proposed project would have a less-than-significant impact.

The following standard Condition of Approval shall be implemented:

- If water main or infrastructure upgrades are required the project developer would pay for such upgrades

or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed project would result in additional impervious surfaces and, thus, an additional 5.2 cubic feet per second (cfs) net increase in runoff. However, the San Feliciano storm drain would accept the incremental increase in runoff. As storm water from the project site would not exceed the capacity of existing storm water drainage systems or require new or expanded storm water facilities, this impact would be considered less than significant.

Have significant water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The LADWP is responsible for providing water services to the project site. The LADWP can generally supply water to developments within its service area, except under extraordinary circumstances. The City of Los Angeles General Plan Framework anticipates that the future water supply will be sufficient to meet

existing and planned growth in the City to the year 2010. The proposed project would have a less-than-significant impact upon water supplies.

Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Utilizing 240 gallons/unit daily generation rate, the proposed project is anticipated to generate approximately 8,880 gpd (or 0.0089 mgd) of wastewater. The HTP would have adequate capacity to treat the 0.0089 mgd of wastewater generated by the proposed project, in addition to existing commitments, resulting in a less-than-significant impact.

Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Utilizing a daily solid waste generation rate of 12.23 pounds per unit, the proposed project would generate approximately 453 pounds or 0.23 tons of solid waste per day during operation. All solid-waste-generating activities within the City of Los Angeles, including the proposed project, would continue to be subject to the requirements set forth in California Assembly Bill (AB) 939, which requires each city and county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. Thus, the proposed project would divert 50 percent of its solid waste generated and dispose of 226 pounds or 0.11 tons of solid waste per day in the Sunshine Canyon Landfill. With a remaining daily intake capacity of 5,219 tons per day, the landfill would have adequate capacity to accommodate the operational solid waste generated by the proposed project. Therefore, a less-than-significant impact associated with operation solid waste generation would occur.

Comply with federal, state, and local statutes and regulations related to solid waste?

Solid waste generated at the project site by the proposed project would be disposed of in accordance with all applicable federal, State, and local regulations related to solid waste, including AB 939. Therefore, no impact would occur.