

TABLE OF CONTENTS

Section	Page
Volume I of III	
I. SUMMARY.....	I-1
A. Introduction.....	I-1
B. Brief Summary of the Proposed Action.....	I-1
C. Location and Boundaries.....	I-2
D. Areas of Controversy and Issues to be Resolved.....	I-2
E. Summary of Environmental Impacts.....	I-5
1. Earth.....	I-5
2. Air.....	I-15
3. Water.....	I-17
4. Plant Life.....	I-18
5. Animal Life.....	I-27
6. Jurisdictional Resources.....	I-31
7. Noise.....	I-31
8. Transportation and Circulation.....	I-34
9. Public Services.....	I-35
10. Utilities.....	I-47
11. Safety.....	I-51
12. Aesthetic Resources/View.....	I-52
13. Cultural Resources.....	I-54
F. Description of Alternatives to the Proposed Project.....	I-56
1. Alternative 1 – No Project/No Build Alternative.....	I-57
2. Alternative 2 – Alternative Site Discussion.....	I-57
3. Alternative 3 – Stoney Hill Ridge Development Only Alternative.....	I-58
4. Environmentally Superior Alternative.....	I-58
II. PROJECT DESCRIPTION.....	II-1
A. Statement of Objectives.....	II-1
B. Location and Boundaries.....	II-2
C. Project History and Background.....	II-2
D. Project Characteristics.....	II-6
III. GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING.....	III-1
A. Overview of Environmental Setting.....	III-1
1. Project Site and Surrounding Areas.....	III-1
2. Plans and Policies.....	III-2
B. Related Projects.....	III-4

TABLE OF CONTENTS (Continued)

Section	Page
IV. ENVIRONMENTAL IMPACT ANALYSIS.....	IV-1
A. Earth.....	IV.A-1
B. Air Quality.....	IV.B-1
C. Water.....	IV.C-1
D. Plant Life.....	IV.D-1
E. Animal Life.....	IV.E-1
F. Noise.....	IV.F-1
G. Light*.....	IV.G-1
H. Land Use.....	IV.H-1
I. Natural Resources*.....	IV.I-1
J. Risk of Upset*.....	IV.J-1
K. Population*.....	IV.K-1
L. Housing*.....	IV.L-1
M. Right-of-Way and Access*.....	IV.M-1
N. Transportation and Circulation.....	IV.N-1
O. Public Services.....	IV.O-1
1. Fire.....	IV.O-2
2. Police.....	IV.O-21
3. Schools.....	IV.O-28
4. Park and Recreation.....	IV.O-35
5. Libraries.....	IV.O-46
P. Energy Conservation.....	IV.P-1
Q. Utilities.....	IV.Q-1
1. Power.....	IV.Q-2
2. Natural Gas.....	IV.Q-6
3. Water Distribution.....	IV.Q-10
4. Sanitary Sewers.....	IV.Q-20
5. Storm Water Drainage.....	IV.Q-28
6. Solid Waste*.....	IV.Q-29
R. Safety.....	IV.R-1
S. Aesthetic Resources/View.....	IV.S-1
T. Cultural Resources.....	IV.T-1
V. GROWTH-INDUCING IMPACTS.....	V-1
VI. ALTERNATIVES.....	VI-1
VII. IMPACTS DETERMINED TO BE INSIGNIFICANT.....	VII-1
VIII. ORGANIZATIONS AND PERSONS CONTACTED, REFERENCES.....	VIII-1
IX. ESAC ACTION, NOTICE OF PREPARATION AND RESPONSES.....	IX-1

*Impacts determined not to be significant are addressed in this EIR under **Section VII, Impacts Determined to be Insignificant**, and have been omitted from the Impact Section of this report.

TABLE OF CONTENTS (Continued)

Section

X. APPENDICES

Volume II of III

- A. Geotechnical Assessment (through Appendix E)

Volume III of III

- A. Geotechnical Assessment (from Appendix F)
- B. Air Quality Assessment Data
- C. Psomas Report
 - 1. Sewer Study
 - 2. Water Study
 - 3. Hydrology Study
- D. Biota
- E. Noise Data
- F. Traffic Analysis Report
- G. Phase I Archaeological Survey/Paleontological Records Search Results
- H. Initial Study and NOP Comment Letters

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
I-1	Project Location and Boundaries.....	I-3
II-1	Regional Location.....	II-3
II-2	Site Vicinity.....	II-4
II-3	Originally Approved Mountaingate Master Plan.....	II-7
II-4	Currently Developed Areas of the Mountaingate Community.....	II-8
II-5	Currently Developed Areas of the Mountaingate Community (with the 1990 Development Proposal).....	II-9
II-6	Second Revised VTTM 53072.....	(Map Pocket) II-10
II-7	Staging Areas for Construction Equipment.....	II-15
III-1	Location of Related Projects.....	III-5
IV.A-1	On-Site Geotechnical and Soil Information.....	IV.A-3
IV.A-2	Soil Placement Locations.....	IV.A-8
IV.A-3	Regional Fault Locations.....	IV.A-19
IV.C-1	Existing Bundy Canyon Hydrology.....	IV.C-3
IV.C-2	Proposed Hydrology and Storm Drain System.....	IV.C-10
IV.D-1	Locations of Plant Communities, Coast Live Oaks and Western Sycamores.....	IV.D-5
IV.F-1	Noise Attenuation by Barriers.....	IV.F-5
IV.F-2	Staging Areas for Construction Equipment.....	IV.F-12
IV.F-3	Noise Levels of Typical Construction Equipment	IV.F-13
IV.H-1	Plan Amendment and Zone Change Map.....	IV.H-11
IV.N-1	Location of Study Intersections.....	IV.N-5
IV.O.1-1	Location of Fire and Secondary Access Road on Landfill.....	IV.O-10
IV.O.4-1	Park and Recreation Facilities.....	IV.O-37
IV.O.4-2	Proposed Open Space.....	IV.O-44
IV.Q.3-1	Proposed Water Line System.....	IV.Q-16
IV.Q.4-1	Proposed Sanitary Sewer System.....	IV.Q-26
IV.S-1	Existing View 1: Sepulveda Pass Area.....	IV.S-7
IV.S-2	Existing View 2: Mandeville Canyon Area.....	IV.S-8

LIST OF TABLES

Table	Page
II-1	Land Use Characteristics.....II-11
IV.A-1	Local Fault Distance and Maximum Earthquake Magnitude.....IV.A-18
IV.B-1	Ambient Pollutant Concentrations Registered in the Northwest Coast of LA County Area.....IV.B-9
IV.B-2	Existing Carbon Monoxide Concentrations.....IV.B-10
IV.B-3	Estimated Construction Emissions.....IV.B-14
IV.B-4	Estimated Day to Day Project Emissions.....IV.B-15
IV.B-5	Predicted Future Carbon Monoxide Concentrations.....IV.B-17
IV.C-1	Existing Site Development Area Hydrology.....IV.C-2
IV.C-2	Comparison of Pre- and Post-Development Site Hydrology.....IV.C-12
IV.D-1	Plant Communities and Acreage Within the Project Site.....IV.D-3
IV.D-2	Oak Trees on the Project Site.....IV.D-12
IV.D-3	Direct Impacts to Vegetation on the Project Site.....IV.D-15
IV.F-1	Outside to Inside Noise Attenuation.....IV.F-4
IV.F-2	Los Angeles Land Use Compatibility Guidelines for Exterior Noise Levels.....IV.F-6
IV.F-3	Existing Off-Site Roadway Noise Levels.....IV.F-8
IV.F-4	With Project Off-Site Roadway Noise Levels.....IV.F-11
IV.N-1	Level of Service as a Function of CMA Values.....IV.N-6
IV.N-2	Critical Movement Analysis (2000) Summary.....IV.N-6
IV.N-3	Daily Trip Generation Adjustment Factors - Residential Developments.....IV.N-9
IV.N-4	Directional Trip Distribution.....IV.N-10
IV.N-5	Related Projects Trip Generation.....IV.N-12
IV.N-6	Summary of Critical Movement Analysis - Future (2005) Traffic Conditions Without and With Project.....IV.N-14
IV.N-7	Project Freeway Volumes on San Diego Freeway.....IV.N-15
IV.N-8	Summary of Critical Movement Analysis - Future (2001) Traffic Conditions With Project Plus Mitigation.....IV.N-16
IV.O.3-1	Schools Serving the Proposed Project Area.....IV.O-28
IV.O.3-2	Increase in Student Enrollment Due to Additional Residential Units.....IV.O-32
IV.O.3-3	Cumulative Increase in Student Enrollment Due to Additional Residential Units.....IV.O-33
IV.O.4-1	Parks and Recreational Facilities Located Within a Two-Mile Radius of the Proposed Project Site.....IV.O-36
IV.O.4-2	Parkland Standards.....IV.O-40
IV.Q.1-1	Projected Electricity Consumption for the Proposed Project.....IV.Q-3
IV.Q.1-2	Projected Electricity Consumption for Cumulative Projects.....IV.Q-4
IV.Q.2-1	Projected Natural Gas Consumption for the Proposed Project.....IV.Q-7
IV.Q.2-2	Projected Natural Gas Consumption for Cumulative Projects.....IV.Q-8
IV.Q.3-1	Project-Related Water Demand.....IV.Q-17
IV.Q.3-2	Cumulative Water Demand.....IV.Q-18
IV.Q.4-1	Project-Related Wastewater Generation.....IV.Q-23
IV.Q.4-2	Cumulative Wastewater Generation.....IV.Q-25

INTRODUCTION

This section of the Draft EIR discusses power resources within the project area. This section also analyzes the ability of the Los Angeles Department of Water and Power (DWP) to meet project demands.

POWER

Environmental Setting

Electrical service to the proposed project site would be provided by the DWP. Currently, electrical service to the project area is provided by a 34.5-kilovolt (kV) distribution system. Electrical power for this system originates from the DWP's Station K (RS-K), located at 1840 Centinela Avenue. This receiving station has a capacity of 375 Mega Volt Amperes (MVA). Currently, there are no known system deficiencies within the station's service area.¹ Electrical service to the project area is provided in accordance with DWP rules and regulations.

Energy Conservation

Energy consumption of new buildings in California is regulated by the State Building Energy Efficiency Standards, contained in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of both residential and non-residential buildings and regulate energy consumed for heating, cooling ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided that these standards meet or exceed those provided in Title 24 of the State's Code of Regulations.

¹ Charles C. Holloway, Supervisor of Environmental Assessment and EMF, City of Los Angeles Department of Water and Power, Correspondence with Impact Sciences Inc., January 8, 1998 and update May 29, 2002.

Environmental Impact Analysis

Threshold of Significance

According to the L.A. CEQA *Thresholds Guide*, the determination of significance for energy use shall be made on a case-by-case basis, considering the following factors:²

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities.
- Whether and when the needed infrastructure was anticipated by adopted plans.
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly, those that go beyond City requirements.

For purposes of this EIR, the proposed project would result in a significant impact to the environment if any of the following situations occurred:

- The need for new power system; and/or
- Significant alterations to an existing system.

Project Impacts

Table IV.Q.1-1 indicates the projected annual electricity consumption from the proposed project. The calculations shown in the table are based on the assumption that all 29 homes are occupied and in operation. The estimated total electricity consumption from the proposed project is approximately 163,169 kwh per year.

**Table IV.Q.1-1
Projected Electricity Consumption for the Proposed Project**

Proposed Use	Size	Consumption Factor	Total Consumption
Residences	29	5,626.5 kwh/unit/year	163,169 kwh

Source: Los Angeles Department of Water and Power Website, www.ladwp.com

Generally, DWP power service systems are flexible, and can be readily altered to meet demand requirements. Electrical service to the project site would be provided in accordance with DWP rules and

² L.A. CEQA *Thresholds Guide*, City of Los Angeles, Environmental Affairs Department, May 14, 1998, p. K.4-3.

regulations, and initial installation is not anticipated to disrupt supply to existing uses in the project area. However, new customer transformer facilities on the project site would be required by the DWP, the cost of which would be borne by the project applicant. Project design would be required to comply with sections of the State Building Energy Efficiency Standards, contained in Title 24 of the California Code of Regulations. Therefore, the proposed project would result in less than significant impacts on power consumption.

Cumulative Impacts

Construction of the proposed project along with other projects located in the general vicinity would increase the demand for electrical power. Table IV.Q.1-2 provides an estimate of the increased demand.

**Table IV.Q.1-2
Projected Electricity Consumption for Cumulative Projects**

Proposed Use	Size	Consumption Factor	Total Consumption
Residences	476 du	5,626.5 kwh/unit/year	2,678,214 kwh/year
Office	48,000 sq.ft.	12.95 kwh/sq.ft./year	621,600 kwh/year
Retail	47,499 sq.ft.	13.55 kwh/sq.ft./year	643,611 kwh/year
Restaurant	26,544 sq.ft.	47.45 kwh/sq.ft./year	1,259,512 kwh/year
TOTAL	NA	NA	5,202,938 kwh/year

Source: South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993, Table A9-11-A, Electricity Usage Rates as well as the Los Angeles Department of Water and Power Website, www.ladwp.com

As shown, related projects will cause an additional demand estimated at 5,202,938 kwh/year, which may create the need for additional improvements. According to DWP, the extent and cost of distribution improvements cannot be determined at this time.³ However, the DWP is capable of providing the needed services from cumulative projects, and each project would be required to incorporate energy conservation features into its design. As such, impacts to the DWP for power services by the proposed project and the related project would not be cumulatively considerable and so are not considered by this EIR to be significant.

³ DWP letter to Los Angeles Department of City Planning, in response to NOP, dated April 25, 2000.

Mitigation Measures

Although impacts to electrical service are not considered significant, the following mitigation measure is recommended by this EIR to ensure that the project minimizes power resource impacts to the extent feasible.

1. Prior to issuance of each building permit, the project applicant shall submit plans to the City 's Building and Safety Department demonstrating that each of the project's buildings will comply with the State Energy Conservation Standards for New Residential Buildings (Title 24, part 6, Article 2, California Administrative Code).

Adverse Effects

No adverse impacts are anticipated as a result of the proposed project.