

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

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

Finding: Less than significant impact

The site is currently developed with approximately 4,800 square feet of office space and approximately 20,538 square feet of hangar and shop space, which generates approximately 4,588 gallons per day (gpd) of wastewater.⁴¹ The proposed project will result in a total of approximately 5,600 square feet of office and approximately 42,868 square feet of hangar and shop space. This construction will generate approximately 9,134 gpd of wastewater, a increase of approximately 4,546 gallons of wastewater per day.

According to the City of Los Angeles Citywide Framework, the Project Site is located within the Tillman Water Reclamation Plan (Tillman WRP) Service Area. The Tillman WRP has a capacity of approximately 80,000,000 gpd. According to the Framework, the Tillman WRP currently operates at a surplus of approximately 39,617,076 gpd. Therefore, the existing wastewater treatment provider would have adequate capacity to serve the anticipated wastewater generation of 9,134 gpd, an increase of approximately 4,546 gpd. The project would not exceed wastewater treatment requirements and would result in a less than significant impact to wastewater treatment in the project area.

To respond to the problem of insufficient sewer capacity, the City of Los Angeles has taken various steps to limit growth in the system. Ordinance No. 166,060, adopted on June 27, 1990 by the City Council, established sewer permit allocation regulations for projects which discharge sewage into the Hyperion Treatment System (HTS). Allocation is based on a City Council determination of “priority” and “non-priority” projects. “Priority” projects, which include such uses as nonprofit hospitals, emergency medical trauma centers, and affordable rental housing projects, are allocated a monthly sewage allotment of 143,750 gallons per day. The remaining “Non-priority” projects receive a monthly sewage allotment of 239,583 gallons per day, of which 65 percent goes to residential projects and 35 percent goes to non-residential projects. The applicant must comply with the provisions of ordinances regarding sewer capacity allotment in the City of Los Angeles. Adherence to the provisions of the sewer capacity allotment ordinances by the City of Los Angeles would ensure that permitted development would not exceed the HTS capacity. Therefore, the Project will not exceed established wastewater treatment requirements and will result in a less than significant impact to sewers.

- b) 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?

Finding: Less than significant impact

See Section XVI(a), Utilities and Service Systems.

⁴¹Based on the City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988. This Guide provides the following generation rates for the Project: 100 gallons per day per 1,000 square feet of Hangar space, 200 gallons per day per 1,000 square feet of Office.

The Los Angeles Citywide General Plan Framework indicates a projected City water demand through 2010. According to the LADWP, the projected average water supply in 2010 for Los Angeles is expected to be 756,500 acre-feet per year while the projected maximum total available water supply is expected to be 1,370,646 acre-feet per year.⁴² Existing development at the project site includes approximately 20,358 square feet of hangar and shop space and approximately 4,800 square feet of office space which demand approximately 5,046 gallons of water per day. The project would result in a total of 5,600 square feet of office space and approximately 48,468 square feet of hangar and shop space which would demand approximately 10,047 gallons of water per day. This is an increase of approximately 5,001 gallons of water per day.⁴¹ Based on the a Citywide water demand of approximately 667,467 acre-feet in 2000-2001, a maximum increase of approximately 5.6 acre-feet anticipated from the project would be accommodated by the LADWP projected water supply for 2010.^{42, 43} Therefore, it is expected that LADWP will have sufficient water supplies to serve the water needs of the project site during normal and drought conditions and will not require additional infrastructure improvements. The project will result in a less than significant impact to water and wastewater treatment facilities due to the need for new construction.

- c) Require 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?

Finding: Less than significant impact

The project site is completely covered with aircraft hangars and buildings, and surface parking and is considered to be approximately 100 percent impervious. The project includes replacement of existing aviation facilities with similar uses. Stormwater at the project site is currently directed onto Waterman Avenue, which borders the site to the south, and ultimately to Woodley Avenue. There are no known existing flood issues in the project area. The FIRM maps indicate that the site is located in Zone C (replaced by 'Zone X, No Shading'), which is designated as being outside both the 100- and 500-year floodplains, indicating that the site is not subject to flooding.

Based on the existing impervious nature of the project site, the proposed construction will not result in a substantial change to the quantity, flow, or drainage patterns of stormwater in the project area. There are no known service deficiencies in the project area currently and the project will not increase the stormwater service needs at the site. The existing facilities will be sufficient to serve the stormwater needs of the project. Therefore, the project will result in a less than significant stormwater impact due to the need for construction of new or expanded stormwater drainage facilities.

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

⁴²Los Angeles Citywide General Plan Framework EIR, Section 2.6.3.6 Projected Water Supply.

⁴¹Water demand assumed to be 110 percent of wastewater generation. Based on the City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988. This Guide provides the following generation rates for the Project: 100 gallons per day per 1,000 square feet of Hangar space, 200 gallons per day per 1,000 square feet of Office space.

⁴²City of Los Angeles Final Year 2000 2001 Urban Water Management Plan Update

⁴³Maximum acre-feet based on a worst-case scenario of operation daily, 365 days per year.

Finding: Less than significant impact

The LADWP provides water service to the project area. Projected water demand is tracked and the uses are discounted from the anticipated growth in water demand within the service area, which is reported in the City of Los Angeles' Year 2000 Urban Water Management Plan (Water Plan). The Water Plan describes LADWP's long-term water resources plans, and is updated every five years per state mandate to reflect changes to LADWP's long-term water resources plans. Senate Bill 610 (SB610) requires an urban water management plan to provide a description of all water supply projects necessary to meet projected water demand. Based on the thresholds for completion of a Water Supply Assessment (WSA), the project does not require that a WSA be conducted. As indicated above, the proposed project would demand approximately 10,047 gallons of water per day. This is an increase of approximately 5,001 gallons of water per day.⁴⁴

As discussed in Section XVI(b), Utilities and Service Systems, it is expected that LADWP will have sufficient water supplies to serve the water needs of the project site during normal and drought conditions and will not require additional infrastructure improvements. As a result, the project will result in a less than significant impact to water supply.

- e) 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?

Finding: Less than significant impact

As discussed in Section XVI(a), Utilities and Service Systems, the project would result in a less than significant impact to wastewater treatment in the project area.

As discussed in Section XVI(a), Utilities and Service Systems, the applicant must comply with the provisions of ordinances regarding sewer capacity allotment in the City of Los Angeles. Adherence to the provisions of the sewer capacity allotment ordinances by the City of Los Angeles would ensure that permitted development would not exceed the HTS capacity.

Therefore, upon completion of the project, sewers in the project area will be adequate to serve the proposed maximum wastewater generation of approximately 10,047 gpd. The project will not result in the need for construction of additional wastewater treatment facilities and will result in a less than significant impact to sewers and wastewater treatment in the project area.

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

Finding: Less than significant impact

⁴⁴Water demand assumed to be 110 percent of wastewater generation. Based on the City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988. This Guide provides the following generation rates for the Project: 100 gallons per day per 1,000 square feet of Hangar space, 200 gallons per day per 1,000 square feet of Office.

The project is anticipated to generate solid waste during both construction and operational activities at the project site. During construction activities however, the applicant proposes to recycle a considerable portion of both demolition and construction materials therefore reducing waste materials being transported to landfills serving the project area. In an effort to minimize the amount of construction waste being taken to landfills, the applicant will require primary construction contractors to provide separate receptacles for materials that can be recycled such as wood scraps, metal scraps, and cardboard. Individual contractors will be required to emphasize diversion planning rather than demolition, to ensure that the maximum amount of recyclable materials are separated and placed in the appropriate bins. Therefore, demolition and construction activities associated with the project are anticipated to result in a less than significant solid waste impact.

The project includes replacement of existing hangar facilities and operations at the project site. The site is currently developed with approximately 20,538 square feet of hangar and shop space and approximately 4,800 square feet of office space. Operational activities at the site currently generates approximately 127 pounds of solid waste per day.⁴⁵ Upon completion of the project, development at the site will consist of approximately 42,868 square feet of hangar and shop space and 5,600 square feet of offices. Under the project, operational activities will generate approximately 242 pounds of solid waste per day, an increase of approximately 116 pounds of solid waste per day. According to the City of Los Angeles CEQA Thresholds Guide Screening Criteria, a project would create a significant solid waste impact if it would "...result in the generation of five tons or more per week." Based on a six day work week, the project would generate approximately .73 tons of solid waste per week which would not trigger additional analysis of solid waste disposal. Therefore, the project will result in a less than significant operational solid waste impact. The project will be served a landfill with sufficient permitted capacity to accommodate the solid waste requirements of the project.

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

Finding: Less than significant impact

See response to Section XVI (f), Solid Waste. The project will comply with all applicable federal, state, and local laws and regulations related to solid waste generation, collection and disposal. Therefore, the project will result in a less than significant solid waste impact due to non compliance with solid waste regulations.

⁴⁵Based on the following generation rates: 5 pounds per day per 1,000 square feet industrial/hangar space, 5 pounds per day per 1,000 square feet of office. Per California Integrated Waste Management Board website, November 10, 2003.
<http://www.ciwmb.ca.gov/wastechar/WasteGenRates/default.htm>