

B. ALL RESIDENTIAL ALTERNATIVE

The All Residential Alternative would include the development of residential units across the Project Site and Add Area. The All Residential Alternative would include replacement of existing uses at the Project Site and Add Area with multifamily housing units. As previously approved, the Homeplace Retirement Community would be constructed on an approximately eight acre parcel of the Project Site, located at the southeastern corner of the Corbin Avenue and Prairie Street.

In accordance with the requested Zone Change from MR2-1, [T][Q]M1-1, and P-1 to C2-1, Commercial, the C2-1 Zone permits one dwelling unit per 400 square feet. Based on this allowance, the All Residential Alternative at the Project Site would include a maximum of 2,994 dwelling units in addition to the Homeplace Retirement facility (389 independent senior living units, 35 assisted living units). The All Residential Alternative would include a maximum 1,666 dwelling units on the Add Area properties. Overall, the All Residential Alternative would result in the construction of approximately 4,660 dwelling units, 389 senior housing units, and 35 assisted living units.

The environmental setting for the project area (Project Site and Add Area) is similar to that provided for the proposed Project. Further, all service and utility providers for the All Residential Alternative will be similar to those of the proposed project.

Following is a discussion of environmental impacts anticipated as a result of the All Residential Alternative.

1. Aesthetics

The Project Site is currently developed with one- to three-story commercial and industrial buildings. The Add Area is currently developed with one- and two-story industrial buildings. The All Residential Alternative includes development of multifamily residential housing units with a maximum height of two stories. Due to the developed nature of the Project Site and Add Area, development included in the All Residential Alternative will not alter the existing visual character of the project area.

No significant views have been identified in the Chatsworth - Porter Ranch Community Plan for this area. The All Residential Alternative would not result in the insertion or removal of a prominent feature in the Plan Area that would conflict with current views in the project area. The All Residential Alternative would not substantially alter the views of the project area. Therefore, the All Residential Alternative would result in a less than significant impact to aesthetics.

2. Air Quality

The All Residential Alternative will result in a maximum trip generation of approximately 14,056 daily trips, a net increase of approximately 920 daily trips over the maximum trip generation possible under the proposed Project. This is a net increase of approximately seven percent.

Due to the direct relationship between air quality and trip generation, a seven percent increase in trip generation will result in an approximately seven percent increase in impacts to air quality. Based on an air quality analysis conducted for the proposed Project, development of the All Residential Alternative would generate a maximum of approximately 37 pounds of CO, 22 pounds of ROG, 60 pounds of NO_x, 4 pounds of SO_x, and 112 pounds of PM₁₀ during the construction phase. Therefore, construction of the All Residential Alternative would not exceed air quality thresholds established by the SCAQMD after mitigation and would result in a less than significant impact to air quality during the construction phase.

Assuming a seven percent increase in trip generation, the All Residential Alternative would generate approximately 1,707 pounds of CO, 169 pounds of ROG, 192 pounds of NO_x, 1 pound of SO_x, and 84 pounds of PM₁₀ during the operational phase. Therefore, as with the proposed Project, operational activities of the All Residential Alternative after mitigation would exceed air quality thresholds established by the SCAQMD for CO, ROG, and No_x and would result in a significant impact to air quality.

3. Biological Resources

Due to the urban nature of the Project Site and Add Area, vegetation is limited to landscaped grassy areas, street trees, and a stand of trees located at the southwestern corner of the Project Site. Based on the quantity of impervious surface and the length of time that these conditions have existed, there are no known or identified significant biological resources, including endangered or threatened species, on the Project Site or Add Area. The City of Los Angeles Citywide General Plan Framework EIR does not identify the Project Site or Add Area as a Biological Resource Area, commonly known for providing habitat for threatened or endangered species. The Project Site and Add Area are not located within an existing or proposed Significant Ecological Area. Therefore, the All Residential Alternative will result in a less than significant impact to biological resources due to conflicts with local environmental plans or the loss or destruction sensitive species or their habitats.

The All Residential Alternative may relocate or remove a small stand of trees located at the southwestern corner of the Project Site, near the intersection of Nordhoff Street and Corbin Avenue. Trees located along street frontages of the Project Site and Add Area may be altered or removed as a result of the All Residential Alternative. The removal of trees and landscaping may result in a significant impact to biological resources. However, with incorporation of the

mitigation measure to replace any trees removed at a 1:1 ratio, any significant impacts to biological resources would be reduced to a less than significant level. Therefore, as with the proposed project, the All Residential Alternative would result in a less than significant impact to biological resources.

4. Geologic Hazards

Impacts from seismic hazards would be similar to those anticipated from the proposed Project. The northern portion of the Project Site is not located within a designated area of liquefaction hazard; however, the southern portion of the Project Site is located within a designated area of liquefaction hazard. The Add Area is not located within an area of liquefaction. Due to the location of the Project Site within a liquefaction zone however, a building-specific liquefaction evaluation will be required for the southern portion of the Project Site to evaluate the anticipated magnitude of liquefaction-induced settlement and to provide foundation recommendations to mitigate adverse effects from liquefaction.

The All Residential Alternative would also include construction of the previously approved Homeplace Retirement facility. The Homeplace facility is anticipated to include a maximum of two subterranean parking levels. However, the Homeplace development is located on a portion of the Project Site that is not subject to liquefaction. Further, geologic hazards resulting from the All Residential Alternative will be similar to those of the proposed Project which were determined to be less than significant. Therefore, the All Residential Alternative would result in a less than significant geologic hazard impact.

The Project Site and Add Area are not within a currently established Alquist-Priolo Earthquake Fault Zone, therefore, the potential for surface rupture at the project area due to fault plane displacement is considered low. However, the project area could be subjected to strong ground shaking in the event of an earthquake, a hazard common in Southern California. Potential geologic hazards will be similar to those expected as a result of the proposed project. Any potential effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices. A significant geologic hazard impact is not anticipated as a result of the All Residential Alternative due to the location of the project area within an area of potential strong ground shaking.

5. Hazardous Materials and Waste

According to the Phase I Environmental Assessment prepared by American Environmental Specialist, Inc. (AES), no major environmental concerns requiring immediate investigation or remediation exist on the Project Site or Add Area. Soil and groundwater contamination were not identified on the Project Site or Add Area during the Phase I investigations performed.

With the proposed development of residential land uses at the Project Site and Add Area under the All Residential Alternative, the rate of use, transport, and disposal of hazardous waste would likely decrease. However, due to the age and type of buildings existing on the sites, it is likely that asbestos and lead paint may be located within the buildings. The demolition of any structures with asbestos containing materials or lead-based paint would have the potential to release these substances if they are not properly stabilized or removed prior to demolition activity and could result in a significant impact to hazardous materials. Similar to the proposed Project, proper stabilization and removal of such materials must occur prior to demolition of buildings at the Project Site and Add Area. After mitigation, the All Residential Alternative would result in a less than significant hazardous materials and hazardous waste impact.

6. Hydrology

Due to the existing, developed nature of the Project Site and Add Area, the All Residential Alternative will not substantially alter hydrology at the Project Site and Add Area. As with the proposed Project, the removal of a small stand of trees currently located at the southwestern corner of the Project Site would increase runoff from the Project Site by an unsubstantial 1 cfs of water, or 0.4 percent of the existing runoff.

Existing storm drains along Shirley Avenue north of Teledyne Way are undersized and do not fully convey a 10 year storm event. However, runoff from the Project Site currently travels via sheet flow eastward along Teledyne Way to Shirley Avenue where it is conveyed southward along the Shirley Avenue street section to catch basins located at the intersection of Nordhoff Street and Shirley Avenue. Due to the developed nature of the Project Site, the existing undersized sewer conditions at the Project Site would not be altered by the All Residential Alternative and impacts would be similar to those of the proposed Project. However, when development of the All Residential Alternative occurs within the Add Area properties, the undersized storm drain conditions along Shirley Avenue would have to be reexamined as they may adversely affect conditions at the Project Site.

The approved Homeplace Retirement facility includes the installation of a private storm drain to control runoff from the eight acre parcel of land proposed for this development. This will increase stormwater control in the project vicinity. As with the proposed Project, the All Residential Alternative will result in a less than significant impact to hydrology.

7. Land Use

The Project Site and Add Area are currently zoned MR2-1, Industrial, [T][Q]M1-1, and P-1, Parking. The number of dwelling units under the All Residential Alternative was calculated based on the adoption of C2-1 zoning over the project area (which allows for R4 density), simultaneous with the adoption of a Community Commercial plan designation. However, the All

Residential Alternative could also be accomplished with the adoption of R4 zoning and a High Medium Residential plan designation.

Therefore, with the adoption of a General Plan designation and zoning that are consistent with each other, the All Residential Alternative would result in a less than significant land use impact. This would be similar to the land use impact anticipated under the proposed Project at the Project Site and development scenarios analyzed for the Add Area.

8. Noise

The Project Site and Add Area are located in an urban environment. The existing noise environment is characterized by the mix of land uses within it, which includes primarily commercial and industrial development as well as arterial roadways. Vehicular traffic is the primary source of noise in the vicinity and is the largest consistent noise source. Therefore, noise impacts resulting from construction activities will not substantially differ from that assumed under the proposed Project. The proposed Project was determined to have a less than significant noise impact resulting from construction activities. Therefore, the All Residential Alternative will result in a less than significant impact to noise.

A project would normally have a significant operational noise impact if the project would cause the ambient noise level to increase by five dBA. To register an increase in dBA this large, the number of vehicle trips measured over a 24-hour period would have to double. The All Residential Alternative will generate a maximum of approximately 18,477 daily trips, a net increase of approximately 920 daily trips over the maximum trip generation possible under the proposed Project. The proposed Project was determined to cause a less than significant impact to noise. Because the All Residential Alternative will not double the number of vehicular trips in the project area in a 24-hour period, the All Residential Alternative will result in a less than significant noise impact.

9. Population and Housing

There are no residential units currently located on the Project Site or Add Area. Under the All Residential Alternative, approximately 4,660 multifamily dwelling units would be constructed. In addition, the previously approved Homeplace Retirement Community would add approximately 389 independent senior housing units and 35 assisted living units to the area. As a result, the All Residential Alternative could result in a maximum increase of approximately 12,447 residents.

Based on a 2000 Census population of 84,734 residents, this increase would result in a total of approximately 97,181 residents in the Chatsworth - Porter Ranch Community Plan Area. The Los Angeles Citywide General Plan Framework EIR has projected a resident population in the Chatsworth - Porter Ranch Community Plan Area of 102,360 residents by 2010. Therefore, the proposed increase of 12,447 residents to 97,181 residents in the Plan Area under the All

Residential Alternative will result in a less than significant impact to the existing population or public services in the area.

Under the All Residential Alternative, the housing unit total on the Project Site and Add Area would increase by a maximum of 4,660 multifamily housing units and 424 Senior Housing units. The Chatsworth - Porter Ranch Community Plan Area indicates a total of 31,065 housing units in 2000¹²¹ while the City of Los Angeles Citywide General Plan Framework EIR projects approximately 37,290 housing units for the Chatsworth - Porter Ranch Community Plan Area by 2010. An increase of approximately 5,084 housing units to 36,149 units within the Chatsworth -

Porter Ranch Community Plan Area would result in a less than significant impact to housing in the Plan Area.

10. Employment

Approximately 1,000 persons are employed at the Project Site and approximately 429 persons are employed at the Add Area properties. The All Residential Alternative would result in the replacement of existing businesses and industry with residential dwelling units at the Project Site and Add Area. This would eliminate jobs at the Project Site and Add Area. Therefore, the All Residential Alternative would result in a significant impact to employment.

11. Fire Protection

The Project Site is currently served by the following Fire Station Nos 103, 104, and 107. Under the All Residential Alternative, the existing industrial and office buildings at the Project Site and Add Area will be replaced with multifamily residential dwelling units. Based on a fire protection service analysis completed for the proposed Project, the Project Site would be adequately served with the incorporation of mitigation measures.

According to LAFD requirements, a high density residential project would require approximately 4,000 gpm from four adjacent fire hydrants flowing simultaneously. An analysis conducted by the LADWP for the proposed Project which required 6,000-9,000gpm from four hydrants flowing simultaneously, determined that existing fire flow would be adequate to serve the proposed Project. The All Residential Alternative, which requires less fire flow from a similar number of fire hydrants than the proposed Project, would therefore, be adequately served by the existing fire flow.

The LAFD has indicated that the proposed Project would result in a less than significant impact to fire services in the area. In terms of fire service protection, the All Residential Alternative

¹²¹<http://www.lacity.org/PLN/DRU/CPAInfo/Valley/ChtInfo.htm>. June 5, 2002.

would require less significant fire protection services than the existing industrial uses or the proposed commercial and retail uses. Therefore, the All Residential Alternative would result in a less than significant impact to fire protection services.

12. Police Protection

Under the All Residential Alternative, the number of employees at the Project Site and Add Area would be reduced by approximately 1,429. However, the All Residential Alternative would increase the number of residents on the Project Site and Add Area by approximately 12,447. Due to the currently understaffed conditions within the LAPD, the addition of residents to the Project Site and Add Area would result in a significant impact to police protection services.

13. Libraries

As a result of the All Residential Alternative, the resident population in the Chatsworth - Porter Ranch Plan Area will increase from 84,734 residents¹²² to approximately 97,181 residents. Based on the current service capacity of the Porter Ranch Library (approximately 100,000 residents), the demand for library services would not exceed the level of service available at the library branch currently serving the project area. The Northridge Branch and the Chatsworth Branch Libraries are anticipated to open in late 2003 which will increase the capacity of library services in the project area. Additionally, the approved Homeplace Senior Housing facility will provide a library facility on site for its residents. This would reduce demand on City of Los Angeles Public Library services. Therefore, the All Residential Alternative will result in a less than significant impact on library services.

14. Schools

According to school generation rates provided by the L.A. CEQA Thresholds Guide, the residential units proposed under the All Residential Alternative have the potential to generate a maximum of 140 elementary school students, 94 middle school students, and 94 high school students, as shown in **Table 132: All Residential Alternative Schools**.

LAUSD schools that currently serve the project area include Calahan Elementary School, Nobel Middle School, and Cleveland High School. As shown in the following table, Calahan Elementary School has an operating capacity of 500 students that will adequately accommodate the increase of approximately 140 elementary students. Nobel Middle School has an operating capacity of 2,238 that will adequately accommodate the increase of approximately 94 middle school students. Cleveland High School has an operating capacity of 3,831 that will not be able to accommodate the proposed increase of approximately 94 students. The All Residential

¹²²2000 Census Data.

Alternative would be required to pay school fees to help mitigate any potential impacts. However, due to the fact that Cleveland High School would be operating 490 students above their capacity as a result of this Alternative, the All Residential Alternative would result in a significant impact to schools.

TABLE 132
ALL RESIDENTIAL ALTERNATIVE SCHOOLS

Enrollment	Calahan Elementary	Nobel Middle School	Cleveland High School
2001-2002 Actual ¹	480	2,202	2,959
2005-2006 Projected ¹	331	1,735	4,227
Project Contribution ²	140	94	94
2005-2006 Projected with Project	471	1,829	4,321
Operating Capacity ¹	500	2,238	3,831
Surplus/Deficiency	29	409	(490)

¹Fax from Ray Dippel, LAUSD Office of Environmental Health & Safety, to Carrie Riordan of Planning Associates, Inc., July 10, 2002.
²Based on potential project student generation shown in Table 66: Projected Student Generation Project Site.

15. Recreation

There is no open space or parkland currently located on the Project Site or Add Area. The All Residential Alternative does not include the construction or removal of open space or parkland. However, the All Residential Alternative could increase population in the area by approximately 12,447 residents which would result in a decrease in the ratio of acres of parkland to residents from 32.5 acres of parkland per 1,000 residents to 28.3 acres of parkland per 1,000 residents. This ratio is still greater than both the City of Los Angeles requirement of 4 acres of parkland per 1,000 residents and the City of Los Angeles provision of 4.25 acres per 1,000 residents. Further, the All Residential Alternative would be required to pay an in-lieu fee in accordance with the City’s Ordinance (No. 141,422) and as set forth in the Zoning Code (Section 17.12). Therefore, the All Residential Alternative will result in a less than significant impact on parkland and open space.

16. Traffic

The All Residential Alternative would result in a maximum trip generation of approximately 14,056 daily trips, a net increase of approximately 1,029 daily trips over the maximum 13,027 trips anticipated under the proposed Project. The All Residential Alternative would result in a significant impact to 17 of the 39 study intersections identified in the proposed Project. The proposed Project included a “package” of mitigation measures to reduce potential traffic impacts. This “package” included a local-match contribution to the Mason Avenue Extension Project, Transportation Demand Management (TDM), physical mitigation measures and funding of

LADOT's Automated Traffic Surveillance and Control System (ATSAC) / Adaptive Traffic Control System (ATCS) along the Ronald Reagan Freeway Corridor System (from Devonshire Street to Rinaldi Street). With incorporation of the proposed Project mitigation "package" for the All Residential Alternative, the All Residential Alternative would result in an unmitigated, significant impact to five of the 39 study intersections. Therefore, unlike the proposed Project, the All Residential Alternative would result in a significant traffic impact.

17. Electricity

Current development on the Project Site and Add Area consumes approximately 6,393,428 Kwh annually. Electricity at the Project Site and Add Area is supplied by the Los Angeles Department of Water and Power (LADWP). The All Residential Alternative would consume approximately 28,605,127 Kwh annually¹²³, an increase of approximately 22,211,699 Kwh annually. LADWP has indicated that they will have adequate supply to meet the increased demand resulting from the All Residential Alternative.¹²⁴ Therefore, although the All Residential Alternative will result in an increase in electricity consumption over the proposed Project, the All Residential Alternative will result in a less than significant impact to electricity service provision.

18. Natural Gas

Current development on the Project Site and Add Area consumes approximately 1,392,719 cubic feet of natural gas monthly. The All Residential Alternative could require approximately 20,394,467 cubic feet of natural gas monthly¹²⁵, an increase of approximately 19,001,748 cubic feet monthly. The Gas Company, the sole natural gas utility provider in the project area, has determined that existing natural gas facilities will have adequate capacity to service the All Residential Alternative.¹²⁶ Demand projections by The Gas Company have allowed for additional demand, as well, the cumulative impact of future proposals in this area. Therefore, although the All Residential Alternative will result in an increase in the demand for natural gas service at the Project Site and Add Area, the All Residential Alternative will result in a less than significant impact to natural gas provision.

¹²³ Assumes 5,626.50 kWh per year per dwelling unit per Table A9-11-A of SCAQMD CEQA Air Quality Handbook. Homeplace is assumed to utilize approximately 2,385,637 kWh per year.

¹²⁴ Phone conversation between Mr. Val Amezcua, Los Angeles Department of Water and Power, and Carrie Riordan, Planning Associates, Inc., July 7, 2003.

¹²⁵ Assumes 4,011.5 cubic feet per month, per Table A9-12-A, SCAQMD CEQA Air Quality Handbook. Homeplace is assumed to utilize 1,700,877 cubic feet per month.

¹²⁶ Letter from Jim Hammel, Technical Services, Northern Region of The Gas Company to Carrie Riordan of Planning Associates, Inc. June 26, 2003.

19. Water

According to the Los Angeles Citywide General Plan Framework EIR, the projected average water supply in year 2010 for the City of 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.¹²⁷ Based on the a Citywide water use of approximately 667,467 acre-feet in 2000-2001¹²⁸, an increase of approximately 890 acre-feet¹²⁹ as a result of the All Residential Alternative would be accommodated by the LADWP projected water supply for 2010. Therefore, it is expected that, as with the proposed project, the LADWP will have sufficient water supplies to serve the needs of the All Residential Alternative during normal and drought conditions and will not require additional infrastructure improvements. However, prior to approval of an All Residential Alternative, a new Water Supply Assessment (WSA) must be completed by the Department of Water and Power. The All Residential Alternative will result in a less than significant water supply impact.

20. Sewers

Development at the Project Site and Add Area currently generates approximately 84,547 gallons of sewage daily. The All Residential Alternative could generate approximately 1,226,325 gallons of sewage daily¹³⁰, an increase of approximately 1,141,778 gallons daily. According to the City of Los Angeles Bureau of Engineering, the All Residential Alternative is anticipated to generate approximately three times the design flow of the project area.¹³¹ The existing sewers in Nordhoff Street and Corbin Avenue, as well as sewer systems internal to the Project Site and Add Area, are thought not to have adequate capacity to serve the All Residential Alternative. Therefore, the All Residential Alternative will result in a significant impact to sewers.

As with the proposed Project, the following mitigation measure should be considered for inclusion into the All Residential Alternative: In the instance that growth and development occurs at the Project Site and Add Area, a study of sewer capacity must be completed prior to the issuance of a new building permit. Potential measures to mitigate identified impacts include the construction of relief sewers at the Project Site/Add Area and downstream of the project area.

¹²⁷ Los Angeles Citywide General Plan Framework EIR, Section 2.6.3.6 Projected Water Supply.

¹²⁸ Final Year 2000 2001 Urban Water Management Plan Update

¹²⁹ Assumes 160 gpd per condominium unit, as provided by the WSA for the proposed Project. Homeplace is assumed to use approximately 49,305 gpd.

¹³⁰ Assumes 3-bedroom condominium development plus Homeplace Retirement facility. City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.

¹³¹ Phone conversation between Mr. David Yoest, City of Los Angeles Bureau of Engineering, and Carrie Riordan, Planning Associates, Inc., July 7, 2003.

21. Solid Waste

As with the proposed Project, demolition of existing development at the Project Site and Add Area will generate approximately 37,777.5 tons of debris. Construction of the All Residential Alternative will generate approximately 10.3 tons of debris. A portion of the materials could be recycled. The remainder of the demolition debris will be disposed of at a landfill.

Based on the materials utilized during construction, it is assumed that a portion of the debris could be recycled. The remainder of the construction debris will be disposed of within a landfill. Any waste generation resulting from the construction phase of the proposed project at the Project Site would be temporary in nature and would not result in long-term disposal of waste into any one landfill. Based on the temporary nature of the construction phase and the limited amount of debris generated, the proposed project at the Project Site would result in a less than significant impact to solid waste generation during the construction phase.

The Project Site and Add Area currently generates approximately 11,288 pounds per day, or approximately 1,761 tons per year. Operation of the All Residential Alternative will generate approximately 20,546 pounds per day¹³², or approximately 3,205 tons per year, an increase of approximately 9,258 pounds per day, or approximately 1,444 tons per year.

Utilizing a worst case assessment scenario, the impacts of each of the possible disposal sites would be as follows:

Scholl Canyon: Currently, Scholl Canyon Landfill does not accept waste from outside its watershed, which primarily includes the City of Glendale. For this reason, potential disposal capacity at Scholl Canyon Landfill is not included in this analysis.

Calabasas: If the Calabasas landfill were utilized exclusively for disposal of waste generated by the All Residential Alternative, the annual potential permitted disposal capacity would be reduced by approximately 1,444 tons, or .132 percent. This would reduce the remaining capacity at the Calabasas Landfill by approximately .013 percent.

Sunshine Canyon: If Sunshine Canyon landfill were utilized exclusively for disposal of waste generated by the All Residential Alternative, the annual potential permitted disposal capacity would be reduced by approximately 1,444 tons, or .07 percent. This would reduce the remaining capacity at Sunshine Canyon Landfill by approximately .009 percent.

¹³² Assumes 4 pounds of solid waste per residential dwelling unit plus Homeplace Retirement facility. Homeplace determined to generate approximately 1,906 pounds of solid waste per day.

Puente Hills: If Puente Hills landfill were utilized exclusively for disposal of waste generated by the All Residential Alternative, the annual potential permitted disposal capacity would be reduced by approximately 1,444 tons, or .035 percent. This would reduce the remaining capacity at the Puente Hills Landfill by approximately .034 percent.

Chiquita Canyon: If Chiquita Canyon Landfill were utilized exclusively for disposal of waste generated by the All Residential Alternative, the annual potential permitted disposal capacity would be reduced by approximately 1,444 tons, or .077 percent. This would reduce the remaining capacity of the Chiquita Canyon Landfill by approximately .006 percent.

Therefore, the All Residential Alternative would result in a less than significant impact to solid waste.