

## CHAPTER 2 Summary

### 2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Granada Hills–Knollwood Community Plan and implementing ordinances and the proposed Sylmar Community Plan and implementing ordinances (proposed plans), the environmental impacts, mitigation measures, and residual impacts with the proposed plans.

### 2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts could be reduced to less-than-significant levels, through the imposition of mitigation measures (MMs), or through the implementation of alternatives to the proposed plans.

### 2.3 SUMMARY OF PROPOSED PLANS

The proposed plans are two of the thirty-five Community Plans that comprise the Land Use Element of the Comprehensive General Plan and are intended to promote an arrangement of land uses, streets, and services that will encourage and contribute to the economic, social, and physical health, safety, welfare, and convenience of the people who live and work in the two communities. The proposed plans will allocate land for the range of uses that the communities will need through 2030, including land for housing, jobs, services and recreation, and improve the link between land use and transportation in a manner that is consistent with the General Plan Framework (Framework), the citywide growth strategy. The Community Plans' goals, objectives, policies, and programs are specific, action-oriented ideals which the City will promote during the lifespan of the proposed plans.

The Framework is a long-range, citywide, comprehensive growth strategy. It is a special element of the General Plan that plans for the future, and replaces the Concept Los Angeles and the Citywide Plan (adopted in 1974). Therefore, the Framework looks at the City as a whole and provides a citywide context within which community planning takes place. The Framework neither overrides nor supersedes the Community Plans. It guides the City's long-range growth and development policy, establishing citywide standards, goals, policies, and objectives for citywide elements and community plans. The Framework provides demographic estimates and build-out capacity calculations for the community plan areas through 2010. The Citywide elements provide long-range policy direction that takes into account citywide goals and needs to guide more detailed planning efforts, including Community Plans. The Transportation Element of the General Plan sets forth objectives, policies, and programs to guide the location and development of the City's transportation facilities and programs linking parts of Los Angeles with each other and other parts of the region.

The proposed Granada Hills–Knollwood and Sylmar Community Plans are comprehensive revisions of the existing Community Plans. The proposed plans are designed to accommodate the 2030 population, housing, and employment projections based on assumptions about the level of development that can reasonably be expected to occur during the life of the Community Plans, given the land use designations and policies in the respective CPAs.

The proposed plans seek to:

- Focus growth into Framework identified Centers and corridors while preserving single-family neighborhoods, hillsides, equestrian, and open space.
- Accommodate projected growth by providing for a range of housing options, mixed uses and commercial space for future employment opportunities.
- Maximize development opportunities around existing and future transit systems while minimizing adverse impacts.
- Improve the function, design, and economic vitality of the commercial areas.
- Preserve and enhance the positive characteristics of existing land uses.
- Preserve and strengthen commercial developments to provide a diverse job-producing economic base and to enhance the appearance of these areas.
- Encourage the protection, enhancement, and conservation of valuable community resources (natural, historic, and cultural) and community identity and identify appropriate mitigation measures to minimize project impacts.
- Provide for the development of civic, cultural, religious, education, and other community uses such as libraries, fire stations, community centers, police facilities, parks, schools, etc.
- Include a comprehensive program of resource protection, enhancement, conservation, and re-use and provide mitigation of impacts of the project.
- Enhance the positive characteristics of residential neighborhoods, including conservation of the existing rural, suburban, and equinekeeping residential scale and character, while providing a variety of housing opportunities.
- Preserve and strengthen industrial areas and support environmentally sensitive industrial and employment centers that provide local and regional jobs and bolster the community's economic and physical condition

Adoption of the proposed plans would result in changes to zoning and height districts, initiate plan amendments to land use plan designations, and amend overlay zones, as appropriate. Plan amendments would potentially change or refine plan designations and footnotes and make changes to other Citywide Elements, as necessary. In concert with the proposed General Plan amendments, new zones may be necessary to maintain General Plan consistency (implemented by ordinance). The zoning would serve to regulate development standards, such as heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design. Overlay zones, districts, and other plans would additionally be established to regulate development that is consistent with the General Plan, enhance the unique character of neighborhoods, and accommodate growth within the Granada Hills–Knollwood and Sylmar CPAs.

## 2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS

Under CEQA, a “significant impact” represents a substantial or potentially substantial adverse physical change to the environment. In evaluating specific effects, this Draft EIR identifies thresholds of significance for each effect, evaluates the potential environmental change associated with each effect, and then characterizes the effects as impacts in the following categories:

- **Less Than Significant**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of proposed potentially feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures.

## 2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant and unavoidable impacts would result from future development of the proposed plans. A detailed discussion of these impacts can be found in Section 4.1 (Aesthetics), Section 4.2 (Air Quality), Section 4.6 (Greenhouse Gas Emissions), Section 4.10 (Noise), and Section 4.13 (Transportation/Traffic) of this document.

### ■ Granada Hills–Knollwood Community Plan

#### ■ Aesthetics

- > Implementation of the proposed plan could have a substantial adverse effect on a scenic vista.
- > Implementation of the proposed plan could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- > Implementation of the proposed plan could substantially degrade the existing visual character or quality of the site and its surroundings.
- > Implementation of the proposed plan could create a new source of substantial light or glare that could adversely affect day- or nighttime views in the area.
- > Implementation of the proposed plan could result in development of structures that would shade shadow-sensitive uses for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Daylight Time (between early April and late October).

#### ■ Air Quality

- > Implementation of the proposed plan could violate air quality standards or contribute substantially to an existing or projected air quality violation.
- > Implementation of the proposed plan could result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or

state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).

- > Implementation of the proposed plan could expose sensitive receptors to substantial pollutant concentrations.

#### ■ Greenhouse Gas Emissions

- > Implementation of the proposed plan would result in development that could contribute substantial emissions of greenhouse gases.
- > Project emissions of greenhouse gases would have the potential to conflict with the implementation of AB 32.

#### ■ Noise

- > Construction of development pursuant to the proposed plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- > Construction of development pursuant to the proposed plan could generate or expose persons or structures to excessive groundborne vibration.
- > Construction of development pursuant to the proposed plan could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project due to construction activities.

#### ■ Traffic

- > The volume-weighted average V/C ratio under the proposed plan would exceed that of existing traffic conditions, and the percentage of roadway segments projected to operate at unsatisfactory levels of service would substantially exceed that of existing traffic conditions.
- > Implementation of the proposed plan could result in inadequate emergency access during construction unless mitigated.

#### ■ Utilities/Service Systems

- > The proposed plan could impact water supplies that serve the CPA. While water supply is expected to be adequate, LADWP is looking at a number of strategies to serve citywide growth, including additional conservation measures, use restrictions, recycling programs, and regulatory changes that may occur over the life of the plan.

### ■ Sylmar Community Plan

#### ■ Aesthetics

- > Implementation of the proposed plan could have a substantial adverse effect on a scenic vista.
- > Implementation of the proposed plan could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- > Implementation of the proposed plan could substantially degrade the existing visual character or quality of the site and its surroundings.
- > Implementation of the proposed plan could create a new source of substantial light or glare that could adversely affect day- or nighttime views in the area.
- > Implementation of the proposed plan could result in development of structures that would shade shadow-sensitive uses for more than three hours between the hours of 9:00 AM and 3:00

PM Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Daylight Time (between early April and late October).

■ **Air Quality**

- > Implementation of the proposed plan could violate air quality standards or contribute substantially to an existing or projected air quality violation.
- > Implementation of the proposed plan could result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- > Implementation of the proposed plan could expose sensitive receptors to substantial pollutant concentrations.

■ **Greenhouse Gas Emissions**

- > Implementation of the proposed plan would result in development that could contribute substantial emissions of greenhouse gases.
- > Project emissions of greenhouse gases would have the potential to conflict with the implementation of AB 32.

■ **Noise**

- > Construction and operation of development pursuant to the Sylmar Community Plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- > Development of new residential uses adjacent to the Sylmar/San Fernando Metrolink Station under the Sylmar Community Plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- > Construction of development pursuant to the Sylmar Community Plan could generate or expose persons or structures to excessive groundborne vibration.
- > Construction of development pursuant to the Sylmar Community Plan could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing the project due to construction activities.

■ **Traffic**

- > The volume-weighted average V/C ratio under the proposed plan would exceed that of existing traffic conditions, and the percentage of roadway segments projected to operate at unsatisfactory levels of service would substantially exceed that of existing traffic conditions.
- > Implementation of the proposed plan could result in inadequate emergency access during construction unless mitigated.

■ **Utilities/Service Systems**

- > The proposed plan could impact water supplies that serve the CPA. While water supply is expected to be adequate, LADWP is looking at a number of strategies to serve citywide growth, including additional conservation measures, use restrictions, recycling programs, and regulatory changes that may occur over the life of the plan.

## 2.6 ALTERNATIVES

As required by CEQA Guidelines Section 15126.6(a) and recent court cases, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, CEQA Guidelines Section 15126.6(b) state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR (Chapter 6) include the following:

- **Alternative 1: No Project (Continuation of Existing Plans)**—This legally mandated alternative, which is not subject to the requirements to meet most of the project objectives of the proposed plans or to substantially lessen any of the significant effects of the project, reflects conditions likely to occur in the future without the adoption of the proposed plans. Rather, future land uses in the Granada Hills–Knollwood and Sylmar CPAs would be guided by continued implementation of the existing plans.
- **Alternative 2: SCAG 2030 Forecast**—Under this alternative, employment, housing, and population levels are analyzed at levels based on those projected by SCAG for the year 2030 (population and housing as adjusted).

## 2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to CEQA Guidelines Section 15123(b)(1), Table 2-1 (Summary of Environmental Effects and Mitigation Measures) contains the following: a summary of less-than-significant, potentially significant, or significant and unavoidable environmental impacts associated with the proposed plans; mitigation measures that would reduce or avoid those effects; and the level of significance of the impacts following the implementation of mitigation measures. The impacts are differentiated for the two proposed plans only where the analysis differs or where there is an impact for one plan that does not occur with the other. The nomenclature GHK is used to designate Granada Hills–Knollwood Community Plan specific impacts, and SYL for the Sylmar Community Plan impacts. The same differentiation may be made where mitigation measures are required for one plan but not the other. If no plan-specific nomenclature is used, the impacts and/or mitigation measures apply equally to both Community Plans.

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>AESTHETICS</b>			
<p><b>Impact 4.1-1</b> Implementation of the proposed plans could have a substantial adverse effect on a scenic vista. Implementation of feasible mitigation measures would reduce this impact, but not to less than significant. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.1-1</b> The City shall ensure that review of projects by the City for compliance with LAMC and individual discretionary projects addresses aesthetic concerns as appropriate to minimize site-specific aesthetic impacts, including impacts to views, scenic resources, lighting, and shading.</p>	SU
<p><b>Impact 4.1-2</b> Implementation of the proposed plans could substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of feasible mitigation measures would reduce this impact, but not to less than significant. Therefore, this impact would be <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.1-1</b> would apply.</p>	SU
<p><b>Impact 4.1-3</b> Implementation of the proposed plans could substantially degrade the existing visual character or quality of the site and its surroundings. Implementation of feasible mitigation measures would reduce this impact but not to less than significant. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.1-1</b> would apply.</p>	SU
<p><b>Impact 4.1-4</b> Implementation of the proposed plans could create a new source of substantial light or glare that could adversely affect day- or nighttime views in the CPAs. Compliance with existing codes and regulations and implementation of feasible mitigation measures would reduce this impact but not to less than significant. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.1-1</b> would apply.</p>	SU

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.1-5</b> Implementation of the proposed plan could result in development of structures that would shade shadow-sensitive uses for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Daylight Time (between early April and late October). Compliance with design guidelines and policies and implementation of feasible mitigation measures would reduce this impact, but not to less than significant. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	MM4.1-1 would apply.	SU
<b>AIR QUALITY</b>			
<p><b>Impact 4.2-1</b> Implementation of the proposed plans would not conflict with or obstruct implementation of the applicable air quality plan. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.2-2</b> Implementation of the proposed plans would not result in objectionable odors affecting a substantial number of people. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.2-3</b> Implementation of the proposed plans could violate air quality standards or contribute substantially to an existing or projected air quality violation. Implementation of mitigation measures MM4.2-1 through MM4.2-4 would reduce this impact, but not to less than significant during construction. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.2-1</b> The City, as a condition of approval of all applicable discretionary projects, shall require contractors building projects within the CPAs to:</p> <ul style="list-style-type: none"> <li>■ Use properly tuned and maintained equipment. Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations</li> <li>■ Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible</li> <li>■ Use heavy duty diesel-fueled equipment that uses low NO<sub>x</sub> diesel fuel to the extent it is readily available and feasible</li> <li>■ Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible</li> <li>■ Maintain construction equipment in good operating condition to minimize air pollutants</li> <li>■ Use building materials, paints, sealants, mechanical equipment, and other materials</li> </ul>	SU



**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>that yield low air pollutants and are nontoxic</p> <p><b>MM4.2-2</b> In the event that future projects under the proposed plans cover areas greater than 5 acres, appropriate analysis and modeling would be required for CO, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.</p> <p><b>MM4.2-3</b> In order to comply with the California Air Resources Board Air Quality and Land Use Handbook (June 2005) and achieve an acceptable interior air quality level for sensitive receptors, appropriate measures shall be incorporated into discretionary project building design.</p> <p><b>MM4.2-4</b> The City, as a condition of approval for all discretionary projects, shall require developers to implement applicable Greenhouse Gas reduction measures in project design and comply with regulatory targets.</p>	
<p><b>Impact 4.2-4</b> Implementation of the proposed plans could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). Implementation of mitigation measures MM4.2-1 through MM4.2-3 would reduce this impact, but not to a less-than-significant level. Therefore, this cumulative impact is <i>significant and unavoidable</i>.</p>	PS	MM4.2-1 through MM4.2-3 would apply.	SU
<p><b>Impact 4.2-5</b> Implementation of the proposed plans could expose sensitive receptors to substantial pollutant concentrations. Implementation of project-level mitigation measures MM4.2-1 through MM4.2-3 would reduce this impact, but not to a less-than-significant level for exceedance of LST thresholds during construction. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	MM4.2-1 through MM4.2-3 would apply.	SU

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>BIOLOGICAL RESOURCES</b>			
<p><b>Impact 4.3-1</b> Implementation of the proposed plans would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, and would not interfere with habitat such that normal species behaviors are disturbed to a degree that may diminish the chances for long-term survival of a sensitive species. This would be a <i>less-than-significant</i> impact.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.3-2</b> Implementation of the proposed plans would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<b>CULTURAL RESOURCES</b>			
<p><b>Impact 4.4-1</b> Implementation of the proposed plans would not disturb human remains, including those interred outside of formal cemeteries. Compliance with applicable regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.4-2</b> Implementation of the proposed plans would not cause a substantial adverse change in the significance of an archaeological resource. Compliance with applicable regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.4-3</b> Implementation of the proposed plans would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Compliance with applicable regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.4-4</b> Implementation of the proposed plans would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. Compliance with applicable regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<b>GEOLOGY/SOILS AND MINERAL RESOURCES</b>			
<p><b>Impact 4.5-1</b> The Granada Hills–Knollwood and Sylmar Community Plan areas are in an area where active faults are present, but the proposed plans would not cause or accelerate geologic hazards that would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury by exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Compliance with existing CBC and City of Los Angeles Building Code regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.5-2</b> Implementation of the proposed plans would not cause or accelerate geologic hazards which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury from strong seismic groundshaking. Compliance with existing CBC and City of Los Angeles Building Code regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.5-3</b> Implementation of the proposed plans would not cause or accelerate geologic hazards that would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury involving seismic-related ground failure, including liquefaction and/or landslides. Compliance with existing CBC and City of Los Angeles Building Code regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.5-4</b> Implementation of the proposed plans would not create substantial risks to life or property as a result of expansive soils. Compliance with existing CBC and City of Los Angeles Building Code regulations would ensure this impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.5-5</b> Implementation of the proposed plans could result in development in areas subject to potential geologic hazards or unstable soils and potentially result in on- or off-site landslide, lateral spreading, subsidence, or collapse. Compliance with existing CBC and City of Los Angeles Building Code regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.5-6</b> Implementation of the proposed plans would not cause or accelerate instability from erosion so as to result in a geologic hazard to other properties, or accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition that would not be contained or controlled on site. Compliance with existing state water quality protection regulations and the CBC and City of Los Angeles Building Code regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.5-7</b> Implementation of the proposed plans would not destroy, permanently cover or materially and adversely modify one or more distinct and prominent geologic or topographic features such as hilltops, ridges, hill slopes, canyons, ravines, rock outcrops, water bodies, streambeds and wetlands. This impact would be <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.5-8</b> Implementation of the proposed plans would not result in the loss of, or loss of access to, a mineral resource located in an MRZ-2 zone or other known or potential mineral resource area, or result in the permanent loss of, or loss of access to, a mineral resource of regional or statewide significance. The impact would be <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>GREENHOUSE GAS EMISSIONS</b>			
<p><b>Impact 4.6-1</b> Implementation of the proposed plans would result in development that could contribute substantial emissions of greenhouse gases. Implementation of feasible mitigation measure MM4.6-1 would reduce this impact, but not to <i>less-than-significant</i>. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.6-1</b> The City, as a condition of approval for all applicable discretionary projects, shall require developers to implement applicable GHG-reduction measures in project design and comply with regulatory targets.</p>	SU
<p><b>Impact 4.6-2</b> Project emissions of greenhouse gases would have the potential to conflict with the implementation of AB 32. Implementation of feasible mitigation measure MM4.6-1 would reduce this impact, but not to <i>less than significant</i>. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.6-1</b> would apply.</p>	SU
<b>SAFETY/RISK OF UPSET</b>			
<p><b>Impact 4.7-1</b> Implementation of the proposed plans could create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, compliance with existing local, state, and federal regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	<p>No mitigation is required.</p>	LTS
<p><b>Impact 4.7-2</b> Implementation of the proposed plans could create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, compliance with existing regulations this impact remains <i>less than significant</i>.</p>	LTS	<p>No mitigation is required.</p>	LTS
<p><b>Impact 4.7-3</b> Implementation of the proposed plans could create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment related to Chlorine Gas or Methane Gas . However, compliance with existing regulations, this impact would be considered <i>less than significant</i>.</p>	LTS	<p>No mitigation is required.</p>	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.7-4</b> Development under the proposed plans could be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Compliance with existing regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.7-5</b> Implementation of the proposed plans could result in the handling of acutely hazardous materials, substances, or waste within 0.25 mile of a proposed school, but would not create a risk to human health from such activities. Compliance with existing regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.7-6</b> Implementation of the proposed plans would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Compliance with existing local, state, and federal regulations would ensure that this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.7-7</b> Implementation of the proposed plans would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. This would be a <i>less-than-significant</i> impact.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.7-8</b> Construction of future development under the proposed plans could occur adjacent to existing or proposed school sites, but would not result in increased hazards for schools. Compliance with existing regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>HYDROLOGY/WATER QUALITY</b>			
<b>Impact 4.8-1</b> Implementation of the proposed plans would minimally change stormwater flows and volumes but would not contribute to off-site flooding potential or changes in the amount of surface water or surface water flow direction or current. This impact is <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.8-2</b> Implementation of the proposed plans could change stormwater flows and volumes but would not have the potential to harm people or damage property from flooding during a 50-year storm event or create or contribute runoff water that would exceed the capacity of the existing or planned stormwater drainage system. This impact is <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.8-3</b> Implementation of the proposed plans would not expose people or structures to a 100-year flood hazard or place structures in locations that could impede or redirect flood flows. This impact is <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.8-4</b> Portions of the Granada Hills–Knollwood CPA could be exposed to inundation by seiche at the Los Angeles Reservoir, but little or no development in those locations is planned. Compliance with existing hazard mitigation programs that address emergency notification and evacuation would ensure this impact remains <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.8-5</b> Implementation of the proposed plans could expose people or structures to flood inundation from dam failure. Compliance with existing hazard mitigation programs that address emergency notification and evacuation would ensure this impact remains <i>less than significant</i> .	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.8-6</b> Implementation of the proposed plans could expose people or structures to risk from mudflow/mudslides. Compliance with existing hazard mitigation programs that address emergency notification and response would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.8-7</b> Implementation of the proposed plans would minimally contribute additional stormwater runoff containing urban pollutants to local water bodies, but would not result in violation of regulatory standards. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.8-8</b> Implementation of the proposed plans would cause negligible changes in surface drainage patterns and surface water bodies in a manner that could cause erosion or siltation. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<b>LAND USE/PLANNING</b>			
<p><b>Impact 4.9-1</b> Implementation of the proposed plans would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.9-2</b> Implementation of the proposed plans would not result in a substantial increased potential for land use conflicts and nuisance relationships between existing and future land uses. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS



**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>NOISE</b>			
<p><b>Impact 4.10-1</b> Operation of development under the proposed plans could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Compliance with LAMC regulations would ensure this impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.10-2GHK</b> Development under the proposed Granada Hills–Knollwood Community Plan would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.10-2SYL</b> Development under the proposed Sylmar Community Plan could result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This is a potentially significant impact. Project-level environmental review and implementation of mitigation measure MM4.10-1SYL for discretionary projects would reduce this impact to <i>less than significant</i>.</p>	PS	<p><b>MM4.10-1SYL</b> Prior to the submittal of a building permit application for discretionary residential development within 150 feet of the UP right-of-way, project applicants shall obtain a qualified vibration consultant to complete a site-specific vibration assessment subject to approval by the Department of Building and Safety. The vibration assessment shall measure the vibration levels at the project site's property line within 150 feet of the UP right-of-way. If vibration levels exceed the FTA 80 VdB criteria for "infrequent" vibration events impacting a residential use (i.e., fewer than 30 vibration events from the same source per day, which is typical of most commuter rail vibration sources), the vibration assessment shall recommend measures to reduce vibration levels to 72 VdB or less. Examples of such measures that have been very successfully used, separately or in combination, to avoid vibration impacts to other residential projects located near rail transit vibration sources include:</p> <ul style="list-style-type: none"> <li>■ Building Foundation Mats—The use of increased mass in the foundation of the building to increase the effective vibration reduction that occurs at the boundary between the soil and the building foundation structure.</li> <li>■ Vibration Isolation—After provision of a break or gap in the structure between the first floor concrete slab and the top of the basement walls/columns, isolation would be achieved by placing rubber pads between the top of the basement walls/columns and the first floor structure.</li> </ul> <p>Recommended vibration reduction measures provided by the site-specific assessment shall be incorporated into the design and construction of the proposed infill development</p>	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		project and their effectiveness shall be verified by vibration monitoring measurements after construction. The applicant shall provide the Department of Building and Safety documentation demonstrating compliance with this measure for review and approval once construction has been completed, but prior to occupancy of the building(s).	
<p><b>Impact 4.10-3</b> Implementation of the proposed plans would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. This would be a <i>less-than-significant</i> impact.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.10-4</b> Implementation of the proposed plans would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Compliance with LAMC Sections 112.02 and 115.02 would reduce this impact to <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.10-5</b> Construction of development pursuant to the proposed plans could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Project-level environmental review and implementation of mitigation measure MM4.10-2 for discretionary projects would reduce this impact, but not necessarily to a less-than-significant level. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.10-2</b> The City, as a condition of approval for all applicable discretionary projects, shall require all contractors to include the following best management practices in contract specifications:</p> <ul style="list-style-type: none"> <li>■ Re-route truck traffic away from residential streets, if possible. If no alternatives are available, route truck traffic on streets with the fewest residences.</li> <li>■ Site equipment on construction lots as far away from noise-sensitive sites as possible.</li> <li>■ When construction activities are located in close proximity to noise-sensitive sites, construct noise barriers, such as temporary walls or piles of excavated material between activities and noise sensitive uses.</li> <li>■ Avoid use of impact pile drivers where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives where geological conditions permit their use. Use noise shrouds when necessary to reduce noise of pile drilling/driving.</li> <li>■ Use construction equipment with mufflers that comply with manufacturers' requirements.</li> <li>■ Consider potential vibration impacts to older (historic) buildings.</li> </ul>	SU

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.10-6SYL</b> Development of new residential uses adjacent to the Sylmar/San Fernando Metrolink Station under the Sylmar Community Plan could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Project-level environmental review and implementation of mitigation measure MM4.10-1SYL for discretionary projects would reduce this impact, but not necessarily to a less-than-significant level. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	MM4.10-1SYL would apply.	SU
<p><b>Impact 4.10-7</b> Construction of development pursuant to the proposed plans could generate or expose persons or structures to excessive groundborne vibration. Project-level environmental review and implementation of mitigation measure MM4.10-2 for discretionary projects would reduce this impact, but not necessarily to a less-than-significant level. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	MM4.10-2 would apply.	SU
<p><b>Impact 4.10-8</b> Construction of development pursuant to the proposed plans could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project due to construction activities. Implementation of project-level environmental review and mitigation measure MM4.10-2 for discretionary projects would reduce this impact, but not necessarily to a less-than-significant level. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	MM4.10-2 would apply.	SU

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>POPULATION, HOUSING, AND EMPLOYMENT</b>			
<p><b>Impact 4.11-1</b> Implementation of the proposed plans would not induce substantial population growth directly (i.e., new housing or employment generators) or indirectly (i.e., accelerate development in an undeveloped area that exceeds projected planned levels) that would result in an adverse physical change in the environment, and would accommodate the potential growth in population and/or employment that has been forecasted to occur by 2030. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.11-2</b> Implementation of the proposed plans would not result in inconsistencies with adopted City and regional housing polices. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<b>PUBLIC SERVICES AND RECREATION</b>			
<p><b>Impact 4.12-1</b> Implementation of the proposed plans would not foreseeably require the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility to maintain service, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection and emergency response. Compliance with existing regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.12-2</b> Implementation of the proposed plans would not foreseeably require the addition of a new police station or the expansion, consolidation or relocation of an existing facility to maintain service, nor cause the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police services. Compliance with existing regulations would insure this impact remains <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.12-3</b> Implementation of the proposed plans could result in substantial adverse physical impacts associated with the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools. Implementation of mitigation measure MM4.12-1 would reduce this impact to <i>less than significant</i>.</p>	PS	<p><b>MM4.12-1</b> Individual project applicants shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the Granada Hills–Knollwood and Sylmar Community Plan Areas.</p>	LTS
<p><b>Impact 4.12-4</b> Implementation of the proposed plans would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for libraries. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.12-5</b> Implementation of the proposed plans could result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts. Implementation of mitigation measures MM4.12-2 through MM4.12-4 would reduce this impact to <i>less than significant</i>.</p>	PS	<p><b>MM4.12-2</b> Develop City or private funding programs for the acquisition and construction of new Community and Neighborhood recreation and park facilities.</p> <p><b>MM4.12-3</b> Establish joint-use agreements with the Los Angeles Unified School District and other public and private entities which could contribute to the availability of recreational opportunities in the CPA.</p> <p><b>MM4.12-4</b> Monitor appropriate recreation and park statistics and compare with population projections and demand to identify the existing and future recreation and park needs of the CPA.</p>	LTS
<b>TRANSPORTATION/TRAFFIC</b>			
<p><b>Impact 4.13-1</b> Implementation of the proposed plans would not conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. This impact is <i>less than significant</i>.</p>	LTS	No mitigation is required.	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p><b>Impact 4.13-2</b> Implementation of the proposed plans could result in inadequate emergency access during construction unless mitigated. Implementation of mitigation measure MM4.13-1 would reduce this impact, but not to less than significant. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.13-1</b> Implement development review procedures to ensure that the applicable Mobility policies of the Granada Hills–Knollwood and Sylmar Community Plans are applied and implemented by individual discretionary development projects when they are considered for approval in the plan areas.</p>	SU
<p><b>Impact 4.13-3</b> The volume-weighted average V/C ratio under the proposed plans would exceed that of existing traffic conditions, and the percentage of roadway segments projected to operate at unsatisfactory levels of service would substantially exceed that of existing traffic conditions. Implementation of mitigation measure MM4.13-1 would reduce this impact, but not to a less-than-significant level. The impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.13-1</b> would apply.</p>	SU
<b>UTILITIES/SERVICES SYSTEMS</b>			
<p><b>Impact 4.14-1</b> The proposed plans could impact the water delivery and distribution infrastructure that serves the CPAs. However, compliance with existing regulations would ensure this impact remains <i>less than significant</i>.</p>	LTS	<p>No mitigation required.</p>	LTS
<p><b>Impact 4.14-2</b> The proposed plan could impact the water supplies that serve the CPA. While water supply is expected to be adequate, LADWP is looking at a number of strategies to serve citywide growth, including additional conservation measures, use restrictions, recycling programs, and regulatory changes that may occur over the life of the plan. The City of Los Angeles is faced with the challenge of providing a sufficient supply of safe, reliable, and affordable water to a growing population and business sector, while, at the same time, dealing with the realities of water resources availability. Implementation of mitigation measure MM4.14-1 and compliance with existing regulations would reduce this impact, but not to <i>less than significant</i>. Therefore, this impact is <i>significant and unavoidable</i>.</p>	PS	<p><b>MM4.14-1</b> As part of individual discretionary project review, the Planning Department shall work with LADWP to ensure appropriate expansion, upgrade, and/or improvement of the local water distribution system within the Sylmar CPA as may be necessary to accommodate anticipated growth.</p>	SU

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<b>Impact 4.14-3</b> Implementation of the proposed plans would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. This impact would be <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.14-4</b> Implementation of the proposed plans could result in an inability to accommodate the CPAs' projected wastewater flow, and require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Implementation of mitigation measures MM4.14-2 through MM4.14-5 would reduce this impact to <i>less than significant</i> .	PS	<p><b>MM4.14-2</b> Continue to implement existing water conservation measures, including ultra low-flush installation and, school educational, public information, and residential programs, and develop new ones as needed.</p> <p><b>MM4.14-3</b> Enforce the City's water conservation ordinance and develop a comprehensive water reuse ordinance that will establish, among other things, goals on reuse of reclaimed water.</p> <p><b>MM4.14-4</b> Establish water reuse demonstration and research programs and implement educational programs among consumers to increase the level of acceptance of reclaimed water.</p> <p><b>MM4.14-5</b> Provide incentives for the development of new markets and uses for reclaimed water.</p>	LTS
<b>Impact 4.14-5</b> Implementation of the proposed plans would not result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the proposed plans' projected demand in addition to the provider's existing commitments. This impact would be <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.14-6</b> Development under the proposed plans would comply with federal, state, and local statutes and regulations related to solid waste. This impact would be <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.14-7</b> Implementation of the proposed plans would increase solid waste generation but would not result in the need for additional solid waste collection routes, recycling, or disposal facilities to adequately handle projected solid waste generation and disposal needs. Implementation of mitigation measures MM4.14-6 through MM4.14-8 and compliance with federal, state, and local regulations would ensure that this impact remains <i>less than significant</i> .	PS	<p><b>MM4.14-6</b> Implement the Solid Waste Integrated Resources Plan to maximize source reduction and materials recovery and minimize the amount of solid waste requiring disposal with the goal of leading the City to achieve zero waste by 2025.</p> <p><b>MM4.14-7</b> Encourage and provide incentives for the processing and marketing of recyclable items.</p> <p><b>MM4.14-8</b> Accelerate ongoing efforts to provide alternative solid waste treatment processes and the expansion of existing landfills and establishment of new sites.</p>	LTS

**Table 2-1 Summary of Environmental Effects and Mitigation Measures**

LTS = less than significant; PS = potentially significant; SU = significant and unavoidable

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
<p><b>Impact 4.14-8</b> Implementation of the proposed plans could require new energy-supply facilities and distribution infrastructure or capacity-enhancing alterations to existing facilities to accommodate projected energy demand, the construction of which could cause a significant environmental impact. Implementation of mitigation measures MM4.14-9 through MM4.14-12 and compliance with local, state, and federal regulations would reduce this impact to <i>less than significant</i>.</p>	<p>PS</p>	<p><b>MM4.14-9</b> Promote energy conservation and efficiency to the maximum extent that are cost effective and practical.</p> <p><b>MM4.14-10</b> Encourage and provide incentives for the development and use of alternative sources of energy.</p> <p><b>MM4.14-11</b> Adopt and implement a program to provide technical assistance and incentives to property owners and developers on building design and/or the use of energy-efficient systems in new residential, commercial and industrial developments to exceed existing State of California Energy Code standards.</p> <p><b>MM4.14-12</b> Promote the responsible use of natural resources in accordance with City environmental policies.</p>	<p>LTS</p>