

2. Communication Systems

Determined not significant by the October 4, 1984 Initial Study, and confirmed by the January 22, 1999 Initial Study.

3. Water

Environmental Setting

The project site is located in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area of the City of Los Angeles. Currently, the northern 18 acres of the site is developed with a 177,200 square foot, 256 bed hospital, 113 assisted living dwelling units with 113 beds, 23,110 square feet of service/administration use, and 21,371 square feet of activity/recreational use. The central 15.8 acres of the site are used for agricultural crops, and the southern 6 acres are undeveloped. Current water consumption on the site for these uses is 77,668 gallons per day (gpd).¹

The City of Los Angeles Department of Water and Power (LADWP) provides water service to the project site and surrounding community. It is their responsibility to insure that the quality of the water meets all applicable standards for drinking water, which are established by the United States Public Health Service. The DWP has an 8 inch main located in El Cañon Avenue, two 12 inch mains located in Mulholland Drive, and a 12 inch main located in Park Ora.

The City of Los Angeles receives its water from three different sources. The largest source is imported water from the Owens Valley and Mono Basin in northern California. This source supplies approximately 82 percent of the City's water and is delivered via the Los Angeles Aqueduct. This supply could be reduced in the future due to pending or future agreements, or litigation. The remainder of the City's water supply is met through the City's San Fernando Valley ground water (12 percent), and imported State Water Project (SWP) water (six percent) from the Colorado River. Both sources are susceptible to reduced yields, particularly in years of less than average rainfall.

Although the City of Los Angeles is currently not experiencing drought conditions, past history has shown that the region is susceptible to long periods of drought. In the past, when drought conditions arose, citywide mandatory water conservation programs were imposed. The Los Angeles City

¹ Consumption rate for all uses other than agriculture assumed at 110% of sewage flow generation rate: 93.5 gpd per hospital bed; 93.5 gpd per residential bed; 220 gpd per 1,000 service/administration square feet; and 330 gpd per 1,000 activity/recreational square feet. Source: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988. Consumption rate for agricultural use assumed at 1,963.9 gpd per acre. Source: State Water Resources Department, phone conversation with Sergio Fierro, July 12, 1999.

Council has adopted a number of ordinances mandating measures to reduce water consumption. Ordinance Nos. 163,532 and 164,093, adopted on April 19, 1988, and October 4, 1988, respectively, state that no building permit for any new project will be issued unless all water closets to be installed are ultra-low flush (1.5 gallons per flush) and that all structures must be retrofitted with low-flow showerheads and toilet tank conservation devices. Ordinance No. 165,532 contains additional provisions requiring xerophytic landscaping (xeriscape).

Planning for drought conditions should be incorporated into the design of structures and landscaping to insure that if either voluntary or mandatory conservation programs were enacted, reduced water consumption could be achieved. Reduced water consumption will result in a reduction of sewage generation.

Significance Criteria

Significant impacts on water resources are defined as those which use a substantial amount of water which results in a net deficit in the aquifer volume or local ground water table level, or that which requires substantial off site infrastructure improvements to meet project water demands.

Environmental Impacts

Project development would consist of a 316,700 square foot, 290 bed hospital, 382 assisted living dwelling units with 473 beds, 65,350 square feet of service/administration use, and 42,371 square feet of activity/recreational use. The current agricultural use would be replaced with residential and activity/recreational use. The total project would consume an average of approximately 99,700 gallons of water per day.¹ This would increase water consumption on the site by 22,032 gallons daily.

Domestic water service for the Proposed Project is anticipated to be provided by the LADWP, which has indicated that the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth of the Water System.² As is discussed under *Section VII.C, Alternatives, Change in Land Use: Community Plan*, page 259, the Proposed

¹ Worst case analysis assumes water consumption to be 110 percent of sewage flow.

² Gayle Glauz, West Valley District Engineer, LADWP Water Engineering Services Section, letter dated April 15, 1999.

Project would generate less water consumption on the site than the alternative that would be consistent with the General Plan. Therefore, the Project would not conflict with the amount of water anticipated by the General Plan and the LADWP to be consumed on the site. As a result, the Project would not create a significant water supply impact.

Cumulative Impacts

Proposed and related projects are anticipated to consume a total of approximately 1,066,551 gallons of water a day, as tabulated on **Table 45, Related Projects Daily Water Consumption**, page 201. This cumulative increase could produce an area-wide adverse impact, given potential drought conditions and current state and local water conservation objectives. As with the Proposed Project, each related project requiring discretionary approval would be subject to a review process and to appropriate water conservation requirements and mitigation measures. Local water line capacity for each related project can only be determined on a project-by-project basis.

TABLE 45		
RELATED PROJECTS DAILY WATER CONSUMPTION		
Uses	Daily Consumption Rate ²	Total Consumption (Gallons/day)
Retail 201,760 square feet	110 gallons/1,000 sq. ft.	22,194
Office 638,000 square feet	220 gallons/1,000 sq. ft.	140,360
Government 50,000 square feet	220 gallons/1,000 sq. ft.	11,000
Hotel 390 rooms	152 gallons/room	59,280
School 1,146 students	11 gallons/student	12,606
Multi-Family Residential 728 units	220 gallons/dwelling unit	160,160
Single Family Residential 1,736 units	363 gallons/unit	630,168
Retirement Community 200 beds	93.5/bed	18,700
Activity/recreational Facilities 2,000 sq. ft.	330/1,000 sq. ft.	660
Total Consumption:		1,055,128
Project Increase:		<u>11,423</u>
TOTAL CUMULATIVE INCREASE:		1,066,551

¹ For a detailed breakdown of related projects, see *Section III.B, Related Projects*, page 25.

² Worst case analysis assumes water consumption to be 110 percent of sewage flow. See **Table 46, Related Project Sewage Generation**, page 206, for related projects sewage flows.

Mitigation Measures

The Proposed Project would result in an increase in water consumption on the project site which would be considered less than significant. However, the following mitigation measures would further reduce the affects of increased water consumption on the site:

- ! The irrigation system shall include computerized controls to avoid unnecessary watering and minimize water loss through evaporation.
- ! Landscape plans shall emphasize low water consumption grasses wherever possible.
- ! Install dual plumbing systems in order to permit the use of reclaimed water for irrigation, toilets, air conditioning systems, and other appropriate purposes.
- ! Install efficient irrigation systems which minimize runoff and evaporation and maximize water reaching the plant roots.
- ! Water in fountains, ponds, and other landscape features shall use recirculating water systems to prevent waste.
- ! Drinking fountains shall be equipped with self-closing valves.
- ! Proposed ponds and streams shall be lined to prevent loss of water through percolation.
- ! Incorporate water saving techniques, including water conserving plumbing, low flow toilets, showers and faucets.
- ! Landscaped areas shall comply with the Xeriscape Ordinance and emphasize drought tolerant landscaping to reduce irrigation water consumption.
- ! Compliance with State and Health and Safety Code Section 17921.3 requiring low-flush toilets, as defined by the American National Standards Institute A112.19.2, and urinals that use less than 1.5 gallons per flush.

Impacts After Mitigation

The Proposed Project would result in an increase in water demand at the site by approximately 11,423 gallons per day, or approximately 8%. This incremental increase would be considered a less than significant impact. Implementation of the mitigation measures would further reduce these impacts.

4. Sanitary Sewers

Environmental Setting

Three sewage lines exist adjacent to the project site. These lines are located in Mulholland Drive, Calabasas Road and El Cañon Avenue. The sewer line currently serving the site is located 35 feet west of the center line of Mulholland Drive, with a diameter of 12 inches and 15 inches. The sewer line in El Cañon Avenue is not a City line and can not be considered as available to the project. The sewer in Calabasas Road has its capacity contracted to the Las Virgenes Municipal Water District.

Currently, the northern 18 acres of the site is developed with a 177,200 square foot, 256 bed hospital, 113 assisted living dwelling units with 113 beds, 23,110 square feet of service/administration use, and 21,371 square feet of activity/recreational use. The central 15.8 acres of the site are used for agricultural crops, and the southern 6 acres are undeveloped. Sewage generated by existing on-site uses is estimated to be 42,398 gallons per day¹.

Existing City of Los Angeles wastewater facilities contiguous to the site consist of a 10 inch diameter sewer in Calabasas Road and a 12 inch, 15 inch diameter sewer in Mulholland Drive. There are currently no known capacity problems in the project area of the site.

Sewage produced within the project area is processed through the Hyperion Treatment System (HTS). The Hyperion Treatment Plant (HTP) is located along the coastline just south of Los Angeles International Airport. Constructed in the 1950s, the HTP services almost all of the City of Los Angeles, as well as Beverly Hills, Burbank, El Segundo, Glendale, San Fernando, Santa Monica, and several unincorporated areas of Los Angeles County. Originally designed with a treatment capacity of 320 million gallons per day (MGD), it currently has a nominal capacity of 420 MGD. All flows

¹ Assumes 85 gpd per hospital bed; 85 gpd per residential bed; 200 gpd per 1,000 service/administration square feet; and 300 gpd per 1,000 activity/recreational square feet. Source: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.