4.14

UTILITIES

4.14.1 Introduction

This section describes the existing utilities conditions, regulations applicable to utilities, impacts on utilities that may result from implementing the General Plan Update, and mitigation measures that would reduce the significance of these impacts. Cumulative impacts related to utilities are discussed at the end of this section.

4.14.2 Existing Conditions

This section discusses the existing conditions related to utilities in the study area, including: water, wastewater, and solid waste (trash and recycling). Energy is discussed in Chapter 8, "Effects Determined Not to Be Significant."

Water Services

Public water service for the city is served by the Foothill Municipal Water District (FMWD), which provides water to four retailing agencies that directly serve the city: the Crescenta Valley Water District (CVWD), the La Cañada Irrigation District (LCID), Mesa Crest Water Company (MCWC), and the Valley Water Company (VWC). Table 4.14-1 shows the most recent reporting for water purchase amounts for each district. The FMWD imports 100% of its water from the Metropolitan Water District (MWD) of Southern California and provides an average annual domestic water flow of approximately 9,034 acre feet to the city's four retailing agencies (FMWD 2005:11).

Table 4.14-1. Foothill Municipal Water District Distribution Summary, Fiscal Year 2007–2008

Water Company	Acre-Feet per Year
Crescenta Valley Water District	2,209.6
La Cañada Irrigation District	2,922.7
Mesa Crest Water Co.	745.2
Valley Water Co.	3,013.4
TOTAL	**8,890.9**

Source: FMWD 2008.

Urban water purveyors that serve at least 3,000 customers or provide at least 3,000 acre-feet of water per year are required to prepare and update an Urban Water Management Plan (UWMP) every five years to address water supply, treatment, reclamation, and water conservation, that must also contain water shortage contingency plans. Local UWMPs, including those prepared by the FMWD and the LCID, are used as supplemental guides to the regional plans prepared for MWD. The UWMPs are partially based on local land use plans for the jurisdictions they serve and are used to project future demand for water services. The FMWD and the CVWD adopted new UWMPs in 2005.

Foothill Municipal Water District

The FMWD was created in 1952 to address a rapidly growing residential population in southern California. As population growth continued, local well water supplies were unable to meet demand, and the FMWD joined the MWD in order to receive water from the Colorado River and the State Water Project. At that time, FMWD supplied less than 20% of the water used within its boundaries. This reliance has increased over the years to the current 5-year average of 60% reliance on imported water.

The city's water is treated at the F. E. Weymouth treatment plant located in La Verne, California, and is delivered via a single connection along the MWD's Upper Feeder. The F. E. Weymouth treatment plant is designed to treat up to 520 million gallons of water per day. The entire jurisdictional area for the FMWD is approximately 22 miles; however, the FMWD only provides water to a service area of approximately 17.2 square miles, including the 8.65 square-mile city. For the most part, areas within the service area are built out, with approximately 90% residential, 5% government, and 5% commercial land uses. The FMWD serves approximately 84,000 people within a total of three service areas: Eastern (also known as Altadena), Central (also known as La Cañada) and Berkshire (also

known as La Crescenta). The FMWD operates a total of 9.5 miles of steel pipelines ranging from 24 to 116 inches in diameter, eight booster pumps, and six reservoirs with a total capacity of seven million gallons of water.

Crescenta Valley Water District

The CVWD was incorporated in 1950 to serve water to a rapidly growing residential community north of the City of Los Angeles. The CVWD is the westernmost retail member of FMWD and has approximately 8,100 service connections, the majority of which are residential except for two commercial corridors along Foothill Boulevard and Honolulu Avenue. There are no industrial or agricultural water users within the CVWD. The CVWD imports 40–60% of its water from the FMWD, and the remaining supply is met with groundwater from the Verdugo Basin. An emergency water supply interconnection is provided by the City of Glendale.

The CVWD's service area covers approximately 4 square miles within the unincorporated areas of La Crescenta and Montrose, as well as portions of the Cities of Glendale and La Cañada Flintridge. The CVWD operates a total of 88 miles of pipelines ranging from 4 to 16 inches in diameter, 16 pumping stations, and 17 reservoirs with a capacity of 17.5 million gallons of water. The CVWD currently sells approximately 4,790 acre-feet of water annually.

La Cañada Irrigation District

The LCID was formed in 1924 to serve a portion of the communities of La Cañada and Flintridge and adjoining unincorporated areas. The LCID has approximately 2,800 service connections for residential users and about 100 connections for commercial and irrigation users. The LCID imports about 95% of its water from the FMWD, with the remaining 5% split between surface water from 80 acres in Pickens Canyon and groundwater from two wells within the Raymond Basin. The LCID's service area includes the northern half of the city and operates seven reservoir sites with a capacity of 6.8 million gallons of water. The LCID currently sells approximately 3,000 acre-feet of water annually.

Mesa Crest Water Company

The MCWC is an investor-owned water utility company that serves 710 customers around the La Cañada Golf Course area. Most MCWC customers are residences, except for some irrigation and public authority users. The MCWC operates five reservoir sites with a capacity of 3.5 million gallons of water. All of the MCWC's water comes from the FMWD.

Valley Water Company

The VWC provides water service to approximately 9,700 people in the eastern section of the city, bordering Pasadena to the east and Glendale to the south. Incorporated in 1910 to provide water to agricultural users in the area, the VWC has about 3,585 service connections, importing about 70% of its water from the FMWD, with the remaining 30% from groundwater in the Raymond Basin. The VWC's service area includes approximately 2,400 acres within the city, and the company operates five reservoir sites with a capacity of 5.4 million gallons of storage.

Sewer Services

The City of La Cañada Flintridge Public Works Department owns and manages a total of six sewer districts within the city; however, field operations and maintenance services are provided by the Los Angeles County Consolidated Sewer Maintenance District (CSMD). As shown below in Table 4.14-2, flows from Sewer Districts 1, 2, and 3B discharge into the Los Angeles County Sanitation District's (LACSD's) facilities for conveyance, treatment, and disposal, while flows from Sewer District 3A discharge into the City of Los Angeles Department of Public Works, Bureau of Sanitation for conveyance, treatment, and disposal via CVWD facilities.

The City generally provides sewer service north of Foothill Boulevard within Sewer Districts 1, 2, 3A, and 3B, which consist of about 33.6 miles of sanitary sewer lines and three pump stations (City 2008). The areas south of Foothill Boulevard (Sewer Districts 4, 5, and 6) rely on septic systems; however, some residences south of Foothill Boulevard are connected directly to the City of Pasadena's sewer due to geologic constraints that prevent the use of septic tanks. The CSMD provides sewer services to the business areas located along Foothill Boulevard through Foothill Trunk Line. There is also a Wastewater Reclamation Facility (WRF) owned and operated by the County that serves a golf club in the Starlight Crest area north of Sewer Districts 1 and 2.

Consolidated Sewer Maintenance District

The Consolidated Sewer Maintenance District (CSMD) serves a total of 42 cities in the Los Angeles area and maintains a total of 5,287 miles of sewer lines, 154 sewer pump stations, 4 wastewater treatment plants, and 5 sewer maintenance yards. While the City retains full ownership of its sanitary sewer collection system, the CSMD performs daily operational duties for most of the sewer system. An agreement was made on July 7, 1980, that gave the County the consent and jurisdiction to annex portions of the city's sewer system into the CSMD, thereby transferring its management, operation, and maintenance.

Table 4.14-2. City of La Cañada Flintridge Existing Sewer Facilities and Capacities

Wastewater District	Wastewater Service Facility	Buildout Volume (mgd)[2]
1	LACSD	0.9
2	LACSD	1.86
3A	City of Los Angeles Department of Public Works, Bureau of Sanitation[1]	5.9
3B	LACSD	1.35
4	Septic	N/A
5[3]	Septic and LACSD	--[4]
6	Septic	N/A
Foothill Trunk Line	LACSD	--[4]
City of Pasadena	LACSD	--[4]
Water Reclamation Facility Outfall	LACSD	0.2

[1]Via the CVWD.

[2]mgd = million gallons per day; numbers represents MGD generated at buildout of existing land uses.

[3]Portions of District 5 are serviced by the City of Pasadena, and the LACSD provides wastewater service facilities for their use.

[4]Service is provided on a first-come, first-served basis.

Source: Hitti pers. comm.

The LACDPW, through the CSMD, is responsible for operational maintenance services of the city's sewer collection system, including cleaning, closed-circuit television (CCTV) inspection, manhole inspection, and minor emergency repairs. The Environmental Programs Division is responsible for implementing the City's industrial waste and fats, oils, and grease (FOG) programs, which includes permitting, inspection, and enforcement of illicit discharges to the public sewer system in concert with the Code Enforcement Division.

Los Angeles County Sanitation District

The LACSD is a confederation of 24 separate sanitation districts that provides for the collection, treatment, and disposal of wastewater for more than five million residents within Los Angeles County and complies with state and federal requirements governing the treatment and discharge of wastewater. The

wastewater collection system includes over 5,100 miles of sewer lines, 153 sewage pump stations, 4 wastewater treatment plants, and 4 sewer maintenance yards; the system has a total capacity of 400 mgd. As shown in Table 4.14-2, above, the LACSD provides wastewater services within the City's sewer districts 1, 2, 3B, and portions of District 5. Maintenance of the Foothill Trunk Sewer Main is provided solely by the LACSD.

Within the city, the La Cañada Flintridge Water Reclamation Plant (Sanitation District 28) provides for secondary treatment of up to 200,000 gallons of wastewater per day and is the only wastewater treatment facility in the city. Wastewater is collected from the La Cañada Flintridge Country club and about 425 homes. Approximately 120 acre-feet per year (af/yr) of the treated effluent is discharged into ponds at the La Cañada Flintridge Country Club, which is then pumped and used for irrigation of the fairways and greens of the golf course (LACSD 2010). Disinfected secondary effluent meets the regulatory requirements for controlled-access golf course irrigation but not for landscape irrigation. The remaining wastewater collected goes to either LACSD's Whittier Narrows Water Reclamation Plant in El Monte or LACSD's Joint Water Pollution Control Plant in Carson.

Los Angeles Department of Public Works, Bureau of Sanitation

The Los Angeles Department of Public Works, Bureau of Sanitation collects, transports, treats, and disposes of wastewater from areas of the City of Los Angeles, portions of Los Angeles County, and nine other cities, including the City of La Cañada Flintridge, serving more than 4 million residential and business customers. The wastewater system includes more than 6,500 miles of sewers, 54 pump stations, four wastewater and water reclamation plants; the LADPW processes an average of 550 mgd. As shown in Table 4.14-2, above, the LADPW provides wastewater services for District 3A.

City of Pasadena Sanitation District

The City of Pasadena provides sewer service for areas south of Foothill Boulevard that cannot connect to the City's sewer system. The City of Pasadena reviews requests for new connections on a case-by-case basis and requires that the applicant pay any fees associated with the connection.

Solid Waste

The City does not provide trash collection services and requires all new development to contract with one of four permitted waste haulers prior to the issuance of building permits. The Public Works Department is responsible for waste hauler contract administration and maintains the list of permitted companies, which includes Allied Waste Services, Athens Services, Crown Disposal, and Looney Bins. Additional information on the specific waste haulers associated with solid waste collection is provided below in Table 4.14-3.

Table 4.14-3. Solid Waste Providers and Associated Landfills

Landfill	Waste Provider	Location and Size	Current Remaining Capacity (mcy)	Total Design Capacity (mcy)	Estimated Close Date	Permitted Daily Intake (tpd)	Average Daily Intake (tpd)
Sunshine Canyon	Allied Waste Services	Sylmar 363 acres	111.2	140.9	2037	12,100[a]	8,500[a]
Scholl Canyon	Athens Services	Glendale 314 acres	10.8	39.2	2019	3,400[c]	1,161[c]
	Looney Bins						
Chiquita	Crown Disposal	Castaic 257 acres	35.8	63.9	2019	6,000 [b]	5,500[b]
TOTAL		**934 acres**	**157.8**	**244.0**	**--**	**21,500**	**14,661**

mcy= million cubic yards
tpd = tons per day.
Source: Stirrat 2008.

Current solid waste generation rates are estimated at about 56.3 tons per day (Aurora Environmental, Inc., pers. comm.). The City has a mandatory green waste collection and recycling program for all single-family residences. The latest waste generation study, conducted in 2000, showed the city generating a total of approximately 71,268 tons per year and recycling approximately 41%, or 29,905 tons. (City pers. comm.)

Allied Waste Services (Sunshine Canyon Landfill)

All solid waste collected by Allied Waste Services in the city is deposited directly into the Sunshine Canyon Landfill, located in Sylmar, California, approximately 17 miles northwest of the city. Waste is not routed through any transfer stations.

The Sunshine Canyon Landfill is owned by Browning-Ferris Industries (BFI), which is owned by Allied Waste, Inc., a wholly owned subsidiary of parent company Republic Services Inc. Operations are six days per week and the landfill currently has an additional 11.2 million cubic yards (mcy) of space for permitted landfilling activities.

Crown Disposal (Chiquita Landfill)

Solid waste collected by Crown Disposal within the city is taken to the Community Recycling Center where waste is sorted and recyclable materials are separated. Waste that cannot be recycled is delivered to the Chiquita Landfill, located in Castaic, California, approximately 33 miles southeast of the city. The Chiquita Landfill is owned and operated by Republic Services of California Inc., and has an additional 35.8 mcy of space for permitted landfilling activities.

Looney Bins/Athens Services (Scholl Canyon Landfill)

Solid waste collected by Looney Bins and Athens Services within the city is deposited at Scholl Canyon Landfill, located in Glendale, California, approximately 8 miles north of the city. The Scholl Canyon Landfill is owned jointly by the City of Glendale, County of Los Angeles, and County Sanitation Districts of Los Angeles District, on land owned by the City, the County, and Southern California Edison Company. This landfill has an additional 10.8 mcy of space for permitted landfilling activities.

4.14.3 Regulatory Setting

State

California Urban Water Management Planning Act

The California Urban Water Management Planning Act (UWMPA), enacted in 1984, states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. It is the intention of the Legislature, in enacting this regulation, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied. Accordingly, these water suppliers are required to prepare, on a regular basis, an

Urban Water Management Plan (UWMP) that describes the existing and projected long-term supply and demand within its service area, taking into account dry years, as well as methods of and programs for water conservation.

Integrated Waste Management Act of 1989 (AB 939)

The state requires that all cities and counties divert at least 50% of the level of solid waste they produced in 1989 from landfills by 2000. AB 939 further requires each city to conduct a Solid Waste Generation Study and to prepare an annual Source Reduction and Recycling Element (SRRE) to describe how it will reach its goals. AB 939 was designed to focus on source reduction, recycling and composting, and environmentally safe landfilling and transformation activities.

AB 2176

AB 2176 was signed into law in September 2004 to make recycling available at large events and venues and during construction and decommissioning activities associated with large events. The bill also requires agencies (cities and counties) to report on progress made in waste reduction efforts. The bill defines a large event as an event run by a city or county, an event where admission is charged, or involves more than 2,000 people, including staff and vendors. A large venue includes permanent facilities serving more than 2,000 people, including staff and vendors. Large venues also include the following types of facilities: airports, amphitheatres, amusement parks, aquariums, arenas, conference or civic centers, fairgrounds, museums, halls, horse tracks, performing arts centers, racetracks, stadiums, theaters, zoos, and other public attraction facilities.

Water Supply Assessment (SB 610)

SB 610 became effective January 1, 2002. The bill requires a city or county that determines that a project (as defined in Water Code Section 22 10912) is subject to CEQA to identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment. The assessment must identify existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts. The assessment must be approved by the governing by of the public water system supplying water to the project. If the projected water demand associated with the project was included as part of the most recently adopted UWMP, the public water system may incorporate the requested information from the UWMP in the water supply assessment. The

statute requires the city or county, if it is not able to identify any public water system that may supply water for the project, to prepare the water supply assessment after a prescribed consultation.

If the public water system concludes that water supplies are, or will be, insufficient, plans for acquiring additional water supplies are required to be submitted to the city or county. The city or county must include the water supply assessment in any environmental document prepared for the project pursuant to the act. It also requires the city or county to determine whether project water supplies will be sufficient to satisfy the demand of the project, in addition to existing and planned future uses.

Assembly Bill 1327: California Solid Waste Reuse and Recycling Access Act

The California Solid Waste Reuse and Recycling Access Act of 1991 required each jurisdiction to adopt an ordinance by September 1, 1994, requiring any "development project" for which an application for a building permit is submitted to provide an adequate storage area for collection and removal of recyclable materials. AB 1327 regulations govern the transfer, receipt, storage, and loading of recyclable materials within the city.

The Disposal Measurement System Act (SB 1016)

In compliance with the California Integrated Waste Management Act of 1989, SB 1016 was passed in 2008 to authorize the California Integrated Waste Management Board (CIWMB) to allow a city or a county that has diverted more than 50% of solid waste through source reduction, recycling, and composting activities to submit the required annual report on a biennial basis.

The Water Conservation Act of 2009 (SB X7-7)

This statute was passed by the state senate in November 2009, and sets an overall goal of reducing per capita urban water use by 20% by December 31, 2020, and an interim goal of 10% reduction by December 31, 2015. Per this Act, individual water suppliers have until July 2011 to establish an interim and overall plan to meet the stated reduction goals. Starting in 2016, the state is allowed to restrict water grants and loans for urban retailers that do not meet the water conservation requirements established by this Act.

SB 407 (Chapter 587, Statutes of 2009)

This statute (Civil Code Section 1101.1, et seq.) establishes statewide requirements for the replacement of old, non-compliant plumbing fixtures in existing residential and commercial property (built and occupied on or before January 1, 1994) with new, water conserving models. Water conserving models would meet the requirements of current building standards.

The statute will phase in over time, as follows:

- On and after January 1, 2014, all building permits for improvements or alterations to single-family residences must require the applicant to replace non-compliant plumbing fixtures with water conserving models. The statute also establishes criteria for replacing fixtures in multi-family and commercial buildings when building permits are issued for improvements or alterations.
- On and after January 1, 2017, the property owner of a single-family residential property shall replace non-compliant fixtures with water conserving models. The seller or transferor of single-family residential property shall disclose in writing to the prospective purchaser this requirement and whether the residence contains any non-compliant fixtures.
- On and after January 1, 2019, all non-compliant fixtures in multi-family and commercial buildings shall be replaced with water conserving models. A tenant shall be responsible for notifying the owner if they become aware that the fixture is not operating at its rated capacity.

California's Building Code 24 CCR 6

Title 24, Part 6 of the California's Building Code describes California's energy efficiency standards for residential and nonresidential buildings. These standards were established in 1978 in response to a legislative mandate to reduce California's energy consumption and have been updated periodically to include new energy efficiency technologies and methods. Title 24 requires energy efficient standards for all new construction, including new buildings, and additions, alterations, and repairs to nonresidential buildings.

California Building Code 24 CCR 11

The California Green Building Standards Code, which is Title 24, Part 11 of the California Building Code encourages sustainable construction practices for planning and design, energy efficiency, water efficiency and conservation, materials conservation and resource efficiency, and environmental quality. The green building codes, effective January 1, 2011, include mandatory measures for residential and non-residential development. Residential development measures

include recycling at least 50% of construction waste, specifications on the installation of fireplaces, the type and appropriate use of adhesives, sealants, paints, and caulks, etc. Non-residential development measures include separate water meters for specific uses, including landscaping, laundry facilities in multi-family buildings, and other water intensive uses. Other measures that apply to building maintenance include recycling goals, the installation and recorded maintenance of appliances using water or energy, and the use of permitted adhesives, sealants, paints, and caulks.

California Building Code 24 CCR 9

Title 24, Part 9 of the California's Building Code contains fire-safety–related building standards referenced in other parts of Title 24. This Code is preassembled with the 2006 International Fire Code by the International Code Council. Title 24 requires building according to fire safety standards for all new construction, including new buildings, and additions and alterations, and, in nonresidential buildings, repairs.

Local

City of La Cañada Flintridge Sewer Connection Ordinance

The City requires that all properties with sewers available to the property line connect to the sewer system either at the close of 5 years from the date of availability or upon the transfer of ownership of the property.

4.14.4 Impact Analysis

This section describes the methods used to determine the impacts of the General Plan Update on utilities and lists the thresholds used to conclude whether an impact would be significant. Measures to mitigate (i.e., avoid, minimize, rectify, reduce, eliminate, or compensate for) significant impacts accompany each impact discussion.

Methodology

The impact analysis is a program-level analysis that evaluates development that is reasonably foreseeable if the General Plan Update is adopted and implemented. Although the General Plan Update would not directly cause

development, the land use policy contained within the General Plan Update would prescribe the acceptable land uses throughout the city. Implementation of the proposed land use designations could, therefore, indirectly lead to types of development considered acceptable under the General Plan Update. Based upon the existing conditions described above, the impact analysis programmatically and qualitatively assesses the indirect and cumulative impacts on utilities as a consequence of implementing the General Plan Update.

Assessment of the General Plan Update's impacts on utilities (water, wastewater, solid waste) and energy providers (electricity and natural gas) varies depending on the utility, but generally includes a comparison of the project-generated demand against existing and anticipated resource supplies and/or conveyance and storage capacities. Therefore, the demand of the General Plan Update at buildout (2030) is estimated and compared to existing and future resource supplies.

Thresholds of Significance

Appendix G of the CEQA Guidelines was used to determine that the proposed Project would have a potentially significant effect on utilities if it would:

UTIL-1: exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;

UTIL-2: require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

UTIL-3: require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

UTIL-4: have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;

UTIL-5: result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

UTIL-6: be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;

UTIL7-: comply with federal, state, and local statutes and regulations related to solid waste; or

UTIL-8: result in a demand for Energy Systems such as electricity and natural gas in which the existing utility systems are insufficient to meet the Project need and would therefore require new systems to be constructed.

Impacts and Mitigation Measures

Threshold UTIL-1: Would the proposed Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The City of La Cañada Flintridge, through facilities maintained by the LACSMD and the CVWD, transports wastewater to facilities operated by the LACSD and the City of Los Angeles. Wastewater facilities in the LACSD and the City of Los Angeles are subject to Waste Discharge Requirements for Order No. 01-182, as specified by their NPDES permits, which are issued by the Los Angeles RWQCB. NPDES permits include waste discharge requirements to ensure that the RWQCB's water quality objectives and beneficial waters are not negatively affected by discharges from wastewater facilities. The NPDES permits also require sampling and monitoring, which are reported on a monthly basis to federal, state, and regulatory agencies.

New development under the proposed General Plan Update would be required to comply with the current permit requirements as established by the NPDES program, as enforced by the Los Angeles RWQCB. Furthermore, all wastewater facilities that serve the City of La Cañada Flintridge are required to maintain and implement their NPDES permits, which regulate discharges of treated effluent into receiving waters. As such, implementation of the proposed Project would not exceed wastewater treatment requirements of the Los Angeles RWQCB and impacts would be less than significant.

Impact Determination

Future development under the proposed Project would be required to comply with the NPDES program, and impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-1 would be less than significant.

Threshold UTIL-2: Would the proposed Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Water Facilities

The proposed Project would allow for additional development that would increase the number of residential and non-residential water users when compared to existing conditions. As such, buildout of the proposed Project at the 2030 horizon year would require the expansion and/or the increased maintenance and replacement of water and wastewater filtration, treatment, and/or distribution facilities.

In 2007, the FMWD prepared a Master Plan that conducted a complete review of all of its water infrastructure facilities. This review evaluated existing transmission pipelines, appurtenances, pump stations, storage reservoirs, and other miscellaneous assets, including maintenance of administrative offices and business computer systems. The Master Plan identified facilities that needed replacement or follow-up monitoring or recording. Facilities that were in acceptable condition were given an estimated timeframe until replacement or rehabilitation would be necessary. A cost and schedule of recommended improvements covered new construction, rehabilitation, or replacement of water supply facilities, such as new pumps and motors, meters, valves and structures, emergency generators, operating system, and office renovations. These replacement and rehabilitation projects are scheduled to occur by 2015 to accommodate scheduled or unscheduled service interruptions, increase available storage capacity, and facilitate the eventual replacement of the FMWD transmission lines. The Master Plan recommends replacement of various transmission lines throughout the system as a result of structural damage and/or aging facilities; however, the Master Plan also notes that the lines and valves appear to be in good working order and should be monitored and replaced as necessary.

A second connection between the FMWD and the MWD is discussed and recommended in the Master Plan. Additional recommendations for infrastructure improvements associated with a second MWD connection include:

- A 27,000-foot transmission main of recommended 24-inch diameter
- A 1,700-horsepower pumping plant
- A 1 million gallon storage reservoir
- 3,200 feet of an 18-inch looping connection to LCD facilities

As noted above, replacement and rehabilitation projects are recommended to occur by 2015, and improvements to the existing infrastructure would likely occur prior to the buildout of the proposed project in 2030. Because the expansion of existing water facilities would occur per the 2007 Master Plan to meet additional demand, it is not expected that the proposed Project would result in the need for new or expanded wastewater facilities, and impacts are expected to be less than significant.

Wastewater Facilities

The proposed Project would allow for additional development that would increase the number of residential and non-residential wastewater users when compared to existing conditions. As such, buildout of the proposed Project at the 2030 horizon year would increase the demand for wastewater conveyance, treatment, and disposal.

The development of 765 multi-family residential units within the Downtown Village Specific Plan and Mixed Use land use designations would be annexed into the Consolidated Sewer Maintenance District for development within wastewater district 3Aor the City of Los Angeles for development within wastewater districts 1, 2, 3B, and 5. New development would be required to comply with either the LACSD or the City of Los Angeles requirements for trunk sewer system disposal facilities. Future development of 49 single-family residential units within the Hillside Residential and Estate Residential areas would rely on a combination of septic and the City of Pasadena for wastewater management. As discussed under Threshold 5, below, the increase in wastewater at buildout of the proposed Project is estimated at about 0.5% of existing capacity and is not considered to result in the need for additional wastewater facilities. Also, future development proposals would be evaluated against the policies contained within the General Plan Update, as well as further CEQA review. Impacts resulting from the construction of new wastewater treatment facilities or the expansion of existing facilities are considered to be less than significant.

Impact Determination

As demonstrated above, impacts related to the development or expansion of existing water and wastewater facilities is considered to be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-2 would be less than significant.

Threshold UTIL-3: Would the proposed Project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Chapter 9.20, *Stormwater Management and Discharge*, of the City's Municipal Code, requires the preparation of a USMP for new construction, reconstruction, or redevelopment. The USMP requires that the development proposal include proof of ongoing maintenance of BMPs for all stormwater drainage facilities related to the development. Fees are required for all USMPs for review and for inspection of compliance with NPDES permits. USMPs are required by the City for the following types of uses:

- automotive repair shops;
- subdivisions resulting in five or more residential lots;
- commercial development that creates 100,000 square feet of impervious coverage, including parking lots and roof areas;
- restaurants;
- retail gasoline outlets;
- parking lots; and
- single-family hillside residences

Additionally, the City's proposed General Plan Update includes policies to address the assurance of adequate drainage facilities for new or rehabilitated development (i.e., LUE Policies 1.7.1, 2.3.10, 3.2.3, CNE Policies 1.2.1 and 1.2.8, and SE Policies 1.3.4, 1.3.7, 1.3.10). However, environmental analysis of the physical impacts of any specific improvement projects or facilities may properly be deferred until plans for individual improvements are available for review. Future projects would be subject to additional environmental review, and appropriate and feasible mitigation measures would be identified if significant impacts were likely to occur.

Impact Determination

As demonstrated above, significant impacts would not occur due to construction or expansion of stormwater drainage facilities, and impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-3 would be less than significant.

Threshold UTIL-4: Would the proposed Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

FMWD's UWMP was adopted in 2005 and projects water supply over a 20-year period, or until 2025. As shown below in Table 4.14-4, the UWMP assumes that the FMWD would adequately provide water and wastewater facilities until the year 2025. As shown in Table 4.14-5, the proposed Project would contribute additional demand of about 802.3 acre-feet per year of water at Project buildout, or about a 5%increase compared to the projected FMWD water supply in 2025. Development of the proposed Project is not included in the FMWD's 2005 projections and, therefore, it is unknown if adequate water resources would be available to serve the Project from existing supplies. It is expected that the FMWD would update their 2010 UWMP to account for the increase in potential development associated with the proposed Project and that additional water would be purchased from the MWD to serve the General Plan projected buildout; however, due to the lack of existing entitlements and commitments at the time this PEIR was prepared, the proposed Project would result in a significant and unmitigable impact on water resources.

Table 4.14-4. Water Supply and Demand from Metropolitan Water District (af/yr)

	2010	2015	2020	2025
Supply				
MWD	12,623	14,188	14,768	15,365
Additional water from MWD for reuse	900	900	900	900
Total	**13,523**	**15,088**	**15,668**	**16,265**
Demand				
CVWD	2,553	2,841	3,144	3,463
LCID	3,080	3,204	3,328	3,453
MCWD	745	766	787	808
VWC	3,536	3,597	3,658	3,718
All other water purveyors	3,609	4,680	4,751	4,823
Total	**13,523**	**15,088**	**15,668**	**16,265**
Net Difference[1]	**0**	**0**	**0**	**0**

[1]The FMWD purchases its water from the MWD and water supply from the FMWD is coordinated to meet the demand of its purveyors.

Source: FMWD 2005.

Table 4.14-5. Project-Related Water Demand (af/yr)

Land Use Category	Demand Factor (gpd)[1]	Project Contribution at Buildout	Total gpd	Total af/yr[2]
Single-Family Residential	591/du	49 du	28,949	32.4
Multi-Family Residential	338/du	160 du	258,264	289.3
Mixed Use Commercial/Office	317/1,000 sf	1,355,383 sf	429,104	480.6
Totals			**716,317**	**802.3**

gpd = gallons per day

[1] The demand factor is based on the City of Los Angeles demand factor for wastewater, and is increased by 111% to project potable water use by land use type.

[2] 1,000,000 gpd = 1,120 af/yr.

Source: City of Los Angeles, *CEQA Thresholds Guide*, 2006.

Although impacts would remain significant and unmitigable, the General Plan Update would institute several policies to help conserve water. These include, but are not limited to, the following:

CNE Objective 1.1: Promote water conservation and increase the use of recycled water to reduce the projected demand for water service.

CNE Policy 1.1.1: Reduce per capita water consumption by 20 percent by 2020.

CNE Policy 1.1.2: Establish a water conservation plan that may include such policies and actions as:

a. Tiered rate structures for water use;
b. Restrictions on time of use for landscape watering and other demand management strategies;
c. Performance standards for irrigation equipment and water fixtures; and
d. Requirements that increased demand from new construction be offset with reductions so that there is no net increase in water use.

CNE Policy 1.1.4: Work with water providers to comply with state mandates to implement or enhance programs to educate the community about the importance of water conservation and methods to reduce water use.

CNE Policy 1.1.5: Work with water providers to update the City's existing Water Efficient Landscaping Ordinance to ensure that it remains at least as effective as the state's Model Efficient Landscape Ordinance pursuant to AB 1881 and/or any subsequent legislation.

CNE Policy 1.1.6: Encourage the installation of water-efficient landscaping and irrigation, including:

a. Planting drought-tolerant and native species;
b. Covering exposed dirt with moisture-retaining mulch;

Installing water-efficient irrigation systems and devices, including advanced technology such as moisture-sensing irrigation controls.

CNE Policy 1.1.7: Require new development and rehabilitation projects to make maximum use of water conservation techniques and to document efforts through the development review process.

CNE Policy 1.1.8: Encourage Caltrans to expand the use of reclaimed water on freeway rights-of-way.

Impact Determination

Impact UTIL-1: The proposed Project would increase the demand for water supply at buildout. The existing FMWD 2005 UWMP does not identify additional water resources beyond what is currently planned without the Project, and, therefore, does not adequately provide assurance that the associated water agencies would have sufficient water supplies available to serve the Project from existing entitlements and resources. The lack of mitigation that would reduce this impact to a less-than–significant level means that the proposed Project would have a significant and unavoidable adverse impact related to water supply.

Mitigation Measures

No feasible mitigation is available.

Residual Impacts

Impacts related to Threshold UTIL-4 would be significant and unavoidable.

Threshold UTIL-5: Would the proposed Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The adoption and implementation of the General Plan Update would allow for the addition of 814 residential dwelling units and about 1.36 million square feet of retail/office development. Some of the residential units would be located in the northern portion of the city outside of any existing sewer district (17 Hillside Residential units on septic), in the southern portion of the city in District 5 (32 Estate Residential units served by the City of Pasadena), and along Foothill Boulevard (765 multi-family residential units served by the Foothill Boulevard Trunk Line). Residential redevelopment along the Foothill Boulevard Trunk Line would contribute to wastewater treatment facilities operated by the LACSD.

Table 4.14-6. Project-Related Wastewater Demand (mgd)

Land Use Category	Demand Factor (gpd)	Project Contribution at Buildout	Total gpd	Total mgd
Single-Family Residential	280/du	32 du[1]	8,960	0.01
Multi-Family Residential	160/du	160 du	122,400	0.12
Mixed Use Commercial/Office	150/1,000 sf	1,355,383 sf	203,367	0.20
Totals			**334,727**	**0.33**

mgd = million gallons per day

[1] There would be 17 residential units on septic; the remaining 32 would be connected to sewer.

Source: City of Los Angeles, *CEQA Thresholds Guide*, 2006.

Per discussions with the City of La Cañada Flintridge Public Works Department, the LACSD has a total capacity of 400 mgd. Recent calculations estimate current usage between 300 and 330 mgd, leaving between 70 to 100 mgd of additional wastewater capacity to accommodate future growth. As shown in Table 4.14-6, the proposed project would contribute about 0.33 mgd of additional wastewater, which represents between 0.003 and 0.005% of the current estimated additional wastewater capacity. As such, the proposed Project's contribution to wastewater capacity is considered to be less than significant.

Impact Determination

The proposed Project would not result in a determination by the wastewater treatment provider that it has or does not have adequate capacity to serve the project's projected demand in addition to existing entitlements, and impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-5 would be less than significant.

Threshold UTIL-6: Would the proposed Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Implementation of the General Plan Update will generate an increased demand for solid waste collection and disposal capacity. As recent as 2008, the city contributed about 56.3 tons of solid waste per day, or about .00265 tons per day per person (Aurora Environmental, Inc., pers. comm.). With an expected buildout increase of 2,543 persons, there would be an increase of about 6.7 tons per day, which is equivalent to a 0.05% increase compared to current solid waste tonnage accepted at landfills serving the city. As shown in Table 4.14-1, the three landfills that accept solid waste from the city can accept up to 21,500 tons per day and currently accept about 14,661 tons per day. The three landfills currently operate below capacity and can accept an additional 6,839 tons per day; therefore, an increase of 6.7 tons (.00097%) over a 20-year period is not expected to result in a significant impact on landfills. Sufficient permitted capacity is expected to accommodate the Project's solid waste disposal needs.

In addition, the General Plan Update would implement the following objective and policies related to solid waste reduction:

> **CNE Objective 1.4:** Reduce the amount of solid waste generated and diverted to landfills.
>
> **CNE Policy 1.4.1:** Comply with the Integrated Waste Management Act by maintaining an up-to-date Source Reduction and Recycling Element and Non-Disposal Facility Element.
>
> **CNE Policy 1.4.2:** Continue the City's mandatory green waste collection and recycling program for all single-family residences.

CNE Policy 1.4.3: Consider creating a mandatory green waste collection and recycling program for multi-family residences and commercial and retail operations.

CNE Policy 1.4.4: Encourage the community to produce less waste by reducing, reusing, and recycling, including encouraging individual on-site composting.

With implementation of the self-mitigating policies and the surplus landfill capacity, impacts would be less than significant.

Impact Determination

As demonstrated above, the proposed Project would not exceed permitted capacity for solid waste disposal facilities serving the city, and impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-6 would be less than significant.

Threshold UTIL-7: Would the proposed Project comply with federal, state, and local statutes and regulations related to solid waste?

SB 1016 (Chapter 343, Statutes of 2008) was passed in October of 2008 and requires California cities to divert at least 50% of their solid waste per capita. The annual per capita disposal amount is compared to an annual target disposal amount established pursuant to SB 1016. The base year waste generation rate for the year 2000 translates to an annual target disposal amount of 8.9 pounds per person per day (equivalent to a 70% diversion rate). As such, the city is in compliance with SB 1016 and is expected to maintain compliance through a variety of programs and waste management requirements, including the following (Aurora Environmental, Inc., pers. comm.):

- Provision of a mandatory green waste collection and recycling program prescribed in Section 9.12.055 of the City Code for waste haulers that service single-family residences and as required by the standard Service Agreement between the City and Contractor for Residential Solid Waste, Recyclables and Green Waste.

- Provision of curbside recyclable collection services for waste haulers that service single-family residences as required by the standard Service Agreement between the City and Contractor for Residential Solid Waste, Recyclables, and Green Waste.
- The standard Service Agreement between the City and Contractor for Residential Solid Waste, Recyclables, and Green Waste also requires the Contractor to meet a minimum diversion requirement of at least 35% and specifies the increases in the Solid Waste Management Fee, which is based on 10% of the Contractor's gross service fees, equal to one percentage point for every percentage point under the minimum 35% diversion requirement.
- Chapter 9.14 of the City Code specifies waste diversion requirements for certain construction and demolition projects conducted within the city. These requirements pertain to any activity ("project") that requires an application for a demolition or building permit or any similar permit from the City and that is 1,000 square feet or greater. Such "Covered Projects" are required to divert at least 50% of all project-related construction and demolition debris. A building debris management report is required to be provided to the City as part of the application packet for the permit and an associated performance security submitted. Documentation verifying that a minimum of 50% of the debris or material generated was diverted is required to be submitted prior to the request for final inspection by the building and safety department.
- Additionally, the City has entered into agreements with certain waste haulers for provision of commercial, roll-off bin, and construction and demolition debris hauling; and no other persons are permitted to collect waste within the city pursuant to Section 9.12.120 of the City Code. The City's standard Service Agreement between the City and Contractor for Commercial Solid Waste and Recyclables and/or C&D Debris Collection, Disposal and Processing specifies minimum diversion requirements of at least 26% for commercial services and 70% for construction and demolition and roll-off services. The Standard Agreement specifies increases or decreases in the Solid Waste Management Fees, which are based on 10% of the Contractor's gross service fees, based on a schedule of corresponding diversion rates.
- City Code provisions pertaining to multi-family uses develop standards and guidelines for the RPD Residential Planned Development Zone and R-3 Multifamily Zone which specify in Sections 11.12.050 G.5 and 11.13.050 G.5 that all multifamily developments provide one or more screened refuse area(s) with trash enclosure(s) in accessible locations and of sufficient size to accommodate the intensity of use, and to accommodate recycling containers in addition to general refuse or trash collection meeting certain minimum design standards.

- AB 2176 (Chapter 879, Statutes of 2004) was signed into law on September 29, 2004, and modified the requirements related to provision of adequate areas for collecting and loading recyclable materials and building permits, among other requirements. This legislation changed an existing section of the PRC that required local agencies to adopt an ordinance relating to adequate areas for collecting and loading recyclable materials in development projects, or enforce the state model ordinance as of September 1, 1994. PRC 42911 was amended as follows:

  a) Each local agency shall adopt an ordinance relating to adequate areas for collecting and loading recyclable materials in development projects.

  b) If a local agency has not adopted an ordinance for collecting and loading recyclable materials in development projects, on or before September 1, 1994, the model ordinance adopted pursuant to Section 42910 shall take effect on September 1, 1994, and shall be enforced by the local agency and have the same force and effect as if adopted by the local agency as an ordinance.

  c) On and after July 1, 2005, a local agency shall not issue a building permit to a development project, unless the development project provides adequate areas for collecting and loading recyclable materials.

Impact Determination

Because the proposed Project would comply with federal, state, and local statutes and regulations related to solid waste, impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-7 would be less than significant.

Threshold UTIL-8: Would the Project result in a demand for Energy Systems such as electricity and natural gas in which the existing utility systems are insufficient to meet the Project need and would therefore require new systems to be constructed?

Natural Gas Facilities

The proposed Project would increase the number of residential units and commercial spaces and the number of residents. This increase would place a higher demand on gas services. However, the current backbone high pressure supply pipeline is a fairly robust system that can adequately serve the proposed

residential and commercial growth. On a regional level, the proposed Project would not have substantial adverse impacts requiring gas facility improvements. If any local gas system improvements are needed due to future project development, the medium-pressure system improvements would be determined by the location and specific gas requirements of the proposed developments (Carroll pers. comm.). If local gas systems improvements would be required, they would be handled on a project-specific basis and the gas service provider projects no significant adverse effects resulting from those improvements.

Electric Facilities

The electrical service provider, Southern California Gas Company, has provided a will-serve letter indicating that the proposed Project would not place an increased demand on electrical services that would be unexpected and unplanned for. Excluding any unforeseen problems, the provider's plans for distribution resources indicate that the provider has the ability to serve all customers' loads in accordance with the provider's rules and tariffs (Esquer pers. comm.).

In addition the General Plan Update would implement several policies related to energy consumption and conservation, such as:

> **CNE Objective 1.3**: Promote efficient and sustainable use of energy resources through conservation and demand-reduction activities.
>
> **CNE Policy 1.3.1:** Encourage implementation of green building techniques, such as Build It Green, Leadership in Energy and Environmental Design (LEED), or Energy Star-rated building and construction standards.
>
> **CNE Policy 1.3.2:** Encourage implementation of Cool Communities Measures, including use of light-colored or porous paving materials in parking lots and light-colored roofs and increased use of trees and other shading vegetation around parking lots and buildings to reduce the amount of energy needed for cooling.
>
> **CNE Policy 1.3.3:** Evaluate the extent to which the City could implement the state's *Green Building Action Plan*, which is the detailed direction that accompanied the Governor's Executive Order S-20-04.
>
> **CNE Policy 1.3.4**: Continue to support the City's Green Team to identify ways the City could implement green programs in its own operations and projects; create incentives for those who implement green programs; and develop green best management practices to share with the public and to use when reviewing applications for development.

CNE Policy 1.3.5: As green technology continues to develop, the City will monitor its changes and enhancements and will add policies and/or programs, as appropriate.

CNE Policy 1.3.6: Encourage new development to exceed Title 24 energy efficiency standards.

CNE Policy 1.3.7: Establish outdoor lighting standards in the Zoning Code, including requirements that:

a. All outdoor lighting fixtures be energy efficient; and

b. Light levels in all ne development, parking lots, and street lighting do not exceed state standards.

CNE Policy 1.3.8: Provide good examples of the best available technologies and methods for minimizing energy consumption and waste through all City facilities, actions, and policies, including:

a. Replacing fleet vehicles and equipment with the most fuel efficient vehicles practical;

b. Implementing a comprehensive plan to improve energy efficiency of municipal facilities, which could include installing energy efficient appliances, lighting, air conditioning, heating, and building retrofits;

c. Providing bicycle facilities, ridesharing, ride-home programs, and transit passes to employees.

CNE Policy 1.3.9: Promote, support, and require, as appropriate, the development of solar energy.

CNE Policy 1.3.10: Encourage that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems in the future, using such "solar-ready" features.

CNE Policy 1.3.11: Encourage that residential projects of 6 units or more participate in the California Energy Commission's New Solar Homes Partnership, which provides rebates to developers who offer solar power in at least 50% of new units, or a program with similar provisions.

CNE Policy 1.3.12: Provide, where possible, incentives for renewable energy projects (e.g., reduced fees and expedited permit processing), creative financing (e.g., subsidized or other low-interest loans and/or the option to pay for system installation through long-term assessments on individual property tax bills), as well as other support for community members or developers seeking funding for such projects.

> **CNE Policy 1.3.13:** Work with energy providers to develop or enhance communication and outreach strategies to inform the community about the need for and benefit of energy conservation and green programs, SCE's energy conservation opportunities and programs, and City programs.

With these self-mitigating policies and the very low increase in development over the next 20 years, no impacts would occur on the existing energy systems.

Impact Determination

At the programmatic level of analysis, the projected increase in population and residential and commercial space would not adversely impact gas facilities, and impacts would be less than significant. Also, given the proposed Project's projected population increase and planned land use changes, the electrical service provider would have capacity to accommodate the change in demand for electrical services, and impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts related to Threshold UTIL-8 would be less than significant.

Cumulative Impacts

The geographic scope for the cumulative utilities impacts analysis is composed of the service areas of the utility providers. Past and present development projects have changed the area from its natural condition to low density, automobile-oriented development with several natural areas preserved in open space.

The surrounding jurisdictions have their own water purveyors, which prepare individual UWMPs to forecast water demand and supply in their service areas. These jurisdictions also are within the FMWD (and greater MWD) service area, which forecasts water demand and supply for its entire service area within its UWMP. Furthermore, future projects within these jurisdictions that meet SB 610 or SB 221 criteria would be required to prepare a water supply assessment documenting adequate supply of water for future estimated demand, or documenting proposed new supplies of water. The FMWD UWMP projects having supplies to meet demand for its service area through 2025; however, the projected supply and demand does not account for the proposed Project, and

until the FMWD's UWMP is updated and includes the buildout projections of the proposed Project, the supply of water resources is unknown. Impacts on water are considered to be cumulatively significant and unavoidable.

The LACSD is a confederation of 24 separate sanitation districts that provides for the collection, treatment, and disposal of wastewater for more than 5 million residents within Los Angeles County and complies with state and federal requirements governing the treatment and discharge of wastewater. The wastewater collection system includes over 5,100 miles of sewer lines, 153 sewage pump stations, 4 wastewater treatment plants, and 4 sewer maintenance yards; the system has a total capacity of 400 mgd and is currently processing 330 mgd (Hitti pers. comm.). Therefore, with the Project's contribution of 0.33 mgd it is reasonable to assume LACSD would be able to meet the need of future cumulative projects into 2030. Future development would undergo development review and CEQA analysis to ensure supply is available for specific development projects.

The surrounding jurisdictions have stormwater or drainage master plans and water quality regulations to control stormwater runoff and reduce water pollution. Furthermore, each jurisdiction must have a municipal stormwater NPDES permit, which requires new development and redevelopment projects to incorporate stormwater mitigation measures. These regulations would serve to control stormwater runoff and maintain the quality of receiving waters within the jurisdictional boundaries.

Compliance with these plans and regulations are either mandatory or strongly encouraged. Projects proposed in any of the surrounding jurisdictions are expected to comply with these plans or demonstrate why compliance cannot be achieved. Moreover, these plans help to assure future development is well-planned for and has adequate infrastructure. Consequently, cumulative utilities impacts from past, present, and reasonably foreseeable future projects proposed within the surrounding jurisdictions would be less than cumulatively significant.

The proposed Project would update the City's existing General Plan in a largely developed city. Implementation of the General Plan Update would allow for a targeted increase in multi-family residential-commercial mixed-use land uses in the DVSP and along Foothill and Verdugo Boulevards. In addition, the General Plan Update would continue to allow some increase in development of existing land uses within vacant parcels throughout the city that are currently designated for very low density residential development. As discussed above, the proposed Project would result in less-than-significant impacts on utilities.

Thus, because the proposed Project would not have a significant impact on any of the above thresholds, and past, present, and reasonably foreseeable future projects have not resulted in a cumulatively significant utilities impact, the Project's incremental contribution to utilities would be cumulatively considerable.

Impact Determination

Impact C-UTIL-1: The proposed Project, when combined with past, present, and reasonably foreseeable future projects, would result in an increase in the demand for water supply. The lack of available water supplies documented in the FMWD 2005 UWMP beyond the existing condition and the lack of mitigation that would reduce this impact to a less-than-significant level means that the proposed Project would have a significant and unavoidable adverse cumulative impact related to water supply.

Mitigation Measures

No feasible mitigation is available.

Residual Impacts

The Project's incremental contribution to cumulative impacts on utilities from past, present, and reasonable foreseeable projects would be significant and unavoidable.

Significant and Unavoidable Adverse Impacts

Impact UTIL-1: The proposed Project would increase the demand for water supply at buildout. The existing FMWD 2005 UWMP does not identify additional water resources beyond what is currently planned without the Project, and, therefore, does not adequately provide assurance that the associated water agencies would have sufficient water supplies available to serve the project from existing entitlements and resources. The lack of mitigation that would reduce this impact to a less-than–significant level means that the proposed Project would have a significant and unavoidable adverse impact related to water supply.

Impact C-UTIL-1: The proposed Project, when combined with past, present, and reasonably foreseeable future projects, would result in an increase in the demand for water supply. The lack of available water supplies documented in the FMWD 2005 UWMP beyond the existing condition and the lack of mitigation that would reduce this impact to a less-than-significant level means that the proposed Project would have a significant and unavoidable adverse cumulative impact related to water supply.