CITY OF LOS ANGELES
CALIFORNIA

NANCY RUSSELL
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

92-2012

RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - 485-5703
General Information - 485-5705

Pat Healy
Chief Legislative Assistant

October 15, 1993

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ADMINISTRATION DIV
COUNCIL SECTION
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OCT 29 1993
ASSIGNED WPMD W/FILE
WTED
WCMD
PMD

Board of Public Works
Room 353, City Hall
Attn: James A. Gibson, Secretary

Dear Mr. Gibson:

The Public Works Committee at its meeting of October 13, 1993 considered the requested approval by the City Council of a Negative Declaration for the Tillman Water Reclamation Plant - Warehouse/Service Facilities (43,000 sq. ft. warehouse and service facility and approximately 300 parking spaces and 1,600 sq. ft. hazardous material storage facility).

The Public Works Committee recommended that the subject file be referred back to your Board, as requested, to be considered at your meeting of October 22, 1993 regarding concerns raised regarding the centralized septic tank disposal facility noting also that there is an appeal on a conditional use permit.

If you have any questions or need additional information, please contact me on extension 5-5732.

Very truly yours,

Chauncey B. Pruner
Legislative Assistant II
Public Works Committee

CBP:mlb

922012.ltr

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WASTEWATER PROGRAM
MANAGEMENT DIVISION

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CALIFORNIA

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92-2012
CD 11

Board of Public Works recommends approval by the City Council of a Negative Declaration for the Tillman Water Reclamation Plant - Warehouse/Service Facilities (43,000 sq. ft. warehouse and service facility and approximately 300 parking spaces and 1,600 sq. ft. hazardous material storage facility)

DISPOSITION Continued to 10-12-93

COMMENTS FROM PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN COMMITTEE'S SUBJECT MATTER JURISDICTION

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BOARD OF PUBLIC WORKS
MEMBERS

PERCY DURAN III
PRESIDENT

DENNIS N. NISHIKAWA
VICE-PRESIDENT

M.E. "RED" MARTINEZ
PRESIDENT PRO-TEMPORE

JOHN W. MURRAY, JR.

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
BOARD OF PUBLIC WORKS
ROOM 353, CITY HALL
LOS ANGELES, CA 90012
JAMES A. GIBSON
SECRETARY
GENERAL INFORMATION
485-3381

9J 3012

September 2, 1993

#1 CE

City Council
Room No. 395
City Hall

Subject: APPPROVAL BY THE CITY COUNCIL OF A NEGATIVE DECLARATION FOR THE TILLMAN WATER RECLAMATION PLANT - WAREHOUSE/SERVICE FACILITIES

As recommended in the accompanying report of the City Engineer, which this Board has adopted, the Board of Public Works recommends that the City Council:

1. Certify the Negative Declaration which has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Los Angeles Guidelines.

2. Approve the Negative Declaration (Transmittal No. 1) which finds that the proposed project would have no significant effects on the environment.

3. Approve the proposed project and instruct the City Clerk to notify the Environmental Coordination Unit of the Wastewater Program Management Division, Bureau of Engineering (Kelvin Lew, Phone, (213) 847-9502), immediately following adoption of the Negative Declaration so that a Notice of Determination can be filed with the County Clerk within five working days as specified by CEQA.

Respectfully submitted,

for James A. Gibson
Secretary
Board of Public Works

JAG:CC:cg

ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES AND REFERRED TO THE CITY COUNCIL SEP 3 1993

Secretary

Department of Public Works

Bureau of Engineering
Report No. 1

September 2, 1993

CD #11

Approval By The City Council Of A Negative Declaration For The Tillman Water Reclamation Plant - Warehouse/Service Facilities
W.O. E2000220

Recommendations

Adopt this report and forward it to the City Council with the recommendations that the City Council:

1. Certify the Negative Declaration which has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Los Angeles Guidelines.

2. Approve the Negative Declaration (Transmittal No. 1) which finds that the proposed project would have no significant effects on the environment.

3. Approve the proposed project and instruct the City Clerk to notify the Environmental Coordination Unit of the Wastewater Program Management Division, Bureau of Engineering (Kelvin Lew, Phone 213-847-9502), immediately following adoption of the Negative Declaration so that a Notice of Determination can be filed with the County Clerk within five working days as specified by CEQA.

Transmittals

Negative Declaration (24 copies: 19 for City Council, 8 for the Board of Public Works).

Discussion

The proposed project would be constructed at the existing Tillman Water Reclamation Plant (TWRP) which is located in the City of Los Angeles' Encino-Tarzana Community Planning District, at 6100 Woodley Avenue. The proposed project would involve remodeling of existing facilities, reassignment of certain facility activities and construction of new facilities to support operation of TWRP in a more efficient manner. The proposed project would consist of:

- Construction of an approximately 43,000 square foot warehouse and service facility with associated parking and a 1,600 square foot hazardous materials storage facility;

- Relocation of existing warehouse and service activities to the new building;

- Remodeling of the existing warehouse and service facilities for use as laboratory facilities and expansion of existing parking;

- Relocation of existing laboratory activities from the existing Administration Building to its new location; and

- Remodeling of that portion of the Administration Building vacated by the laboratory activities to consolidate administrative activities that are now occurring at scattered locations on the site and expansion of existing parking.

The several proposed project activities are scheduled to begin in late-1993 and to last for approximately two and one-half years.

The estimated cost for the proposed project is $11,300,000.

The proposed project would be designed, constructed, and operated in accordance with all applicable laws, regulations, and formally adopted city standards (e.g., Los Angeles Municipal Code and Bureau of Engineering Standard Plans). Construction would adhere to uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., Standard Specifications for Public Works Construction and the Work Area Traffic Control Handbook) as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610). Mitigation measures beyond standard practices are neither required nor recommended.

Notices of the City's intent to file a Negative Declaration, together with a description of the proposed project and the Initial Study preliminary environmental analysis were mailed to approximately 130 agencies, organizations, and individuals (e.g., Mr. Glenn Bailey of the Encino Civic Association, Mr. Peter Ireland of the Santa Monica Mountains Conservancy, and Ms. Jill Swift of the Sierra Club, who are also members of the Sepulveda Basin Wildlife Areas Steering Committee.) known to have an interest in the proposed project. In addition, copies of the Initial Study were placed at the local and Central libraries for viewing by the public, and a notice, regarding the availability of these materials, was placed in the April 22, 1993, edition of the Los Angeles Times. Comments on the Initial Study, were solicited and received for a period of 30 days which ended on May 24, 1993. Comments received during the public review period did not raise new issues of potential significance that were not addressed by the Initial Study. Summaries of the received comments and the Bureau's response have been attached to the final Negative Declaration.

However, it should be noted that a new minor component, the construction of Hazardous Materials Storage Facility, was added to the project description after the public review period. The new component is consistent with the scope of the original project and would not have the potential for significant impact. A copy of the Bureau's findings has been attached to the final Negative Declaration.

Pursuant to the Los Angeles City CEQA Guidelines, the City Council must adopt the Negative Declaration and approve the proposed project. A Notice of Determination must be filed with the City and County Clerks within five working days following adoption by the City Council of the Negative Declaration. Filing of the Notice of Determination will be accomplished by the Environmental Coordination Unit - Wastewater Program Management Division, Bureau of Engineering.

(WMS JMF BMS)

Report reviewed by:
PMD, WTED, WCMD
TWRP (San)

Respectfully submitted,

Ralph H. Kennedy
for Robert S. Horii
City Engineer

Report prepared by:

Wastewater Program
Management Division

Wayne M. Savaria
Division Engineer
Phone (213) 847-9564

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COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT	CITY CLERK'S USE

NEGATIVE DECLARATION

(Article V – City CEQA Guidelines)

LEAD CITY AGENCY:	COUNCIL DISTRICT:
Dept. of Public Works – Bureau of Engineering	11
PROJECT TITLE: Tillman Water Reclamation Plant – Warehouse/Service Facilities (W.O. E2000220)	**LOG REFERENCE:** 4

PROJECT LOCATION:
Donald C. Tillman Water Reclamation Plant
6100 Woodley Avenue

PROJECT DESCRIPTION:
The proposed project would be the construction of a new 43,000 square foot warehouse/service facility and a 1,600 square foot hazardous materials storage building, development of additional parking, relocation of an existing trailer, and the remodeling of the existing service and support facilities.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY:

FINDING:
The City Engineer of the City of Los Angeles has determined that this project will not have a significant effect on the environment for the following reasons.

Mitigation measures have been incorporated into the design of the proposed project which have reduced construction and operation related impacts to a level of insignificance.

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

"Any written objections received during the public review period are attached together with the responses of the Lead City Agency."

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM:	TITLE:	TELEPHONE NUMBER:
Kelvin Lew	Environmental Associate – WPMD	(213) 847-9502

ADDRESS	SIGNATURE (Official):	DATE:
650 S. Spring Street; 11th Floor Los Angeles, CA 90014-1920		

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CITY OF LOS ANGELES

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY

(Article IV -- City CEQA Guidelines)

Council District: ~~6~~ **11** Date: August 4, 1993

Lead City Agency: Department of Public Works
Bureau of Engineering
Wastewater Program Management Division

Project Title: **Tillman Water Reclamation Plant - Warehouse/Service Facilities**
Work Order No. E2000220

I. PROJECT DESCRIPTION

This document has been revised to reflect a change in the project description and is being recirculated for public review. The original document was made available for public review from July 14, 1992 to August 17, 1992.

A. LOCATION

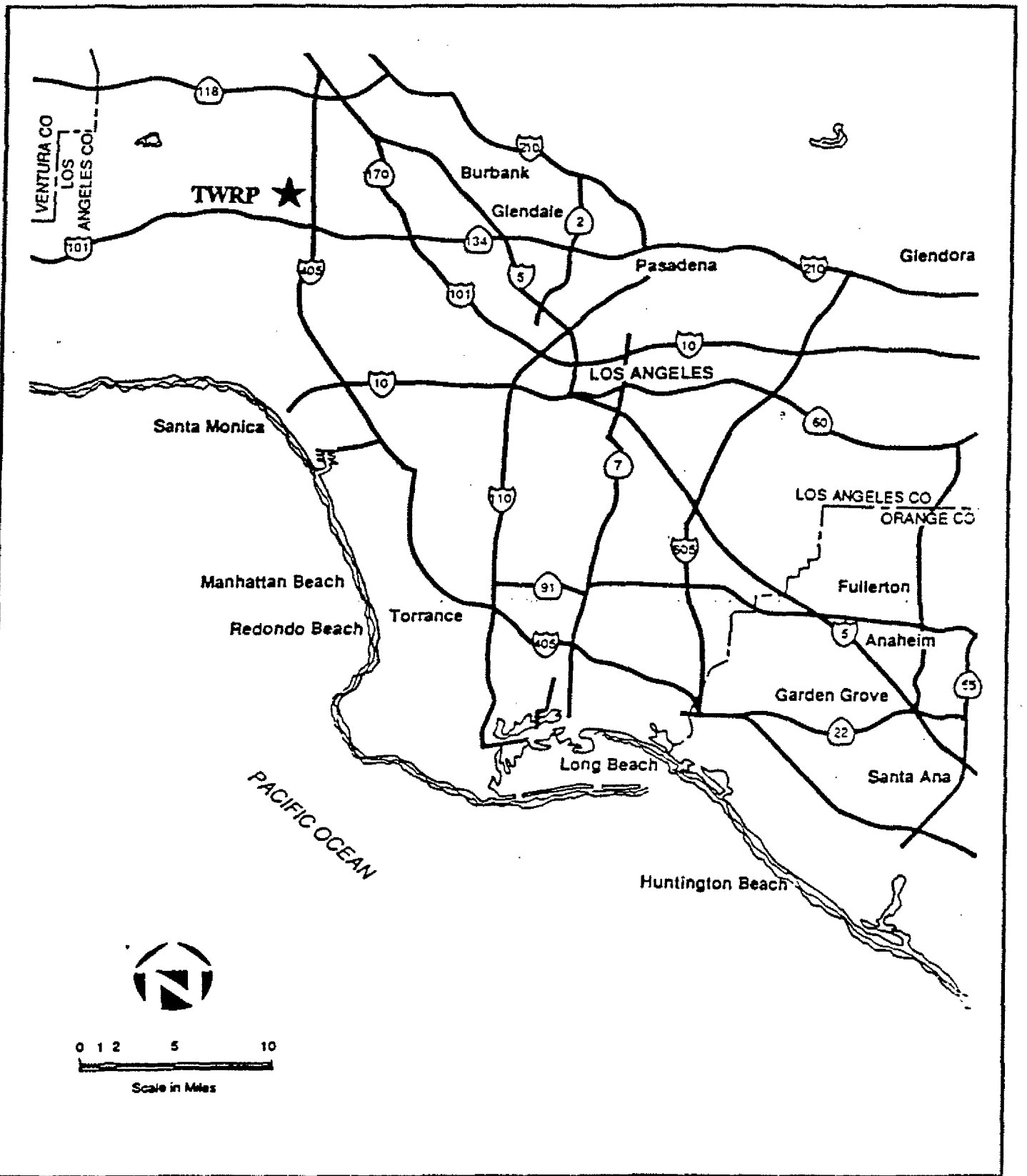
The proposed project would be situated at the Donald C. Tillman Water Reclamation Plant (TWRP) facility that is located at 6100 Woodley Avenue in the Encino-Tarzana community planning area within the City of Los Angeles. The proposed project location is situated approximately 15 miles northwest of the Downtown Civic Center.

TWRP is roughly bounded by the California Air National Guard to the north, ~~Woodley Avenue to the west,~~ Woodley Avenue Park to the south **and to the west**, and Haskell Channel to the east. Figure 1 illustrates the TWRP site in relation to the region while Figure 2 is a vicinity map that locates the facility with respect to its nearby environs.

B. PURPOSE

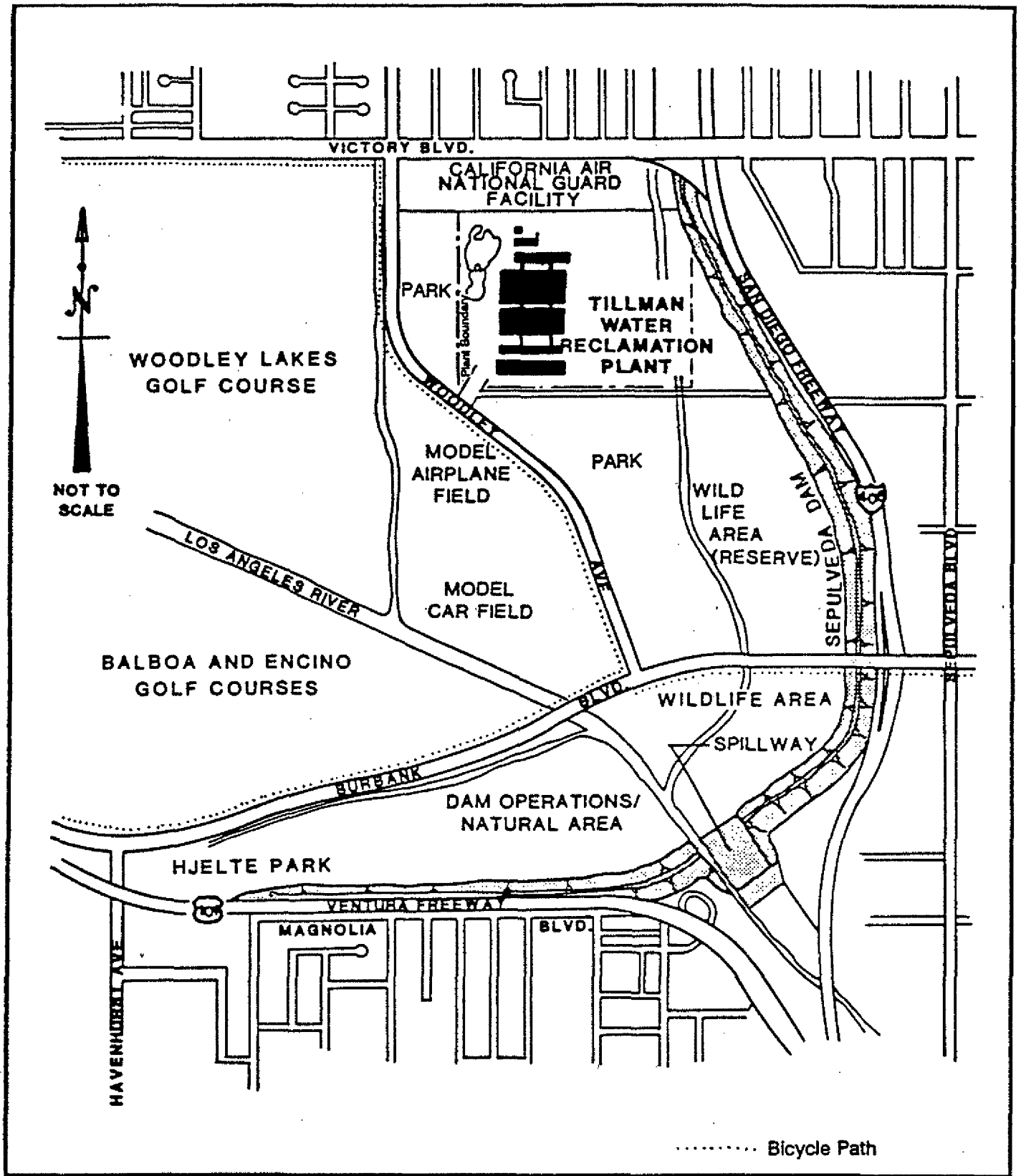
The existing service and support facilities at TWRP consist of the Administration Building and Service Buildings Nos. 1 and 2, all of which are located near the southwest corner of the plant. The Phase II Expansion of TWRP was recently completed and, although the existing service and support facilities were originally sized for Phase II (80 mgd) specifications,

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WASTEWATER PROGRAM MANAGEMENT DIVISION	Figure 1 Regional Map	CLEAN WATER PROGRAM City of Los Angeles

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WASTEWATER PROGRAM MANAGEMENT DIVISION	Figure 2 Vicinity Map	CLEAN WATER PROGRAM

COPY

unforseen additional plant and operational requirements **(i.e., more stringent effluent quality and operational monitoring requirements of regulatory agencies that have been implemented, or are now pending)** have increased needs beyond allocated space.

The purpose of the proposed project is to provide new service and support facilities to accommodate existing and future plant activities needed for normal operation at TWRP.

C. DESCRIPTION

1. **General**

The proposed project would involve construction of a new building, development of additional parking, and the remodeling of existing service and support facilities. The proposed project would be implemented in three phases as follows:

Phase 1 would involve the relocation of an existing trailer and the construction of a Warehouse/Service Facility near the northeast portion of the TWRP site. The Facility would consist of a single story building (28 feet in height with approxitmate interior dimensions of 43,000 sq.ft. and architectural dimensions of 56,000 sq.ft.). The proposed building would house the warehouse and the service and maintenance facilities that are currently housed in Service Buildings Nos. 1 and 2. The new structure would also house an electric substation consisting of two transformers and associated switchgear, and a classroom training facility. The net increase in warehouse/service activity floor area would be approximately 26,000 square feet.

Phase I would also include the addition of 134 parking spaces near the northeast corner of the facility (on ground that is currently both paved and unpaved) and the relocation of 48 existing spaces on the eastern portion of the warehouse site to the same area, resulting in the construction of a total of 182 parking spaces.

After construction, the existing service and support facilities located on the southwest portion of the plant site would be relocated to the new building.

Phase 2 would involve the remodeling of the vacated Service Buildings Nos. 1 and 2 for use as laboratory facilities. The existing laboratory, currently housed within the Administration Building, would be relocated to the newly remodeled facilities. The net increase in

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lab activity floor area would be approximately 5,135 square feet. The parking lot which currently surrounds the proposed new Lab Facilities site would also be expanded an additional 70 spaces.

Phase 3 of the proposed project would involve the development of new space to accommodate administrative activities within the existing Administration Building by utilizing the area to be vacated by the process lab. The net increase in administrative activity floor area would be 9,735 square feet. However, the Administration Building's exterior dimensions would not change. Existing parking would also be expanded an additional 70 spaces at this location.

Figure 3 locates the proposed project's facilities in relation to the plant site.

2. Construction Methodology and Schedule

Phase 1 of the proposed project (Warehouse construction and relocation) is scheduled to commence in late-1993 and would last for approximately 14 months. The proposed project would be constructed of steel, concrete block, and stucco utilizing conventional methods. Phase 1 construction activity would be staged as follows: Stage 1 - Grading; Stage 2 - Parking Lot Construction; Stage 3 - Building Construction and Site Restoration.

Phase 2 of the proposed project (Service Buildings remodel and Laboratory relocation) would commence upon completion of Phase 1 (anticipated to be late-1994) and require approximately nine months to complete.

Phase 3 (Lab Facilities remodel) would commence upon completion of Phase 2 (anticipated to begin in late-1995) and require approximately six months to complete.

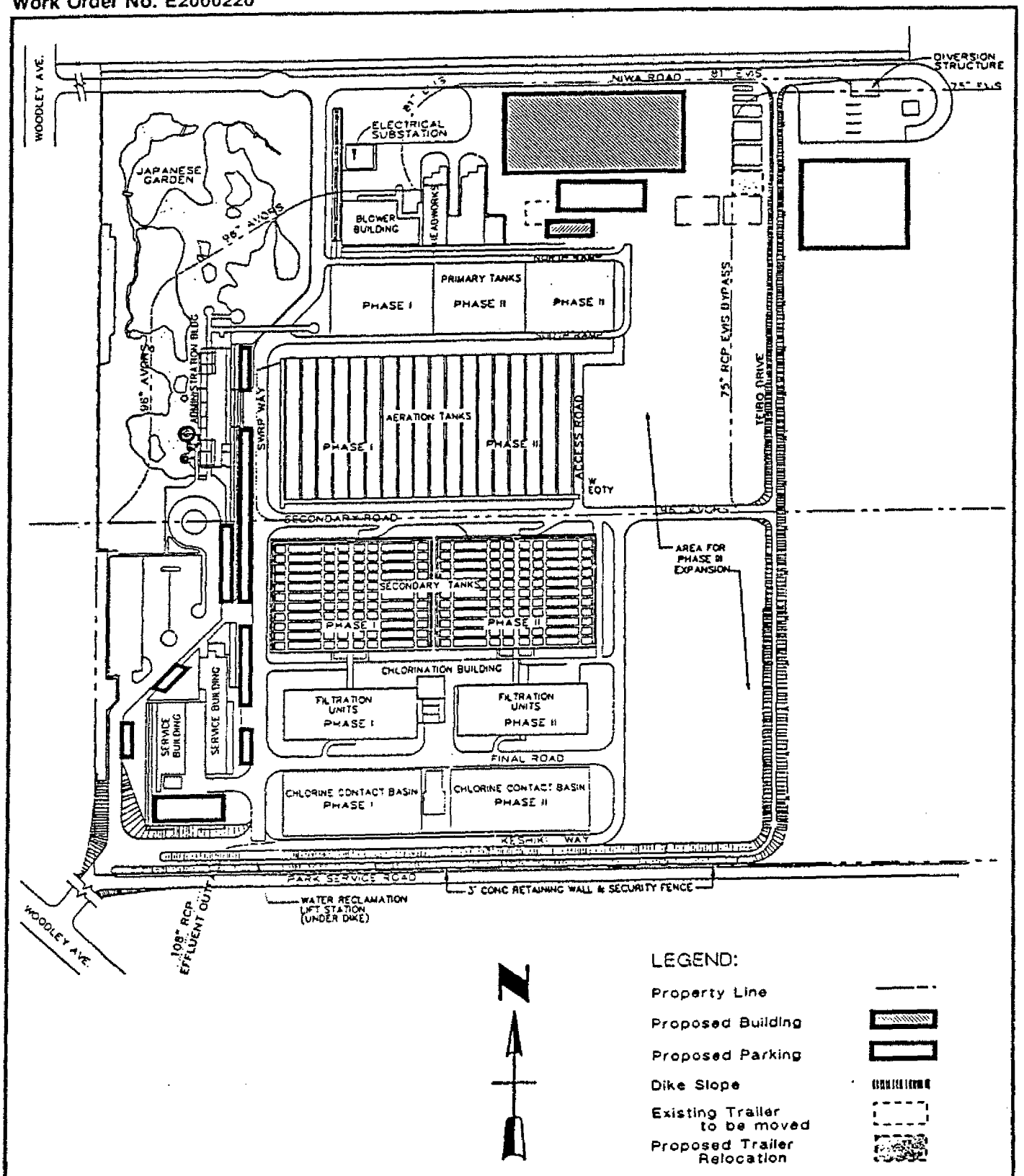
3. Project Cost

The estimated total cost for the proposed project is $11,300,000.

4. Operational Characteristics

The proposed project would provide facilities that would more efficiently accommodate existing site activities. No change in site activity or intensity are expected to result from implementation of the proposed project.

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WASTEWATER PROGRAM MANAGEMENT DIVISION	Figure 3 TWRP Warehouse/Service Facilities Site Map	CLEAN WATER PROGRAM City of Los Angeles

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5. Required Permits and Approvals

The proposed project would require the following City of Los Angeles permits and approvals:

- Department of Planning

  The TWRP facility is located in an area zoned A2-1 and the site's existing use is authorized under a Conditional Use Permit (CUP). The Planning Commission is required to determine the consistency of the proposed project with the site's CUP and approve an amendment to the existing Conditional Use Permit.

- Department of Building and Safety

  The proposed facility's design would need to meet the requirements of the City's building code as determined by the Department of Building and Safety.

Unless otherwise stated, the proposed project would be designed, constructed and operated in accordance with all applicable laws, regulations and formally adopted city standards (e.g., Los Angeles Municipal Code and Bureau of Engineering Standard Plans). Construction would adhere to uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., Standard Specifications for Public Works Construction and the Work Area Traffic Control Handbook) as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610).

II. EXISTING ENVIRONMENT

A. Tillman Water Reclamation Plant

The Tillman Water Reclamation Plant (TWRP) is a wastewater treatment plant that is located in the eastern end of the Sepulveda Dam Flood Control Basin. The Sepulveda Basin is a dry-land reservoir that is managed by the U.S. Army Corps of Engineers, Los Angeles District. The Basin's primary purpose is flood management; however, it supports a wide range of other land uses including agriculture, recreation, and wastewater management.

TWRP is roughly bounded by the California Air National Guard to the north, ~~Woodley Avenue to the west,~~ Woodley Avenue Park to the south **and to the west**, and Haskell Channel to the east.

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B. Project Impact Zone

The proposed project's impact zones would extend approximately 500 feet in each direction from the centroid of active construction. The zone would extend off site only to the Air National Guard site which abuts the plant directly to the north. The proposed project's actual construction would occur on previously paved or disturbed bare ground that currently supports some ornamental landscaping; rare or endangered plants or animals are not known to exist within the impacted area.

By nature of its cultural and aesthetic emphasis, the nearest noise-sensitive receptor, subject to impact by the proposed project, would be the Japanese Gardens located on the northwest corner of the TWRP facility. Weekly tours of the Gardens are offered to the public by appointment only.

III. ENVIRONMENTAL EFFECTS

A. Initial Study Checklist

An Initial Study Checklist (Attachment 1) follows which identifies the environmental components subject to effect by the proposed project.

IV. ENVIRONMENTAL IMPACT EVALUATION

A. Response to Checklist Items

Following is a discussion of those Initial Study Checklist items designated as "yes" or "maybe" having the potential for environmental impact. Additional items designated "no" are also discussed if deemed relevant.

EARTH

1b. *Will the proposal result in disruption, displacements, compaction, or overcovering of the soil?* **yes**.

Construction of the proposed project in the northern portion of the plant would require the grading, compaction and overcovering of approximately 164,000 square feet of native subsoils. Additional grading and covering of soils would be required for the parking area expansion in the southwestern portion of the plant. Covering of soils would be permanent but is not considered significant in the local or regional context due to its relatively small area compared to the remaining open ground on the site and surrounding land uses.

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1e. *Will the proposal result in any increase in wind or water erosion of soils, either on or off the site?* **maybe**

The existing construction sites consist of open ground having irregular contours. The required grading activity could result in the loosening of soils and may pose the potential for increased wind or water erosion. Soils would also be subject to severe erosion during flood events. Such disruption of soils would be short-term and could be significant. However, Standard Specification measures to prevent excessive erosion of soils would be adhered to (e.g. watering or plastic covering). Project completion would result in the covering of native soils otherwise exposed to the potential for wind or water erosion.

1f. *Will the proposal result in changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?* **no**

Haskell Channel is located approximately 500 feet east of the proposed project's impact zone. Grading activity would result in the temporary loosening of surface soils making them more susceptible to erosional forces and inundation by flood. Due to the distance of the proposed project sites from the channel, the relatively small area to be graded, and the low relief of the area, no significant impact (i.e., deposition to the channel) is anticipated.

1g. *Will the proposal result in exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?* **yes**

Construction workers, building inhabitants, and the buildings themselves would be exposed to seismic events that are likely to occur during the project's useful life. Because the occurrence of seismic events are probabilistic in nature, such an exposure is not considered to be significant. The proposed project would be designed and built according to all current standard operating procedures and earthquake standards.

AIR

2a. *Will the proposal result in substantial air emissions or deterioration of ambient air quality?* **no**

Transport of construction workers, machinery, and materials would marginally degrade regional air quality. Construction activities may generate additional particulate loadings leading to a marginal degradation of local air quality.

Construction of the proposed project would require the use of various types of gasoline and diesel fuel powered construction equipment. Because emissions

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from construction are within threshold limits, they are considered to have a minor effect on existing local air quality and are not considered to be significant. The construction emissions (for diesel powered equipment) analysis for Stage 1 of the proposed project may be found in the following tables. Remodeling activities for Stages 2 and 3 are expected to result in negligible air emissions.

The proposed project would result in a relocation of workers from the existing facilities to the new facility and therefore would not result in a significant new source of auto emissions. No net increase in the number of workers on the plant is anticipated from the proposed project. However, traffic generation factors of the facility would increase to accommodate training.

Standard Specification measures would be adhered to for the protection of workers as well as to control fugitive dust and equipment during construction. See also response 1e.

TABLE A
STAGE 1 - GRADING EMISSIONS

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Bulldozer[1]	3	8	2.28	19.92	4.824	1.416	1.824
Water Truck[2]	2	3	1.14	25.02	10.8	1.56	2.7
Total Emissions			3.42	44.94	15.624	2.976	4.524
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.
[1] treated as tracked tractor
[2] treated as off-highway truck

TABLE B
STAGE 2 - PARKING LOT CONSTRUCTION EMISSIONS

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Asphalt Truck[2]	3	2	1.14	25.02	10.8	1.56	2.7
Asphalt Paver[1]	1	8	0.96	10.08	2.8	1.12	0.896
Asphalt Roller	2	8	1.04	13.92	4.8	0.8	1.072
Total Emissions			3.14	49.02	18.4	3.48	4.668
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.
[1] treated as tracked tractor
[2] treated as off-highway truck

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TABLE C
STAGE 3 - WAREHOUSE/SERVICE FACILITIES CONSTRUCTION EMISSIONS

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Cement Mixer[2]	4	1	0.76	16.68	7.2	1.04	1.8
Crane[4]	1	8	1.2	13.6	5.4	1.12	1.144
Total Emissions			1.96	30.28	12.6	2.16	2.944
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.
[2] treated as off-highway truck
[4] treated as miscellaneous

WATER

3b. *Will the proposal result in changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?* **yes**

The proposed project would result in the covering of both open and vegetated ground. This would result in a decrease in the rate of groundwater infiltration and marginally increase surface runoff from the immediate vicinity. This effect would be permanent but is not considered significant in the local or regional context due to its relatively small area compared to the remaining open ground on the site and surrounding land uses.

3i. *Will the proposal result in exposure of people or property to water related hazards such as flooding or tidal waves?* **yes**

The Tillman Water Reclamation Plant (TWRP) is located within a 100 year flood plain. Flood protection for the TWRP is planned to be completed within the next two years. Consequently, construction workers, building inhabitants, and the buildings themselves would be exposed to the possibility of flooding until completion of the dike. This exposure would be temporary and is not considered to be significant. That portion of the proposed parking to be located beyond the dike boundaries is subject to inundation by flood; however, the effects of such an occurrence would be temporary and is not considered to be significant.

PLANT LIFE/ANIMAL LIFE (4,5)

Will the proposal result in either a change in the number of specific plants or

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animals, the diversity of species, or a reduction of habitat? **no**

The proposed project sites consist primarily of disturbed bare ground and some landscaped areas within the boundaries of a wastewater treatment facility. No rare or endangered plants or animals are known to exist, therefore no impact would occur.

NOISE

6a. *Will the proposal result in increase in existing noise levels?* **yes**

6b. *Will the proposal result in exposure of people to severe noise levels?* **maybe**

During construction, noise levels adjacent to active construction zones would likely exceed existing ambient levels. The nearest sensitive receptor is the Japanese Gardens, located on the northwest corner of the TWRP facility. Since construction activity would not occur in close proximity to the Garden, no significant impact is anticipated to occur. Standard Specification measures would be adhered to for the protection of workers.

LIGHT AND GLARE

7. *Will the proposal produce new light or glare?* **yes**

The proposed project would result in a minor new source of light. Lighting would be consistent with existing lighting on the plant site. This additional lighting would be minor in relation to the overall plant and is not considered to be significant. Nighttime construction activities are not anticipated for the proposed project.

LAND USE

8. *Will the proposal result in a substantial alteration of the present or planned land use of an area?* **no**

The proposed project is a service structure within an existing wastewater treatment plant site. The treatment plant was developed in accordance with a Conditional Use Permit from the Department of Planning in an area that is zoned as agricultural. No significant impact to existing land use would occur from the proposed project.

NATURAL RESOURCES

9a. *Will the proposal result in increase in the rate of use of any natural*

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resources? **yes**

9b. *Will the proposal result in depletion of any non-renewable natural resource?* **yes**

Consumption of fossil derived resources (i.e. gasoline and diesel fuel) would be required for construction of the proposed project. This consumption would only be during the period of project construction and is not considered to be significant in the local or regional context. Operation and maintenance of the proposed facility would result in a marginal increase in the consumption of electricity. This increase in consumption is not considered to be significant.

RISK OF UPSET

10a. *Will the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?* **maybe**

The presence of gasoline and diesel fuels, used to energize construction equipment, present a potential for explosion; this potential is probabilistic in nature and would be reduced as a result of standard safety practices and is therefore not considered to be significant.

10b. *Will the proposal involve possible interference with an emergency response plan or an emergency evacuation plan?* **no**

Construction activity would be confined to the boundaries of the facility. No interference to on-site emergency response is anticipated.

TRANSPORTATION/CIRCULATION

13b. *Will the proposal result in effects on existing parking facilities, or demand for new parking?* **no**

The proposed project would result in the displacement of 48 existing parking spaces. Additional parking is part of the proposed project therefore additional demands upon existing parking are not anticipated.

13d. *Will the proposal result in alterations to present patterns of circulation or movement of people and/or goods?* **yes**

Vehicle access to the new warehouse facilities would be via Niwa Road, an access road located on the northern boundary of the plant site, from Woodley Avenue. The Niwa Road access would be used rather than the the main access road on

COPY

the southwest corner of the plant from Woodley Avenue. No other impacts to existing transportation/circulation systems outside of plant boundaries would occur.

PUBLIC SERVICES

14e. *Will the proposal result in a need for altered governmental services in the maintenance of public facilities, including roads?* **yes**

The proposed project would be a new governmental facility which would marginally raise existing operational and maintenance costs. Such an increase is not considered to be significant.

ENERGY

15a. *Will the proposal result in the use of substantial amounts of fuel or energy?* **no**

15b. *Will the proposal result in substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?* **no**

The proposed project would result in a net increase of 9,735 sq.ft. office space, 5,135 sq.ft. of lab space, and 26,330 sq.ft. of warehouse space. The new facility would require connection to the existing electrical utility. Since existing facilities would be relocating to the proposed facility, no additional demands to energy aside from building maintenance are expected. Energy consumption for building maintenance would be marginal and is not considered significant.

Construction of the unit substation would involve the installation of two electrical transformers. The transformers would convert high ~~current~~ **voltage** electricity into a more useful lower ~~current~~ **voltage** form and therefore would not involve an additional demand to energy.

See also response (9) Natural Resources.

UTILITIES

16d. *Will the proposal result in a need for new systems, or substantial alterations to sewer or septic tanks?* **no**

The proposed project is an accessory structure to an existing wastewater treatment facility and would not involve an expansion to treatment capacity. No significant impact would occur.

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AESTHETICS

18. *Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?* **no**

To maintain aesthetic consistency on the plant site, design of the proposed project would require approval by the Department of Cultural Affairs. The proposed building would not be in close proximity to the Japanese Garden and therefore would not result in the Garden's obstruction from public view. No obstruction of view is anticipated from parking lot construction or building remodeling. No significant impact would occur.

RECREATION

19. *Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?* **no**

The proposed project would be located in the Tillman Water Reclamation Plant, the location of the Japanese Garden, an area of known recreation. Construction activity would be outside garden boundaries; hence, no impacts to recreational opportunities are anticipated.

CULTURAL RESOURCES

20. *Will the proposal result in the alteration of any cultural or historic sites?* **no**

As described in the Final Negative Declaration and Environmental Assessment for the Tillman Water Reclamation Plant Flood Protection Project dated June 1991, there are no cultural or historical sites known to exist at or near the proposed project sites, therefore no significant impact would occur.

V. MITIGATION MEASURES

The project as proposed would not have any significant short-term impacts nor long-term impacts. Mitigation measures are neither required nor recommended.

VI. COMPATIBILITY WITH EXISTING ZONING AND PLANS

The Tillman Water Reclamation Plant is located in an area zoned A2-1. Consequently, the proposed project would require approval by the Department of Planning and an amendment to the plant's existing Conditional Use Permit.

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VII. NAME OF PREPARER

Document Prepared by:

Kelvin Lew
Environmental Coordination Unit
Wastewater Program Management Division
Bureau of Engineering

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VIII. DETERMINATION - RECOMMENDED ENVIRONMENTAL DOCUMENT

A. Summary

The proposed project involves the construction of a warehouse/service facility, additional parking and the remodeling and relocation of existing facilities in a wastewater treatment plant. The proposed project would provide new facilities for those which have proven inadequate and provide permanent training facilities to replace the temporary trailers now in use.

The project is not expected to have a significant effect on the environment for the following reasons:

- The project would not significantly degrade air quality;
- Project related noise impacts will be of relatively short duration and highly localized; and
- No topographic modifications are likely to result from construction.

B. Recommended Environmental Documentation

On the basis of this initial evaluation, I find the proposed project would not have a significant effect on the environment, and a **Negative Declaration** should be prepared.

Prepared By: Kelvin Lew
Kelvin Lew
Environmental Associate I

Approved By:
Wallace E. Stokes, III
Coordinator
Environmental Coordination Unit
Wastewater Program Management Division

KDL:s
(h:\neg_dec\twrpwhse\twrpwhs3.neg)

Attachment: Initial Study Checklist (Form Gen. 159)

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SUPPLEMENTAL

DATE: August 12, 1993

SUBJECT: Record of Findings: Modification to Project Description for the Tillman Water Reclamation Plant - Warehouse/Service Facilities W.O. E2000220

SAVED AS: H:\...\TWRPWHSE\NEGDEC.ROF

Project Modification and Purpose

Since review of the above referenced Negative Declaration, a modification to the proposed project description has been made. As a part of the Phase I - Warehouse Construction, a 20 foot by 80 foot hazardous materials storage facility would also be built immediately south of the warehouse site. These "hazardous" materials would include paints, thinners, pesticides, machine oils, solvents, etc., currently stored at various locations throughout the treatment plant site. No new materials would be stored on site. This facility would be built to meet all City of Los Angeles - Department of Fire requirements.

Environmental Analysis

Categorical Exemption Class 3(4) of the City of Los Angeles CEQA Guidelines provides for the installation of new equipment and/or industrial facilities involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control. Class 11(3) provides for the construction or placement of buildings, or additions to buildings, involving the addition of less than 15,000 square feet, which additions are accessory to existing commercial, industrial or institutional facilities.

The proposed additional facility is a 1,600 square foot storage facility for hazardous materials currently stored on an existing wastewater treatment plant site. The facility would be a secured storage building meeting all City of Los Angeles - Department of Fire requirements and would result in improved worker safety and environmental control. The addition of this facility to the proposed project is consistent with the scope of the original project and would not have the potential for significant impact. The addition of the hazardous materials storage facility is therefore considered to be an immaterial change to the proposed project description.

Limitation of Findings

The findings contained herein are intended to support the minor project modifications described above only. Any additional activities undertaken in conjunction with the proposed project should be subjected to separate environmental analysis and a determination made of the potential cumulative significance which may be associated with such addition.

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COMMENTS AND RESPONSES RECEIVED

During the course of the public review period, written communications from individuals, organizations, and agencies were received. Some of the comments received raised single issues or requested additional information; others contained multiple comments or questions. Some of the comments required no response but merely stated a fact or supported a particular position.

Some comments resulted in changes in the text of the Negative Declaration. These text changes are shown in **bold** type within the final Negative Declaration. Text removed since the document was circulated are shown as ~~strikeout~~.

Comments received are summarized as follows:

City of Los Angeles - Department of Water and Power

Comment

1. **The term "current" should be changed to "voltage".**

Response

A change has been made to reflect the comment received. (See page 14 of Negative Declaration).

Comment

2. **LADWP will provide any needed electrical service in accordance with LADWP's rules and regulations.**

3. **LADWP provides the following energy conservation mitigation measures for consideration (Attached).**

Response

Comment acknowledged.

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City of Los Angeles - Stormwater Management Division

Comment

1. Best management practice during construction and consideration of General Industrial Activities Storm Water Permit requirements after construction are recommended.

Response

Comment acknowledged.

Coalition to Save the Sepulveda Basin

Comment

1a. An appeal on CPC 93-0005 (CU), pertinent to this project has been filed and raises questions related to impacts. Obviously the impacts of this project were not carefully enunciated (p.4 of your document states: "unforseen additional plant and operational requirements have increased needs beyond allocated space." Also, same page: "The purpose of the proposed project is to provide new service and support facilities to accomodate [sic] existing and future plant activities needed for normal plant operation at TWRP."

Response

The proposed project is the construction of a building and additional parking and the remodeling of existing buildings for improved operational efficiency at the Tillman Water Reclamation Plant (TWRP). The phrase "existing and future plant activities," is in reference to the more stringent effluent quality and operational monitoring requirements imposed or proposed by regulatory agencies since the existing facilities were built. The statement has also been qualified on page 4.

Comment

1b. Further (p.7), "The Planning Commission is required to determine the consistency of the proposed project with the site's CUP and approve an amendment to the existing CUP." We respectfully suggest that this matter must necessarily await resolution of the Appeal.

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Response

The statement is correct. The Planning Commission will review the proposed project's consistency with the site's Conditional Use Permit (CUP) and will have to approve an amendment to the Facility's CUP after the environmental document has been approved by the City Council.

Comment

2a. Piecemealing projects in this manner gives the appearance of ignoring cumulative impacts.

Response

The proposed project is immediately needed to support appropriate maintenance and spare parts warehousing to allow the plant to meet more stringent effluent quality and monitoring requirements that have been implemented, or are presently now pending implementation. It is inherent in the objectives of such requirements that they result in cumulative beneficial effects on the environment. However, CEQA defines 'impact' as an adverse change. Consequently, cumulative beneficial effects need not be discussed.

See also response to Comment 2b.

Comment

2b. It would appear that this Recirculated Negative Declaration is really the scope of a Phase III Tillman EIR and should thus be addressed.

Response

The document is appropriately limited in its scope. Section 15165 of the CEQA Guidelines indicates that "Where an individual project is a necessary precedent for action on a larger project, or commits the Lead Agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project."

The proposed project is neither a precursor nor a commitment by the City of Los Angeles to the further expansion of treatment capacity at the Tillman Water Reclamation Plant. Rather, it is needed to provide support facilities as described above in response to comment 2a. to allow the plant to meet more stringent effluent quality and monitoring requirements that are either in force or soon to be implemented. Consequently, the proposed project is independent and not part of a larger project, and no EIR is required.

COPY

Comment

3. **Although we were not in receipt of the original documents in connection with the Neg.Dec., we would suggest that this is a substantial expansion of use in the original document.**

Response

The proposed project was revised prior to approval of the previous Negative Declaration and the changes were determined to be of sufficient substance to require recirculation of a revised document, which is the document under current review. The revised project was subjected to analysis, independent of the originally proposed project, and staff has recommended adoption of a Negative Declaration. Whether or not the revised document indicates a substantial expansion of the proposed project is irrelevant, as the previous document was abandoned prior to its approval.

For your reference, the earlier Negative Declaration has been sent to you and the differences between the previous and current project descriptions are tabulated below.

Proposed Project Feature	Previous Document	Revised Document
Warehouse interior area	39,700 sq.ft.	43,000 sq.ft.
Net Parking Spaces built	75	134
Warehouse Parking location	immediately south of the warehouse site	immediately south and east of the warehouse site (northeast corner of TWRP)
Service Buildings Remodel - net parking spaces built	not indicated	70 spaces
Lab Facilities Remodel - net parking spaces built	not indicated	70 spaces
Hazardous Materials Storage Facility	not indicated	not indicated

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Comment

4. **This entire project should have been included in the original (and now appealed CPC 93-0005 (CU) as well as the Notice of Exemption. It was not.**

Response

The comment is incorrect. Applications for amendments to the Facility's Conditional Use Permit (CUP) for specific projects should not be considered by the City's Planning Commission until such projects have received the appropriate environmental clearance.

In addition, the comment erroneously incorporates an independent project (i.e., the Secured Cesspool Discharge Facility and Niwa Road Widening, for which a Notice of Exemption was prepared) into the warehouse, building modification, and parking lot development activities being addressed by the Negative Declaration. Because the two projects (i.e., Notice of Exemption and Negative Declaration) are neither dependent on each other nor serve related purposes, they are considered independent projects.

Comment

5. **Projects like this and other expansion programs at the Tillman Wastewater Reclamation Plant should be tied together conceptually and cleared in an EIR.**

Response

Comment acknowledged. Staff have taken your suggestions under advisement. See also response to Comment 2.

Encino Civic Association

Comment

1. **The Negative Declaration indicates that the project is located in Council District 3 while Council District 5 is listed on the Initial Study. Both documents are in error as the project is entirely located in Council District 11 (reference is made to the attached map).**

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Response

Comment is acknowledged. Corrections have been made. (See page 1 of Negative Declaration).

Comment

2. **The Initial Study fails to describe exactly what change has been made in the project description. What are the differences between this proposal and those contained in the original document?**

Response

Since the proposed project was substantially revised prior to approval of the previous Negative Declaration, it was necessary to revise the previous document and recirculate it for public review. The differences between the two project descriptions are tabulated below. (See response to Comment 3 from Coalition to Save the Sepulveda Basin).

Comment

3. **The location description is incomplete (pages 1 and 7) in that it fails to mention that Woodley Park is also immediately adjacent to the west of the facility. Furthermore, the Figure 2 vicinity map fails to designate the area westerly of the site as parkland. It should be noted that this portion of the park is one of, if not the highest, public use areas.**

Response

Comment is acknowledged. The referenced oversights have been included on page 1 and 7 and Figure 2 of the finalized document.

Comment

4. **Although various other land uses and recreational facilities are indicated on the vicinity map, no reference has been made to the bicycle paths along Victory Boulevard, Woodley Avenue or Burbank Boulevards. This recreational facility is the second busiest of its type in the City and as such, has the potential for being impacted by the construction and operation of this proposed project. This impact must be addressed and mitigated in this study.**

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Response

The primary purpose of the Vicinity Map is to orient the reader to the location of the proposed project.

The comment is correct with respect to the existence of bicycle paths along Victory Boulevard, Woodley Avenue and Burbank Boulevards, and have been incorporated on Figure 2. However, the proposed project would be located entirely within the boundaries of the Tillman Water Reclamation Plant. Construction machinery and materials would also be located on the plant site during the construction period. Any impacts to bicycle paths would be limited to occasional crossing by worker vehicles and materials transport vehicles. These effects would be so infrequent that they have been determined to be insignificant.

Comment

5. **The study indicates that the project will "...accommodate existing and future plant activities..." (see page 4). In order to evaluate whether or not these "future" activities may have a cumulative impact or be growth inducing, they must be clearly and specifically described in the environmental document. The study fails to do so nor does it provide for measures to mitigate such impacts.**

Response

The proposed project includes the construction of a building, remodeling of an existing building, and the development of additional parking that would be used for the improved operational efficiency of an existing wastewater treatment plant. The phrase existing and future plant activities is used in reference to the more stringent effluent quality and operational monitoring requirements of regulatory agencies, which have been implemented or are now pending, since these facilities were originally constructed. It is inherent in the objectives of such requirements that they result in cumulative beneficial effects on the environment. Because CEQA defines an impact as a significant adverse change, there was no requirement to discuss the cumulative effect characteristics of the proposed project.

The proposed project would neither remove any known constraints to, nor encourage, growth and has therefore been determined to not be growth inducing.

Comment

6a. **There is a clear procedural error in that this environmental documentation was not available for review by the decision making**

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body (the Planning Commission) at the time of its consideration of the conditional use permit.

Response

The comment is correct. The certified Negative Declaration should have been available to the Planning Commission prior to consideration of an amendment to the facility's Conditional Use Permit (CUP).

Comment

6b. Only after a public review period and responses to comments has been completed is the negative declaration to be certified by the Planning Commission. This matter must be reconsidered by the Commission pursuant to the City and State guidelines for the California Environmental Quality Act.

Response

The comment is in error. The Planning Commission neither "certifies" nor "approves" the Negative Declaration for this project. The lead agency for this project is the Bureau of Engineering and is subject to the approval and certification of the City Council. Following approval, an application for an amendment to the Facility's CUP will be made to the Planning Department and the Planning Commission, functioning as a responsible agency under CEQA, will review and consider the findings of the Negative Declaration as part of that body's consideration of the CUP amendment.

Comment

7. The warehouse building is described as being 28 feet in height. Is that the maximum height including the roof? Will the structure be visible from any parkland or recreational area, including the Japanese Garden? If so, what mitigation measures will be provided?

Response

The height of the warehouse does include the roof. The plant will be surrounded by a landscaped berm-and-wall system now under construction as part of a separate project. Existing plant buildings are situated between the proposed warehouse and nearby recreational areas and the Japanese Garden. In addition, as indicated in Section IV.A.18. AESTHETICS of the Negative Declaration, the proposed project would be consistent with the existing architecture of the plant.

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Comment

8. **For each of the parking lot expansions, what existing landforms will be impacted? What quality and quantity of landscaping, if any, is to be removed? Will any lands be taken out of agriculture [sic] production? If so, what mitigation measures will be provided?**

Response

As indicated on pages 12-13 of the Negative Declaration, items 4. and 5. PLANT LIFE/ANIMAL LIFE, the proposed parking lot sites consist primarily of disturbed bare ground and some landscaped areas. The landscaped areas, proposed for use, are presently planted with non-native ornamental vegetation. Approximately the same net area of replacement ornamental landscaping has been included as part of the proposed project. The net effect has been determined to be inconsequential. Therefore, mitigation measures are neither proposed nor warranted.

No lands would be removed from agricultural production.

Comment

9. **For a project of this magnitude, consisting of the construction of a major new building and the expansion and creation of several parking lots, it is appropriate that some appropriate mitigation be provided both on and off site. At a minimum, there will be significant construction impacts to the recreational public over a three-year period that must be satisfactorily mitigated. These mitigation measures must be specifically listed in a Mitigated Negative Declaration. Failure to do so may require the added time and expense of the preparation of an Environmental Impact Report.**

Response

The Bureau of Engineering does not agree. As indicated in the Negative Declaration, the proposed project would generate no significant construction or operational impacts. Measures have been incorporated into the design of the proposed project to resolve any potential for significant impact. Consequently, additional mitigation measures are neither warranted nor recommended. See also responses to Comments 3 and 4.

Department of Public Works

Bureau of Engineering
Report No. 1

September 2, 1993

CD #11

SECRETARY TO THE BOARD OF PUBLIC WORKS OF THE CITY

AND REFERRED TO THE CITY COUNCIL

SEP 2 1993

Approval By The City Council Of A Negative Declaration For The Tillman Water Reclamation Plant - Warehouse/Service Facilities
W.O. E2000220

Recommendations

Adopt this report and forward it to the City Council with the recommendations that the City Council:

1. Certify the Negative Declaration which has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Los Angeles Guidelines.

2. Approve the Negative Declaration (Transmittal No. 1) which finds that the proposed project would have no significant effects on the environment.

3. Approve the proposed project and instruct the City Clerk to notify the Environmental Coordination Unit of the Wastewater Program Management Division, Bureau of Engineering (Kelvin Lew, Phone 213-847-9502), immediately following adoption of the Negative Declaration so that a Notice of Determination can be filed with the County Clerk within five working days as specified by CEQA.

Transmittals

Negative Declaration (24 copies: 19 for City Council, 8 for the Board of Public Works).

Discussion

The proposed project would be constructed at the existing Tillman Water Reclamation Plant (TWRP) which is located in the City of Los Angeles' Encino-Tarzana Community Planning District, at 6100 Woodley Avenue. The proposed project would involve remodeling of existing facilities, reassignment of certain facility activities and construction of new facilities to support operation of TWRP in a more efficient manner. The proposed project would consist of:

- Construction of an approximately 43,000 square foot warehouse and service facility with associated parking and a 1,600 square foot hazardous materials storage facility;

- Relocation of existing warehouse and service activities to the new building;

- Remodeling of the existing warehouse and service facilities for use as laboratory facilities and expansion of existing parking;

- Relocation of existing laboratory activities from the existing Administration Building to its new location; and

- Remodeling of that portion of the Administration Building vacated by the laboratory activities to consolidate administrative activities that are now occurring at scattered locations on the site and expansion of existing parking.

The several proposed project activities are scheduled to begin in late-1993 and to last for approximately two and one-half years.

The estimated cost for the proposed project is $11,300,000.

The proposed project would be designed, constructed, and operated in accordance with all applicable laws, regulations, and formally adopted city standards (e.g., Los Angeles Municipal Code and Bureau of Engineering Standard Plans). Construction would adhere to uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., Standard Specifications for Public Works Construction and the Work Area Traffic Control Handbook) as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610). Mitigation measures beyond standard practices are neither required nor recommended.

Notices of the City's intent to file a Negative Declaration, together with a description of the proposed project and the Initial Study preliminary environmental analysis were mailed to approximately 130 agencies, organizations, and individuals (e.g., Mr. Glenn Bailey of the Encino Civic Association, Mr. Peter Ireland of the Santa Monica Mountains Conservancy, and Ms. Jill Swift of the Sierra Club, who are also members of the Sepulveda Basin Wildlife Areas Steering Committee.) known to have an interest in the proposed project. In addition, copies of the Initial Study were placed at the local and Central libraries for viewing by the public, and a notice, regarding the availability of these materials, was placed in the April 22, 1993, edition of the Los Angeles Times. Comments on the Initial Study, were solicited and received for a period of 30 days which ended on May 24, 1993. Comments received during the public review period did not raise new issues of potential significance that were not addressed by the Initial Study. Summaries of the received comments and the Bureau's response have been attached to the final Negative Declaration.

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COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT	CITY CLERK'S USE

NEGATIVE DECLARATION

(Article V – City CEQA Guidelines)

LEAD CITY AGENCY:	COUNCIL DISTRICT:
Dept. of Public Works – Bureau of Engineering	11
PROJECT TITLE: Tillman Water Reclamation Plant – Warehouse/Service Facilities (W.O. E2000220)	**LOG REFERENCE:** 4

PROJECT LOCATION:
Donald C. Tillman Water Reclamation Plant
6100 Woodley Avenue

PROJECT DESCRIPTION:
The proposed project would be the construction of a new 43,000 square foot warehouse/service facility and a 1,600 square foot hazardous materials storage building, development of additional parking, relocation of an existing trailer, and the remodeling of the existing service and support facilities.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY:

FINDING:
The City Engineer of the City of Los Angeles has determined that this project will not have a significant effect on the environment for the following reasons.

Mitigation measures have been incorporated into the design of the proposed project which have reduced construction and operation related impacts to a level of insignificance.

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

"Any written objections received during the public review period are attached together with the responses of the Lead City Agency."

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM:	TITLE:	TELEPHONE NUMBER:	
Kelvin Lew	Environmental Associate – WPMD	(213) 847-9502	
ADDRESS 650 S. Spring Street; 11th Floor Los Angeles, CA 90014-1920	SIGNATURE (Official):		DATE:

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CITY OF LOS ANGELES

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY

(Article IV -- City CEQA Guidelines)

Council District: ~~5~~ **11** Date: August 4, 1993

Lead City Agency: Department of Public Works
Bureau of Engineering
Wastewater Program Management Division

Project Title: **Tillman Water Reclamation Plant - Warehouse/Service Facilities**
Work Order No. E2000220

I. PROJECT DESCRIPTION

This document has been revised to reflect a change in the project description and is being recirculated for public review. The original document was made available for public review from July 14, 1992 to August 17, 1992.

A. LOCATION

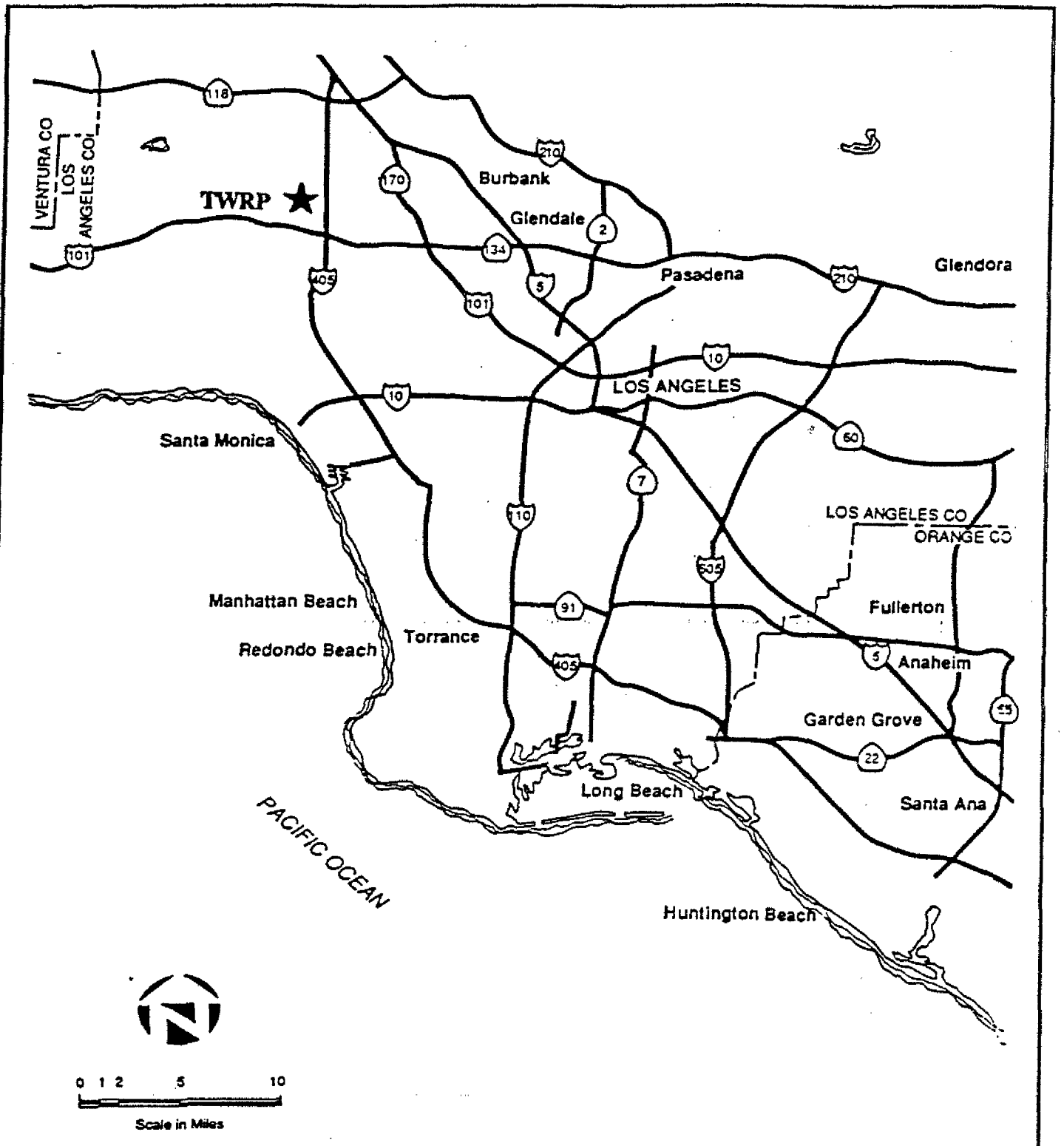
The proposed project would be situated at the Donald C. Tillman Water Reclamation Plant (TWRP) facility that is located at 6100 Woodley Avenue in the Encino-Tarzana community planning area within the City of Los Angeles. The proposed project location is situated approximately 15 miles northwest of the Downtown Civic Center.

TWRP is roughly bounded by the California Air National Guard to the north, ~~Woodley Avenue to the west,~~ Woodley Avenue Park to the south **and to the west**, and Haskell Channel to the east. Figure 1 illustrates the TWRP site in relation to the region while Figure 2 is a vicinity map that locates the facility with respect to its nearby environs.

B. PURPOSE

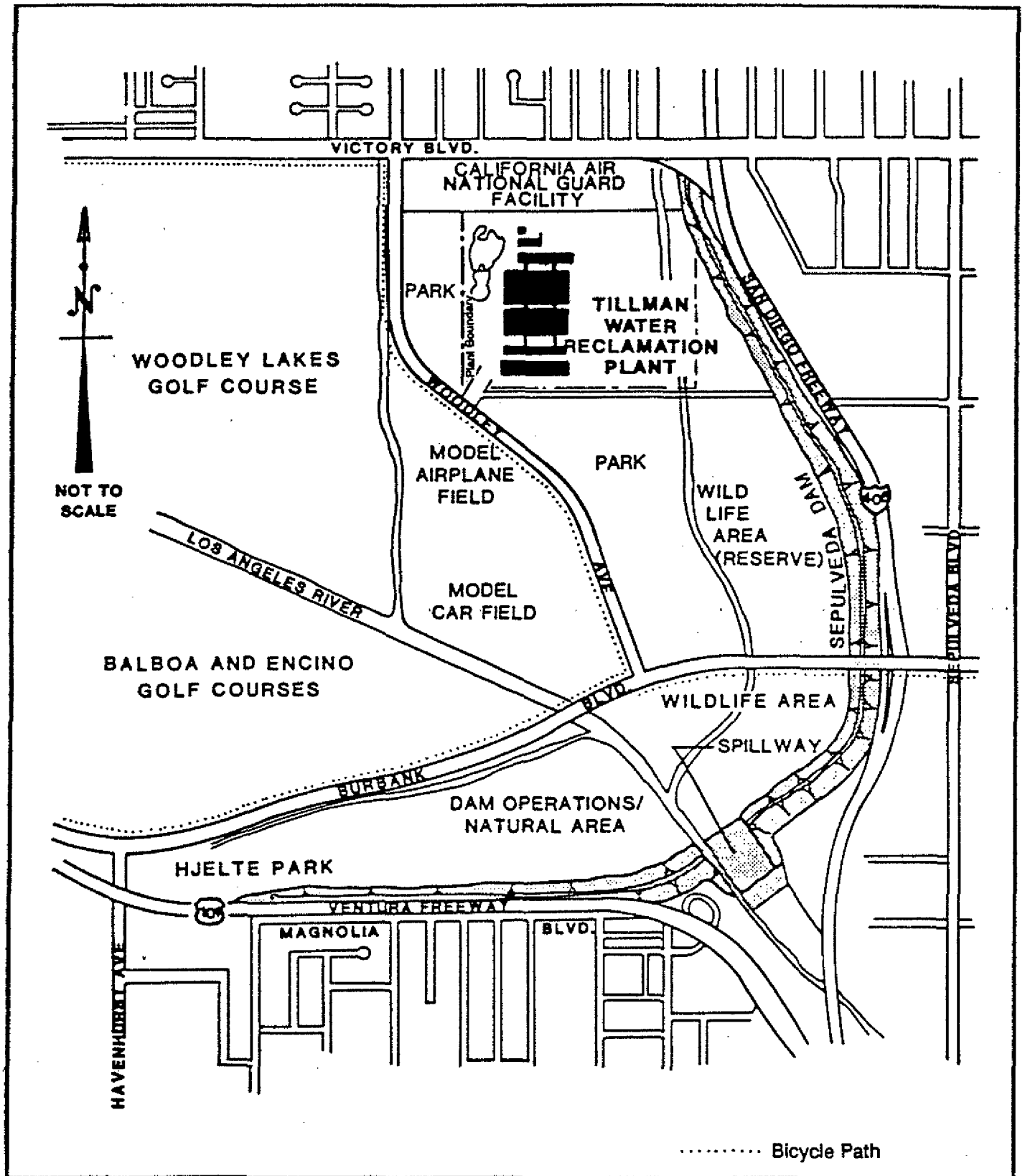
The existing service and support facilities at TWRP consist of the Administration Building and Service Buildings Nos. 1 and 2, all of which are located near the southwest corner of the plant. The Phase II Expansion of TWRP was recently completed and, although the existing service and support facilities were originally sized for Phase II (80 mgd) specifications,

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WASTEWATER PROGRAM MANAGEMENT DIVISION	Figure 1 Regional Map	CLEAN WATER PROGRAM City of Los Angeles

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WASTEWATER PROGRAM MANAGEMENT DIVISION	Figure 2 Vicinity Map	CLEAN WATER PROGRAM City of Los Angeles

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unforseen additional plant and operational requirements **(i.e., more stringent effluent quality and operational monitoring requirements of regulatory agencies that have been implemented, or are now pending)** have increased needs beyond allocated space.

The purpose of the proposed project is to provide new service and support facilities to accommodate existing and future plant activities needed for normal operation at TWRP.

C. DESCRIPTION

1. **General**

The proposed project would involve construction of a new building, development of additional parking, and the remodeling of existing service and support facilities. The proposed project would be implemented in three phases as follows:

Phase 1 would involve the relocation of an existing trailer and the construction of a Warehouse/Service Facility near the northeast portion of the TWRP site. The Facility would consist of a single story building (28 feet in height with approxitmate interior dimensions of 43,000 sq.ft. and architectural dimensions of 56,000 sq.ft.). The proposed building would house the warehouse and the service and maintenance facilities that are currently housed in Service Buildings Nos. 1 and 2. The new structure would also house an electric substation consisting of two transformers and associated switchgear, and a classroom training facility. The net increase in warehouse/service activity floor area would be approximately 26,000 square feet.

Phase I would also include the addition of 134 parking spaces near the northeast corner of the facility (on ground that is currently both paved and unpaved) and the relocation of 48 existing spaces on the eastern portion of the warehouse site to the same area, resulting in the construction of a total of 182 parking spaces.

After construction, the existing service and support facilities located on the southwest portion of the plant site would be relocated to the new building.

Phase 2 would involve the remodeling of the vacated Service Buildings Nos. 1 and 2 for use as laboratory facilities. The existing laboratory, currently housed within the Administration Building, would be relocated to the newly remodeled facilities. The net increase in

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lab activity floor area would be approximately 5,135 square feet. The parking lot which currently surrounds the proposed new Lab Facilities site would also be expanded an additional 70 spaces.

Phase 3 of the proposed project would involve the development of new space to accommodate administrative activities within the existing Administration Building by utilizing the area to be vacated by the process lab. The net increase in administrative activity floor area would be 9,735 square feet. However, the Administration Building's exterior dimensions would not change. Existing parking would also be expanded an additional 70 spaces at this location.

Figure 3 locates the proposed project's facilities in relation to the plant site.

2. Construction Methodology and Schedule

Phase 1 of the proposed project (Warehouse construction and relocation) is scheduled to commence in late-1993 and would last for approximately 14 months. The proposed project would be constructed of steel, concrete block, and stucco utilizing conventional methods. Phase 1 construction activity would be staged as follows: Stage 1 - Grading; Stage 2 - Parking Lot Construction; Stage 3 - Building Construction and Site Restoration.

Phase 2 of the proposed project (Service Buildings remodel and Laboratory relocation) would commence upon completion of Phase 1 (anticipated to be late-1994) and require approximately nine months to complete.

Phase 3 (Lab Facilities remodel) would commence upon completion of Phase 2 (anticipated to begin in late-1995) and require approximately six months to complete.

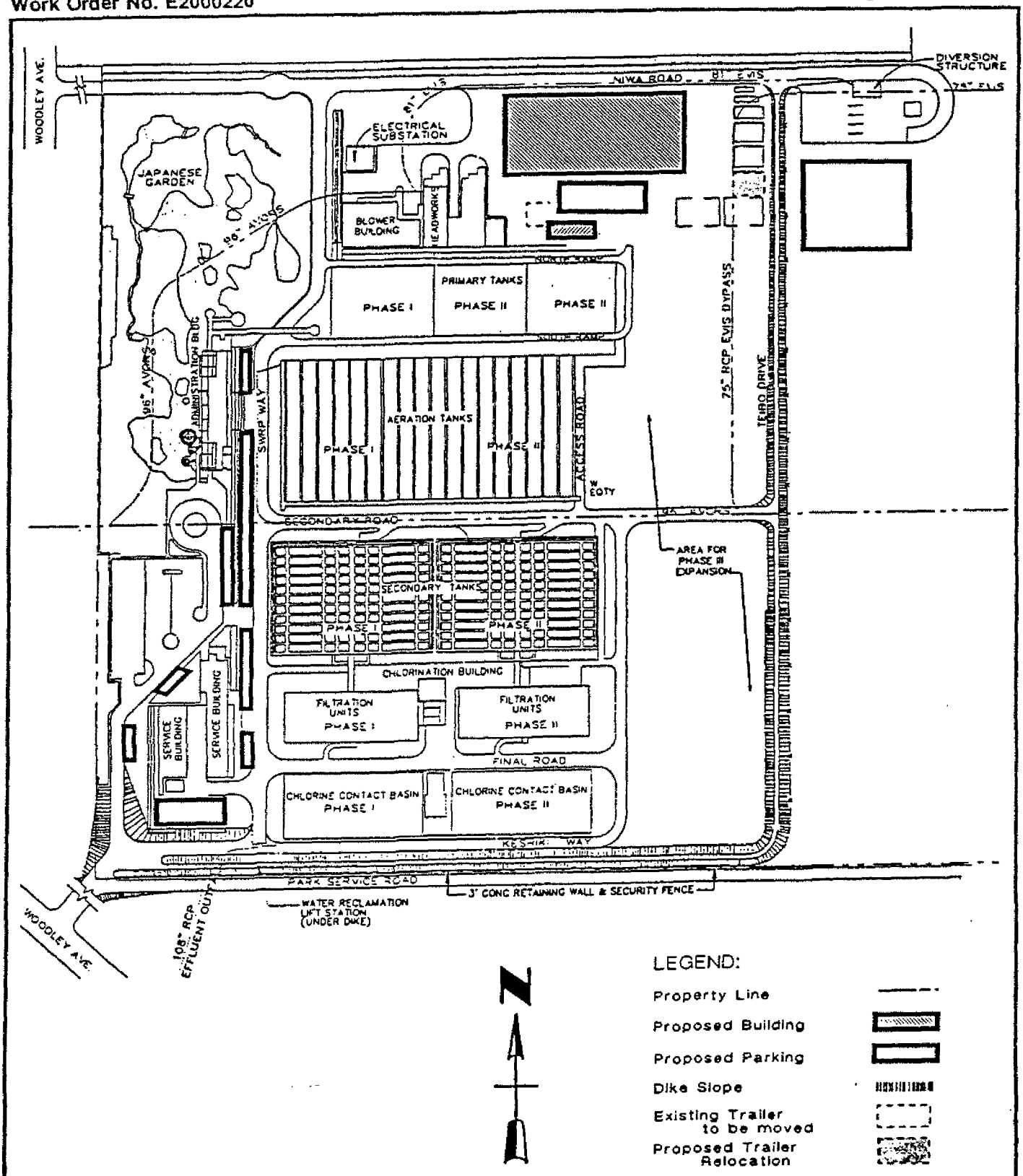
3. Project Cost

The estimated total cost for the proposed project is $11,300,000.

4. Operational Characteristics

The proposed project would provide facilities that would more efficiently accommodate existing site activities. No change in site activity or intensity are expected to result from implementation of the proposed project.

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS WASTEWATER PROGRAM MANAGEMENT DIVISION	Figure 3 TWRP Warehouse/Service Facilities Site Map	CLEAN WATER PROGRAM City of Los Angeles

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5. Required Permits and Approvals

The proposed project would require the following City of Los Angeles permits and approvals:

- Department of Planning

  The TWRP facility is located in an area zoned A2-1 and the site's existing use is authorized under a Conditional Use Permit (CUP). The Planning Commission is required to determine the consistency of the proposed project with the site's CUP and approve an amendment to the existing Conditional Use Permit.

- Department of Building and Safety

  The proposed facility's design would need to meet the requirements of the City's building code as determined by the Department of Building and Safety.

Unless otherwise stated, the proposed project would be designed, constructed and operated in accordance with all applicable laws, regulations and formally adopted city standards (e.g., Los Angeles Municipal Code and Bureau of Engineering Standard Plans). Construction would adhere to uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., Standard Specifications for Public Works Construction and the Work Area Traffic Control Handbook) as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610).

II. EXISTING ENVIRONMENT

A. Tillman Water Reclamation Plant

The Tillman Water Reclamation Plant (TWRP) is a wastewater treatment plant that is located in the eastern end of the Sepulveda Dam Flood Control Basin. The Sepulveda Basin is a dry-land reservoir that is managed by the U.S. Army Corps of Engineers, Los Angeles District. The Basin's primary purpose is flood management; however, it supports a wide range of other land uses including agriculture, recreation, and wastewater management.

TWRP is roughly bounded by the California Air National Guard to the north, ~~Woodley Avenue to the west,~~ Woodley Avenue Park to the south **and to the west**, and Haskell Channel to the east.

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B. Project Impact Zone

The proposed project's impact zones would extend approximately 500 feet in each direction from the centroid of active construction. The zone would extend off site only to the Air National Guard site which abuts the plant directly to the north. The proposed project's actual construction would occur on previously paved or disturbed bare ground that currently supports some ornamental landscaping; rare or endangered plants or animals are not known to exist within the impacted area.

By nature of its cultural and aesthetic emphasis, the nearest noise-sensitive receptor, subject to impact by the proposed project, would be the Japanese Gardens located on the northwest corner of the TWRP facility. Weekly tours of the Gardens are offered to the public by appointment only.

III. ENVIRONMENTAL EFFECTS

A. Initial Study Checklist

An Initial Study Checklist (Attachment 1) follows which identifies the environmental components subject to effect by the proposed project.

IV. ENVIRONMENTAL IMPACT EVALUATION

A. Response to Checklist Items

Following is a discussion of those Initial Study Checklist items designated as "yes" or "maybe" having the potential for environmental impact. Additional items designated "no" are also discussed if deemed relevant.

EARTH

1b. *Will the proposal result in disruption, displacements, compaction, or overcovering of the soil?* **yes**.

Construction of the proposed project in the northern portion of the plant would require the grading, compaction and overcovering of approximately 164,000 square feet of native subsoils. Additional grading and covering of soils would be required for the parking area expansion in the southwestern portion of the plant. Covering of soils would be permanent but is not considered significant in the local or regional context due to its relatively small area compared to the remaining open ground on the site and surrounding land uses.

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1e. *Will the proposal result in any increase in wind or water erosion of soils, either on or off the site?* **maybe**

The existing construction sites consist of open ground having irregular contours. The required grading activity could result in the loosening of soils and may pose the potential for increased wind or water erosion. Soils would also be subject to severe erosion during flood events. Such disruption of soils would be short-term and could be significant. However, Standard Specification measures to prevent excessive erosion of soils would be adhered to (e.g. watering or plastic covering). Project completion would result in the covering of native soils otherwise exposed to the potential for wind or water erosion.

1f. *Will the proposal result in changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?* **no**

Haskell Channel is located approximately 500 feet east of the proposed project's impact zone. Grading activity would result in the temporary loosening of surface soils making them more susceptible to erosional forces and inundation by flood. Due to the distance of the proposed project sites from the channel, the relatively small area to be graded, and the low relief of the area, no significant impact (i.e., deposition to the channel) is anticipated.

1g. *Will the proposal result in exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?* **yes**

Construction workers, building inhabitants, and the buildings themselves would be exposed to seismic events that are likely to occur during the project's useful life. Because the occurrence of seismic events are probabilistic in nature, such an exposure is not considered to be significant. The proposed project would be designed and built according to all current standard operating procedures and earthquake standards.

AIR

2a. *Will the proposal result in substantial air emissions or deterioration of ambient air quality?* **no**

Transport of construction workers, machinery, and materials would marginally degrade regional air quality. Construction activities may generate additional particulate loadings leading to a marginal degradation of local air quality.

Construction of the proposed project would require the use of various types of gasoline and diesel fuel powered construction equipment. Because emissions

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from construction are within threshold limits, they are considered to have a minor effect on existing local air quality and are not considered to be significant. The construction emissions (for diesel powered equipment) analysis for Stage 1 of the proposed project may be found in the following tables. Remodeling activities for Stages 2 and 3 are expected to result in negligible air emissions.

The proposed project would result in a relocation of workers from the existing facilities to the new facility and therefore would not result in a significant new source of auto emissions. No net increase in the number of workers on the plant is anticipated from the proposed project. However, traffic generation factors of the facility would increase to accommodate training.

Standard Specification measures would be adhered to for the protection of workers as well as to control fugitive dust and equipment during construction. See also response 1e.

TABLE A
STAGE 1 - GRADING EMISSIONS

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Bulldozer[1]	3	8	2.28	19.92	4.824	1.416	1.824
Water Truck[2]	2	3	1.14	25.02	10.8	1.56	2.7
Total Emissions			3.42	44.94	15.624	2.976	4.524
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.
[1] treated as tracked tractor
[2] treated as off-highway truck

TABLE B
STAGE 2 - PARKING LOT CONSTRUCTION EMISSIONS

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Asphalt Truck[2]	3	2	1.14	25.02	10.8	1.56	2.7
Asphalt Paver[1]	1	8	0.96	10.08	2.8	1.12	0.896
Asphalt Roller	2	8	1.04	13.92	4.8	0.8	1.072
Total Emissions			3.14	49.02	18.4	3.48	4.668
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.
[1] treated as tracked tractor
[2] treated as off-highway truck

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TABLE C
STAGE 3 - WAREHOUSE/SERVICE FACILITIES CONSTRUCTION EMISSIONS

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Cement Mixer[2]	4	1	0.76	16.68	7.2	1.04	1.8
Crane[4]	1	8	1.2	13.6	5.4	1.12	1.144
Total Emissions			1.96	30.28	12.6	2.16	2.944
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.
[2] treated as off-highway truck
[4] treated as miscellaneous

WATER

3b. *Will the proposal result in changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?* **yes**

The proposed project would result in the covering of both open and vegetated ground. This would result in a decrease in the rate of groundwater infiltration and marginally increase surface runoff from the immediate vicinity. This effect would be permanent but is not considered significant in the local or regional context due to its relatively small area compared to the remaining open ground on the site and surrounding land uses.

3i. *Will the proposal result in exposure of people or property to water related hazards such as flooding or tidal waves?* **yes**

The Tillman Water Reclamation Plant (TWRP) is located within a 100 year flood plain. Flood protection for the TWRP is planned to be completed within the next two years. Consequently, construction workers, building inhabitants, and the buildings themselves would be exposed to the possibility of flooding until completion of the dike. This exposure would be temporary and is not considered to be significant. That portion of the proposed parking to be located beyond the dike boundaries is subject to inundation by flood; however, the effects of such an occurrence would be temporary and is not considered to be significant.

PLANT LIFE/ANIMAL LIFE (4,5)

Will the proposal result in either a change in the number of specific plants or

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animals, the diversity of species, or a reduction of habitat? **no**

The proposed project sites consist primarily of disturbed bare ground and some landscaped areas within the boundaries of a wastewater treatment facility. No rare or endangered plants or animals are known to exist, therefore no impact would occur.

NOISE

6a. *Will the proposal result in increase in existing noise levels?* **yes**

6b. *Will the proposal result in exposure of people to severe noise levels?* **maybe**

During construction, noise levels adjacent to active construction zones would likely exceed existing ambient levels. The nearest sensitive receptor is the Japanese Gardens, located on the northwest corner of the TWRP facility. Since construction activity would not occur in close proximity to the Garden, no significant impact is anticipated to occur. Standard Specification measures would be adhered to for the protection of workers.

LIGHT AND GLARE

7. *Will the proposal produce new light or glare?* **yes**

The proposed project would result in a minor new source of light. Lighting would be consistent with existing lighting on the plant site. This additional lighting would be minor in relation to the overall plant and is not considered to be significant. Nighttime construction activities are not anticipated for the proposed project.

LAND USE

8. *Will the proposal result in a substantial alteration of the present or planned land use of an area?* **no**

The proposed project is a service structure within an existing wastewater treatment plant site. The treatment plant was developed in accordance with a Conditional Use Permit from the Department of Planning in an area that is zoned as agricultural. No significant impact to existing land use would occur from the proposed project.

NATURAL RESOURCES

9a. *Will the proposal result in increase in the rate of use of any natural*

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resources? **yes**

9b. *Will the proposal result in depletion of any non-renewable natural resource?* **yes**

Consumption of fossil derived resources (i.e. gasoline and diesel fuel) would be required for construction of the proposed project. This consumption would only be during the period of project construction and is not considered to be significant in the local or regional context. Operation and maintenance of the proposed facility would result in a marginal increase in the consumption of electricity. This increase in consumption is not considered to be significant.

RISK OF UPSET

10a. *Will the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?* **maybe**

The presence of gasoline and diesel fuels, used to energize construction equipment, present a potential for explosion; this potential is probabilistic in nature and would be reduced as a result of standard safety practices and is therefore not considered to be significant.

10b. *Will the proposal involve possible interference with an emergency response plan or an emergency evacuation plan?* **no**

Construction activity would be confined to the boundaries of the facility. No interference to on-site emergency response is anticipated.

TRANSPORTATION/CIRCULATION

13b. *Will the proposal result in effects on existing parking facilities, or demand for new parking?* **no**

The proposed project would result in the displacement of 48 existing parking spaces. Additional parking is part of the proposed project therefore additional demands upon existing parking are not anticipated.

13d. *Will the proposal result in alterations to present patterns of circulation or movement of people and/or goods?* **yes**

Vehicle access to the new warehouse facilities would be via Niwa Road, an access road located on the northern boundary of the plant site, from Woodley Avenue. The Niwa Road access would be used rather than the the main access road on

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the southwest corner of the plant from Woodley Avenue. No other impacts to existing transportation/circulation systems outside of plant boundaries would occur.

PUBLIC SERVICES

14e. *Will the proposal result in a need for altered governmental services in the maintenance of public facilities, including roads?* **yes**

The proposed project would be a new governmental facility which would marginally raise existing operational and maintenance costs. Such an increase is not considered to be significant.

ENERGY

15a. *Will the proposal result in the use of substantial amounts of fuel or energy?* **no**

15b. *Will the proposal result in substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?* **no**

The proposed project would result in a net increase of 9,735 sq.ft. office space, 5,135 sq.ft. of lab space, and 26,330 sq.ft. of warehouse space. The new facility would require connection to the existing electrical utility. Since existing facilities would be relocating to the proposed facility, no additional demands to energy aside from building maintenance are expected. Energy consumption for building maintenance would be marginal and is not considered significant.

Construction of the unit substation would involve the installation of two electrical transformers. The transformers would convert high ~~current~~ **voltage** electricity into a more useful lower ~~current~~ **voltage** form and therefore would not involve an additional demand to energy.

See also response (9) Natural Resources.

UTILITIES

16d. *Will the proposal result in a need for new systems, or substantial alterations to sewer or septic tanks?* **no**

The proposed project is an accessory structure to an existing wastewater treatment facility and would not involve an expansion to treatment capacity. No significant impact would occur.

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AESTHETICS

18. *Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?* **no**

To maintain aesthetic consistency on the plant site, design of the proposed project would require approval by the Department of Cultural Affairs. The proposed building would not be in close proximity to the Japanese Garden and therefore would not result in the Garden's obstruction from public view. No obstruction of view is anticipated from parking lot construction or building remodeling. No significant impact would occur.

RECREATION

19. *Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?* **no**

The proposed project would be located in the Tillman Water Reclamation Plant, the location of the Japanese Garden, an area of known recreation. Construction activity would be outside garden boundaries; hence, no impacts to recreational opportunities are anticipated.

CULTURAL RESOURCES

20. *Will the proposal result in the alteration of any cultural or historic sites?* **no**

As described in the Final Negative Declaration and Environmental Assessment for the Tillman Water Reclamation Plant Flood Protection Project dated June 1991, there are no cultural or historical sites known to exist at or near the proposed project sites, therefore no significant impact would occur.

V. MITIGATION MEASURES

The project as proposed would not have any significant short-term impacts nor long-term impacts. Mitigation measures are neither required nor recommended.

VI. COMPATIBILITY WITH EXISTING ZONING AND PLANS

The Tillman Water Reclamation Plant is located in an area zoned A2-1. Consequently, the proposed project would require approval by the Department of Planning and an amendment to the plant's existing Conditional Use Permit.

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VII. NAME OF PREPARER

Document Prepared by:

Kelvin Lew
Environmental Coordination Unit
Wastewater Program Management Division
Bureau of Engineering

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VIII. DETERMINATION - RECOMMENDED ENVIRONMENTAL DOCUMENT

A. Summary

The proposed project involves the construction of a warehouse/service facility, additional parking and the remodeling and relocation of existing facilities in a wastewater treatment plant. The proposed project would provide new facilities for those which have proven inadequate and provide permanent training facilities to replace the temporary trailers now in use.

The project is not expected to have a significant effect on the environment for the following reasons:

- The project would not significantly degrade air quality;
- Project related noise impacts will be of relatively short duration and highly localized; and
- No topographic modifications are likely to result from construction.

B. Recommended Environmental Documentation

On the basis of this initial evaluation, I find the proposed project would not have a significant effect on the environment, and a **Negative Declaration** should be prepared.

Prepared By: Kelvin Lew
Kelvin Lew
Environmental Associate I

Approved By:
Wallace E. Stokes, III
Coordinator
Environmental Coordination Unit
Wastewater Program Management Division

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Attachment: Initial Study Checklist (Form Gen. 159)

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SUPPLEMENTAL

DATE: August 12, 1993

SUBJECT: Record of Findings: Modification to Project Description for the Tillman Water Reclamation Plant - Warehouse/Service Facilities W.O. E2000220

SAVED AS: H:\...\TWRPWHSE\NEGDEC.ROF

Project Modification and Purpose

Since review of the above referenced Negative Declaration, a modification to the proposed project description has been made. As a part of the Phase I - Warehouse Construction, a 20 foot by 80 foot hazardous materials storage facility would also be built immediately south of the warehouse site. These "hazardous" materials would include paints, thinners, pesticides, machine oils, solvents, etc., currently stored at various locations throughout the treatment plant site. No new materials would be stored on site. This facility would be built to meet all City of Los Angeles - Department of Fire requirements.

Environmental Analysis

Categorical Exemption Class 3(4) of the City of Los Angeles CEQA Guidelines provides for the installation of new equipment and/or industrial facilities involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control. Class 11(3) provides for the construction or placement of buildings, or additions to buildings, involving the addition of less than 15,000 square feet, which additions are accessory to existing commercial, industrial or institutional facilities.

The proposed additional facility is a 1,600 square foot storage facility for hazardous materials currently stored on an existing wastewater treatment plant site. The facility would be a secured storage building meeting all City of Los Angeles - Department of Fire requirements and would result in improved worker safety and environmental control. The addition of this facility to the proposed project is consistent with the scope of the original project and would not have the potential for significant impact. The addition of the hazardous materials storage facility is therefore considered to be an immaterial change to the proposed project description.

Limitation of Findings

The findings contained herein are intended to support the minor project modifications described above only. Any additional activities undertaken in conjunction with the proposed project should be subjected to separate environmental analysis and a determination made of the potential cumulative significance which may be associated with such addition.

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COMMENTS AND RESPONSES RECEIVED

During the course of the public review period, written communications from individuals, organizations, and agencies were received. Some of the comments received raised single issues or requested additional information; others contained multiple comments or questions. Some of the comments required no response but merely stated a fact or supported a particular position.

Some comments resulted in changes in the text of the Negative Declaration. These text changes are shown in **bold** type within the final Negative Declaration. Text removed since the document was circulated are shown as ~~strikeout~~.

Comments received are summarized as follows:

City of Los Angeles - Department of Water and Power

Comment

1. **The term "current" should be changed to "voltage".**

Response

A change has been made to reflect the comment received. (See page 14 of Negative Declaration).

Comment

2. **LADWP will provide any needed electrical service in accordance with LADWP's rules and regulations.**

3. **LADWP provides the following energy conservation mitigation measures for consideration (Attached).**

Response

Comment acknowledged.

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City of Los Angeles - Stormwater Management Division

Comment

1. **Best management practice during construction and consideration of General Industrial Activities Storm Water Permit requirements after construction are recommended.**

Response

Comment acknowledged.

Coalition to Save the Sepulveda Basin

Comment

1a. **An appeal on CPC 93-0005 (CU), pertinent to this project has been filed and raises questions related to impacts. Obviously the impacts of this project were not carefully enunciated (p.4 of your document states: "unforseen additional plant and operational requirements have increased needs beyond allocated space." Also, same page: "The purpose of the proposed project is to provide new service and support facilities to accomodate [sic] existing and future plant activities needed for normal plant operation at TWRP."**

Response

The proposed project is the construction of a building and additional parking and the remodeling of existing buildings for improved operational efficiency at the Tillman Water Reclamation Plant (TWRP). The phrase "existing and future plant activities," is in reference to the more stringent effluent quality and operational monitoring requirements imposed or proposed by regulatory agencies since the existing facilities were built. The statement has also been qualified on page 4.

Comment

1b. **Further (p.7), "The Planning Commission is required to determine the consistency of the proposed project with the site's CUP and approve an amendment to the existing CUP." We respectfully suggest that this matter must necessarily await resolution of the Appeal.**

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Response

The statement is correct. The Planning Commission will review the proposed project's consistency with the site's Conditional Use Permit (CUP) and will have to approve an amendment to the Facility's CUP after the environmental document has been approved by the City Council.

Comment

2a. Piecemealing projects in this manner gives the appearance of ignoring cumulative impacts.

Response

The proposed project is immediately needed to support appropriate maintenance and spare parts warehousing to allow the plant to meet more stringent effluent quality and monitoring requirements that have been implemented, or are presently now pending implementation. It is inherent in the objectives of such requirements that they result in cumulative beneficial effects on the environment. However, CEQA defines 'impact' as an adverse change. Consequently, cumulative beneficial effects need not be discussed.

See also response to Comment 2b.

Comment

2b. It would appear that this Recirculated Negative Declaration is really the scope of a Phase III Tillman EIR and should thus be addressed.

Response

The document is appropriately limited in its scope. Section 15165 of the CEQA Guidelines indicates that "Where an individual project is a necessary precedent for action on a larger project, or commits the Lead Agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project."

The proposed project is neither a precursor nor a commitment by the City of Los Angeles to the further expansion of treatment capacity at the Tillman Water Reclamation Plant. Rather, it is needed to provide support facilities as described above in response to comment 2a. to allow the plant to meet more stringent effluent quality and monitoring requirements that are either in force or soon to be implemented. Consequently, the proposed project is independent and not part of a larger project, and no EIR is required.

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Comment

3. Although we were not in receipt of the original documents in connection with the Neg.Dec., we would suggest that this is a substantial expansion of use in the original document.

Response

The proposed project was revised prior to approval of the previous Negative Declaration and the changes were determined to be of sufficient substance to require recirculation of a revised document, which is the document under current review. The revised project was subjected to analysis, independent of the originally proposed project, and staff has recommended adoption of a Negative Declaration. Whether or not the revised document indicates a substantial expansion of the proposed project is irrelevant, as the previous document was abandoned prior to its approval.

For your reference, the earlier Negative Declaration has been sent to you and the differences between the previous and current project descriptions are tabulated below.

Proposed Project Feature	Previous Document	Revised Document
Warehouse interior area	39,700 sq.ft.	43,000 sq.ft.
Net Parking Spaces built	75	134
Warehouse Parking location	immediately south of the warehouse site	immediately south and east of the warehouse site (northeast corner of TWRP)
Service Buildings Remodel - net parking spaces built	not indicated	70 spaces
Lab Facilities Remodel - net parking spaces built	not indicated	70 spaces
Hazardous Materials Storage Facility	not indicated	not indicated

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Comment

4. **This entire project should have been included in the original (and now appealed CPC 93-0005 (CU) as well as the Notice of Exemption. It was not.**

Response

The comment is incorrect. Applications for amendments to the Facility's Conditional Use Permit (CUP) for specific projects should not be considered by the City's Planning Commission until such projects have received the appropriate environmental clearance.

In addition, the comment erroneously incorporates an independent project (i.e., the Secured Cesspool Discharge Facility and Niwa Road Widening, for which a Notice of Exemption was prepared) into the warehouse, building modification, and parking lot development activities being addressed by the Negative Declaration. Because the two projects (i.e., Notice of Exemption and Negative Declaration) are neither dependent on each other nor serve related purposes, they are considered independent projects.

Comment

5. **Projects like this and other expansion programs at the Tillman Wastewater Reclamation Plant should be tied together conceptually and cleared in an EIR.**

Response

Comment acknowledged. Staff have taken your suggestions under advisement. See also response to Comment 2.

Encino Civic Association

Comment

1. **The Negative Declaration indicates that the project is located in Council District 3 while Council District 5 is listed on the Initial Study. Both documents are in error as the project is entirely located in Council District 11 (reference is made to the attached map).**

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Response

Comment is acknowledged. Corrections have been made. (See page 1 of Negative Declaration).

Comment

2. **The Initial Study fails to describe exactly what change has been made in the project description. What are the differences between this proposal and those contained in the original document?**

Response

Since the proposed project was substantially revised prior to approval of the previous Negative Declaration, it was necessary to revise the previous document and recirculate it for public review. The differences between the two project descriptions are tabulated below. (See response to Comment 3 from Coalition to Save the Sepulveda Basin).

Comment

3. **The location description is incomplete (pages 1 and 7) in that it fails to mention that Woodley Park is also immediately adjacent to the west of the facility. Furthermore, the Figure 2 vicinity map fails to designate the area westerly of the site as parkland. It should be noted that this portion of the park is one of, if not the highest, public use areas.**

Response

Comment is acknowledged. The referenced oversights have been included on page 1 and 7 and Figure 2 of the finalized document.

Comment

4. **Although various other land uses and recreational facilities are indicated on the vicinity map, no reference has been made to the bicycle paths along Victory Boulevard, Woodley Avenue or Burbank Boulevards. This recreational facility is the second busiest of its type in the City and as such, has the potential for being impacted by the construction and operation of this proposed project. This impact must be addressed and mitigated in this study.**

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Response

The primary purpose of the Vicinity Map is to orient the reader to the location of the proposed project.

The comment is correct with respect to the existence of bicycle paths along Victory Boulevard, Woodley Avenue and Burbank Boulevards, and have been incorporated on Figure 2. However, the proposed project would be located entirely within the boundaries of the Tillman Water Reclamation Plant. Construction machinery and materials would also be located on the plant site during the construction period. Any impacts to bicycle paths would be limited to occasional crossing by worker vehicles and materials transport vehicles. These effects would be so infrequent that they have been determined to be insignificant.

Comment

5. **The study indicates that the project will "...accommodate existing and future plant activities..." (see page 4). In order to evaluate whether or not these "future" activities may have a cumulative impact or be growth inducing, they must be clearly and specifically described in the environmental document. The study fails to do so nor does it provide for measures to mitigate such impacts.**

Response

The proposed project includes the construction of a building, remodeling of an existing building, and the development of additional parking that would be used for the improved operational efficiency of an existing wastewater treatment plant. The phrase existing and future plant activities is used in reference to the more stringent effluent quality and operational monitoring requirements of regulatory agencies, which have been implemented or are now pending, since these facilities were originally constructed. It is inherent in the objectives of such requirements that they result in cumulative beneficial effects on the environment. Because CEQA defines an impact as a significant adverse change, there was no requirement to discuss the cumulative effect characteristics of the proposed project.

The proposed project would neither remove any known constraints to, nor encourage, growth and has therefore been determined to not be growth inducing.

Comment

6a. **There is a clear procedural error in that this environmental documentation was not available for review by the decision making**

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body (the Planning Commission) at the time of its consideration of the conditional use permit.

Response

The comment is correct. The certified Negative Declaration should have been available to the Planning Commission prior to consideration of an amendment to the facility's Conditional Use Permit (CUP).

Comment

6b. Only after a public review period and responses to comments has been completed is the negative declaration to be certified by the Planning Commission. This matter must be reconsidered by the Commission pursuant to the City and State guidelines for the California Environmental Quality Act.

Response

The comment is in error. The Planning Commission neither "certifies" nor "approves" the Negative Declaration for this project. The lead agency for this project is the Bureau of Engineering and is subject to the approval and certification of the City Council. Following approval, an application for an amendment to the Facility's CUP will be made to the Planning Department and the Planning Commission, functioning as a responsible agency under CEQA, will review and consider the findings of the Negative Declaration as part of that body's consideration of the CUP amendment.

Comment

7. The warehouse building is described as being 28 feet in height. Is that the maximum height including the roof? Will the structure be visible from any parkland or recreational area, including the Japanese Garden? If so, what mitigation measures will be provided?

Response

The height of the warehouse does include the roof. The plant will be surrounded by a landscaped berm-and-wall system now under construction as part of a separate project. Existing plant buildings are situated between the proposed warehouse and nearby recreational areas and the Japanese Garden. In addition, as indicated in Section IV.A.18. AESTHETICS of the Negative Declaration, the proposed project would be consistent with the existing architecture of the plant.

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Comment

8. **For each of the parking lot expansions, what existing landforms will be impacted? What quality and quantity of landscaping, if any, is to be removed? Will any lands be taken out of agriculture [sic] production? If so, what mitigation measures will be provided?**

Response

As indicated on pages 12-13 of the Negative Declaration, items 4. and 5. PLANT LIFE/ANIMAL LIFE, the proposed parking lot sites consist primarily of disturbed bare ground and some landscaped areas. The landscaped areas, proposed for use, are presently planted with non-native ornamental vegetation. Approximately the same net area of replacement ornamental landscaping has been included as part of the proposed project. The net effect has been determined to be inconsequential. Therefore, mitigation measures are neither proposed nor warranted.

No lands would be removed from agricultural production.

Comment

9. **For a project of this magnitude, consisting of the construction of a major new building and the expansion and creation of several parking lots, it is appropriate that some appropriate mitigation be provided both on and off site. At a minimum, there will be significant construction impacts to the recreational public over a three-year period that must be satisfactorily mitigated. These mitigation measures must be specifically listed in a Mitigated Negative Declaration. Failure to do so may require the added time and expense of the preparation of an Environmental Impact Report.**

Response

The Bureau of Engineering does not agree. As indicated in the Negative Declaration, the proposed project would generate no significant construction or operational impacts. Measures have been incorporated into the design of the proposed project to resolve any potential for significant impact. Consequently, additional mitigation measures are neither warranted nor recommended. See also responses to Comments 3 and 4.

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

TOM BRADLEY
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - 485-5703
General Information - 485-5705

Pat Letcher
Chief Legislative Assistant

92-2012

CD 3

October 26, 1992

PUBLIC WORKS COMMITTEE

In accordance with Council Rules, communication from the Board of Public Works relative to approval of a Negative Declaration for warehouse/service facilities at the Tillman Water Reclamation Plant, was referred on October 26, 1992 to the PUBLIC WORKS COMMITTEE.

Elias Martinez

City Clerk
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BOARD OF PUBLIC WORKS
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PRESIDENT
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CITY OF LOS ANGELES
CALIFORNIA

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ROOM 353, CITY HALL
LOS ANGELES, CA 90012
JAMES A. GIBSON
SECRETARY
GENERAL INFORMATION
485-3381

October 16, 1992

#2 CE
(of 10/14/92)

City Council
Room No. 395
City Hall

Subject: APPROVAL BY THE CITY COUNCIL OF A NEGATIVE DECLARATION FOR THE TILLMAN WATER RECLAMATION PLANT - WAREHOUSE/SERVICE FACILITIES

As recommended in the accompanying report of the City Engineer, which this Board has adopted, the Board of Public Works recommends that your Honorable Body:

1. Certify the Negative Declaration which has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines.

2. Approve the Negative Declaration (TRANSMITTAL NO. 1), which finds that the proposed project would have no significant effects on the environment.

3. Approve the proposed project and instruct the City Clerk to notify the Environmental Coordination Unit of the Wastewater Program Management Division, Bureau of Engineering (Kelvin Lew, ext. 5-8272), immediately following adoption of the Negative Declaration so that a Notice of Determination can be filed with the County Clerk within five working days as specified by CEQA.

Respectfully submitted,

James A. Gibson
Secretary
Board of Public Works

JAG:mp

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Department of Public Works

ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY of Los Angeles, California AND REFERRED TO THE CITY COUNCIL OCT 16 1992 Secretary

CORRECTED COPY

Bureau of Engineering
Report No. 2

October 14, 1992
CD #3

Approval by the City Council of a Negative Declaration for the Tillman Water Reclamation Plant - Warehouse/Service Facilities W.O. E2000220

Recommendation

Adopt this report and forward it to the City Council with the recommendation that the City Council:

1. Certify the Negative Declaration which has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the City of Los Angeles Guidelines.

2. Approve the Negative Declaration (Transmittal No. 1), which finds that the proposed project would have no significant effects on the environment.

3. Approve the proposed project and instruct the City Clerk to notify the Environmental Coordination Unit of the Wastewater Program Management Division, Bureau of Engineering (Kelvin Lew, ext. 5-8272), immediately following adoption of the Negative Declaration so that a Notice of Determination can be filed with the County Clerk within five working days as specified by CEQA.

Transmittals

1. Negative Declaration (24 copies: 19 for City Council Members, 5 for the Board of Public Works' Commissioners).

2. Response to Comments (24 copies: 19 for City Council Members, 5 for the Board of Public Works' Commissioners).

Discussion

The proposed project would be constructed at the existing Tillman Water Reclamation Plant (TWRP), which is located in the City of Los Angeles' Encino - Tarzana Community Planning District, at 6100 Woodley Avenue. The proposed project would involve remodeling of existing facilities, reassignment of certain facility activities and construction of new facilities to support operation of TWRP in a more efficient manner. The proposed project would consist of:

- Construction of an approximately 45,000 square foot warehouse and service facility with associated parking;

- Relocation of existing warehouse and service activities to the new building;
- Remodeling of the existing warehouse and service facilities for use as laboratory facilities;
- Relocation of existing laboratory activities from the existing Administration Building to its new location; and
- Remodeling of that portion of the Administration Building vacated by the laboratory activities to consolidate administrative activities that are now occurring at scattered locations on the site.

The several proposed project construction activities are scheduled to begin in mid/late-1993 and to last for approximately two and one-half years.

The estimated cost for the proposed project is $11,300,000.

The proposed project would be designed, constructed and operated in accordance with all applicable laws, regulations and formally adopted City standards (e.g., Los Angeles Municipal Code and Bureau of Engineering Standard Plans). Construction would adhere to uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., Standard Specifications for Public Works Construction and the Work Area Traffic Control Handbook) as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610). Mitigation measures beyond standard practices are neither required nor recommended.

The public review period for the proposed project's Negative Declaration extended from July 14, 1992 to August 17, 1992. Comments received during the public review period did not raise new issues of potential significance that were not addressed by the Initial Study. Copies of the received comments and the bureau's response are attached (Transmittal No. 2).

When this Initial Study was circulated for review, the warehouse was estimated to have 39,700 square feet (see page 2 of Initial Study.) As the design of the warehouse has further progressed, it is currently estimated that the warehouse will have 45,000 square feet. Most of the impacts associated with this project are related to the construction phase. The conclusions of this Negative Declaration/Initial Study stating that the project's environmental impacts are not significant are still valid.

Pursuant to the Los Angeles City CEQA Guidelines, the City Council must adopt the Negative Declaration and approve the proposed project. A Notice of Determination must be filed with the City and County Clerks within five working days following adoption by the City Council of the Negative Declaration. Filing of the Notice of Determination will be accomplished by the Environmental Coordination Unit - Wastewater Program Management Division, Bureau of Engineering.

(WMS JMF BMS JT SLF)

Report reviewed by:
WSED, PMD, HCD

Respectfully submitted,

Ralph H. Kennedy
for Robert S. Horii
City Engineer

Report prepared by:

Wastewater Program Management
Division

Wayne M. Savaria
Division Engineer
Phone (213) 687-0259

WMS/055WPM-1.av

COUNTY CLERK'S USE	CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT	CITY CLERK'S USE

NEGATIVE DECLARATION

(Article V – City CEQA Guidelines)

LEAD CITY AGENCY:	COUNCIL DISTRICT:
Dept. of Public Works – Bureau of Engineering (WPMD)	3
PROJECT TITLE: Tillman Water Reclamation Plant – Warehouse/Service Facilities Sewer Replacement Program (W.O. E2000220)	**LOG REFERENCE:**

PROJECT LOCATION:
Donald C. Tillman Water Reclamation Plant
6100 Woodley Avenue

PROJECT DESCRIPTION:
The proposed project would be the construction of a new building, development of additional parking, and the remodeling of the existing service and support facilities.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY:

FINDING:

The_____City Engineer_____ of the City of Los Angeles has determined that this project will not have a significant effect on the environment for the following reasons:

Mitigation measures have been incorporated into the design features of the proposed project which have reduced construction and operation related impacts to a level of insignificance.

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

"Any written objections received during the public review period are attached together with the responses of the Lead City Agency."

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM:	TITLE:	TELEPHONE NUMBER:
KELVIN LEW	ENVIRONMENTAL ASSOCIATE – WPMD	(213) 485-8271

ADDRESS	SIGNATURE (Official):	DATE:
360 East Second St.; 2nd Floor Los Angeles, Ca 90012		

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CITY OF LOS ANGELES

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INITIAL STUDY

(Article IV -- City CEQA Guidelines)

Council District: 3 Date: July 9, 1992

Lead City Agency: Department of Public Works
Bureau of Engineering - West Los Angeles District
Wastewater Program Management Division

Project Title: **Tillman Water Reclamation Plant - Warehouse/Service Facilities Work Order No. E2000220**

I. PROJECT DESCRIPTION

A. Location

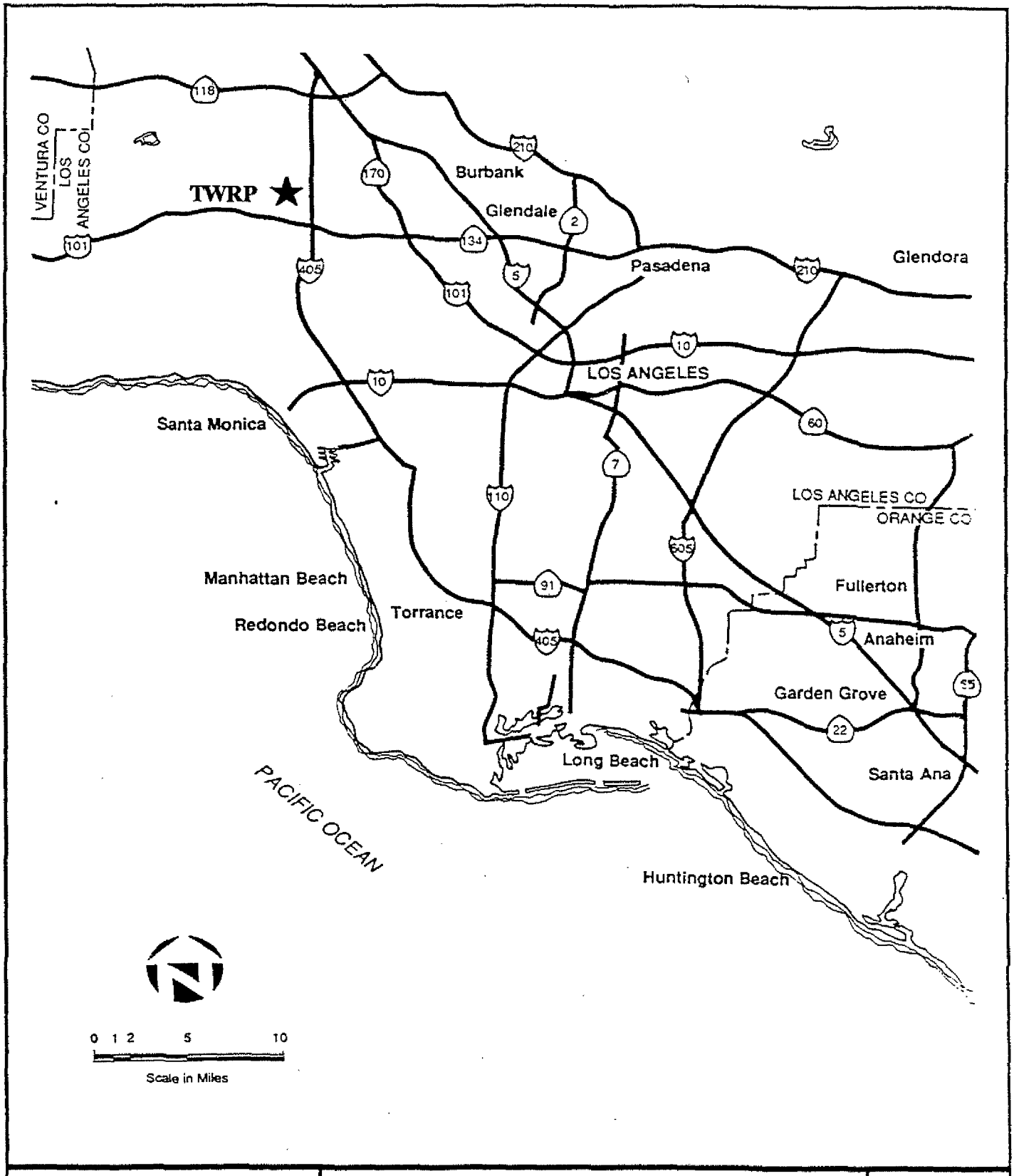
The proposed project would be situated within the Donald C. Tillman Water Reclamation Plant (TWRP) which is located at 6100 Woodley Avenue in the Encino-Tarzana community of Los Angeles, about 15 miles northwest of the Downtown Civic Center.

TWRP is roughly bounded by Victory Boulevard to the north, the Woodley Flood Control Channel to the west, the Sepulveda Dam to the South, and the San Diego Freeway (Interstate 405) to the east. Figure 1 illustrates the TWRP site in relation to the region while Figure 2 is a vicinity map that locates the facility with respect to its nearby environs.

B. Purpose

The existing service and support facilities at TWRP consist of the Administration Building and Service Buildings Nos. 1 and 2 all of which are located near the southwest corner of the plant. The Phase II Expansion of TWRP was recently completed in October of 1991, and although the existing service and support facilities were originally sized for Phase II (80 mgd) plant requirements, operational requirements have outgrown their allocated space.

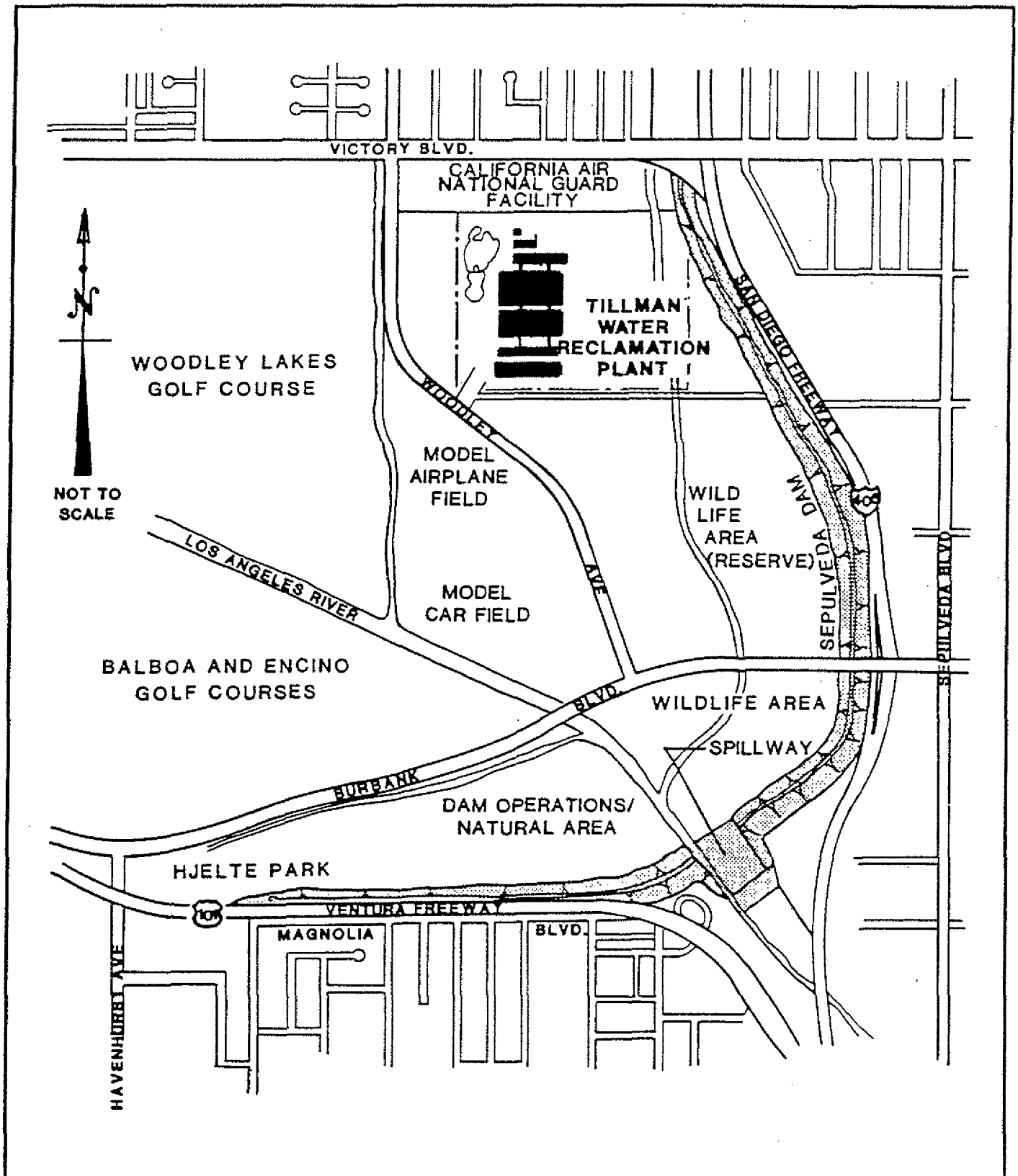
The purpose of the proposed project is to provide new service and support facilities to accommodate existing plant activities. The proposed project would support administration, operations, maintenance, warehouse, training,



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DEPARTMENT OF PUBLIC WORKS
WASTEWATER PROGRAM
MANAGEMENT DIVISION

Figure 1
Regional Map

CLEAN WATER PROGRAM
City of Los Angeles



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DEPARTMENT OF PUBLIC WORKS
WASTEWATER PROGRAM
MANAGEMENT DIVISION

Figure 2
Vicinity Map

CLEAN WATER PROGRAM
City of Los Angeles

and laboratory uses needed as part of normal operation at TWRP.

C. Description

1. General

The proposed project would consist of the construction of a new building, development of additional parking, and the remodeling of the existing service and support facilities. The proposed project would be implemented in three phases as follows:

Phase 1 would involve the construction of a Warehouse/Service Facility near the northeast portion of the TWRP site. The Facility would consist of a single story building (39,700 square feet and 28 feet in height) and approximately 75 parking spaces on currently unpaved ground. The proposed building would house the warehouse and the service and maintenance facilities that are currently housed in Service Buildings Nos. 1 and 2. The new structure would also house a unit substation consisting of two electrical transformers, and a classroom training facility. The net increase in warehouse/service activity floor area would be approximately 23,030 square feet.

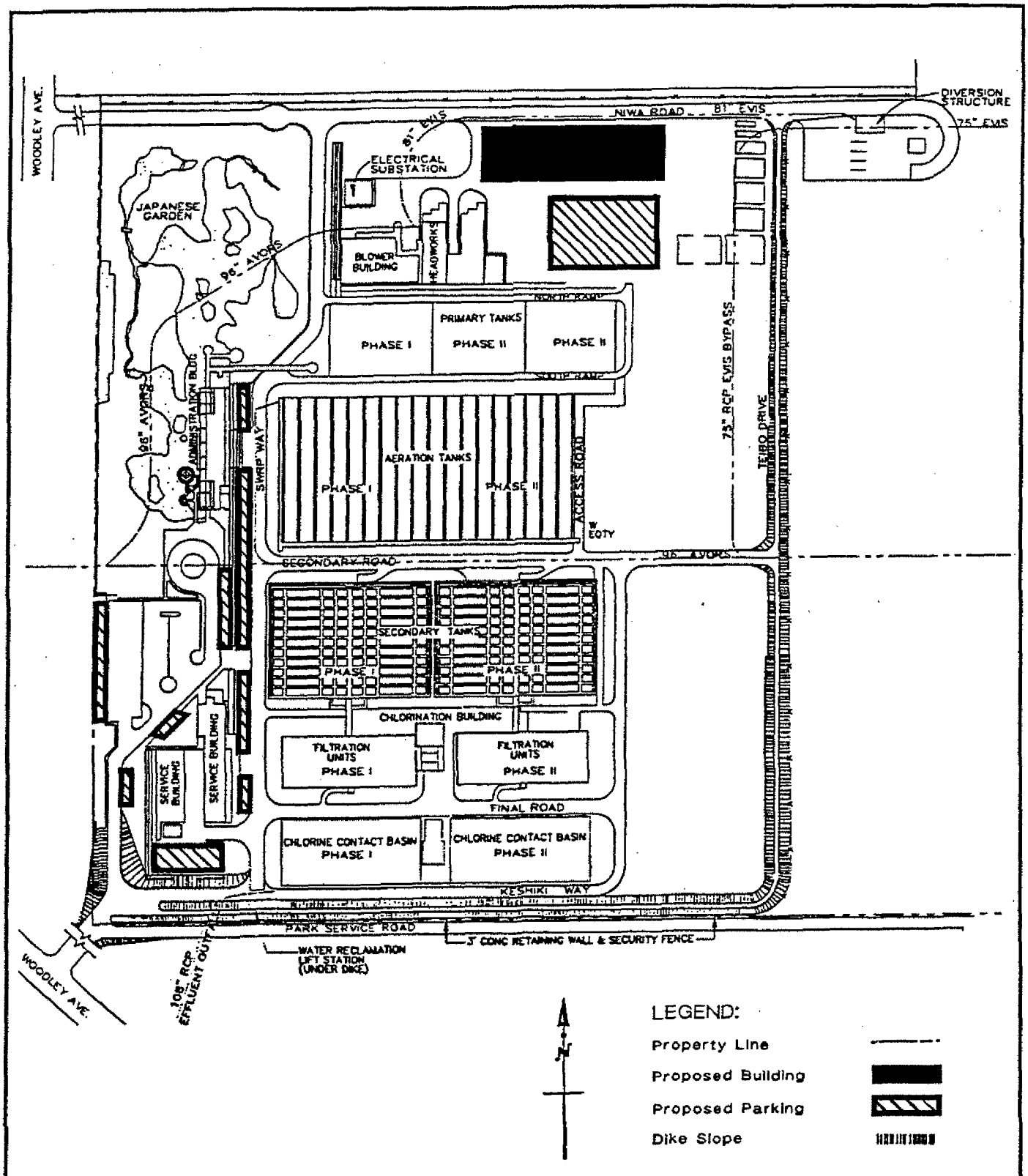
Phase 2 would involve the remodeling of the vacated Service Buildings Nos. 1 and 2 for use as laboratory facilities. The existing laboratory, currently housed within the Adminstration Building, would be relocated to the newly remodeled facilities. The net increase in lab activity floor area would be approximately 5,135 square feet. The parking lot which would surround the new Lab Facilities site would also be expanded.

Phase 3 of the proposed project would involve the expansion of administrative activities within the existing Adminstration Building by utilizing the area to be vacated by the process lab. The net increase in administrative activity floor area would be 9,735 square feet. However, the Administration Building's exterior dimensions would not change. Existing parking would also be expanded at this location.

Figure 3 locates the proposed project's facilities in relation to the plant site.

2. Construction Methodology and Schedule

The proposed project would be constructed of steel, concrete block, and stucco utilizing conventional methods. Phase 1 construction is



CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
WASTEWATER PROGRAM
MANAGEMENT DIVISION

Figure 3
TWRP Warehouse/Service Facilities Site Map

CLEAN WATER PROGRAM
City of Los Angeles

scheduled to commence in mid/late-1993 and would last for approximately 14 months. Phase 2 construction would commence upon completion of Phase 1 and is anticipated to begin in early/mid-1994 and last approximately nine months. Likewise, Phase 3 construction would commence upon completion of Phase 2 and is anticipated to begin in early/mid-1995 and last approximately six months.

3. Project Cost

The estimated total cost for the proposed project is $11,300,000.

4. Operational Characteristics

The proposed project would provide facilities that would more efficiently accommodate existing site activities. No change in site activity or intensity are expected to derive from implementation of the proposed project.

5. Required Permits and Approvals

The proposed project would require the following City of Los Angeles approvals:

- Department of Planning

  The TWRP facility is located in an area zoned A2-1 and the site's existing use is authorized under a Conditional Use Permit (CUP). The Planning Commission is required to determine the consistency of the proposed project with the site's CUP and approve an amendment to the existing Conditional Use Permit.

- Department of Cultural Affairs

  Approval of architectural design of the proposed project would need to be obtained from the Cultural Affairs Commission.

- Department of Building and Safety

  The proposed facility's design would need to meet the requirements of the City's building code as determined by the Department of Building and Safety.

Unless otherwise stated, the proposed project would be designed,

constructed and operated in accordance with all applicable laws, regulations and formally adopted city standards (e.g., Los Angeles Municipal Code and Bureau of Engineering Standard Plans). Construction would adhere to uniform practices established by the Southern California Chapter of the American Public Works Association (e.g., Standard Specifications for Public Works Construction and the Work Area Traffic Control Handbook) as specifically adapted by the City of Los Angeles (e.g., Standard Plan S-610) and such other special requirements which may be deemed necessary.

II. EXISTING ENVIRONMENT

A. Tillman Water Reclamation Plant

The Tillman Water Reclamation Plant (TWRP) is a wastewater treatment plant that is located in the eastern end of the Sepulveda Dam Flood Control Basin. The Sepulveda Basin is a dry-land reservoir which is managed by the U.S. Army Corps of Engineers, Los Angeles District. The Basin's primary purpose is flood management; however, it supports a wide range of land uses including agricultural, recreational, and wastewater management.

To the east of TWRP lies Haskell Channel, a wildlife habitat preservation area and lake (under the jurisdiction of the Los Angeles Department of Recreation and Parks and the U.S. Army Corps of Engineers), the Sepulveda Dam Recreation Area and the 405 Freeway. The TWRP site is roughly bounded by Woodley Avenue Park to the south, Woodley Avenue to the west, a California Air National Guard Facility to the north and a Southern Pacific Railroad spur and the Sepulveda Dam to the east.

B. Project Impact Zone

The proposed project's impact zones would extend approximately 500 feet in each direction from the areas of active construction. The zone would extend off site only to the Air National Guard site which is abutts the plant directly to the north. The proposed project's actual construction would occur on previously disturbed bare ground that currently supports some ornamental landscaping; rare or endangered plants or animals are not known to exist within the impacted area. The nearest noise sensitive receptor, subject to impact by the proposed project, would be the Japanese Gardens located on the northwest corner of the TWRP facility. Weekly tours of the Gardens are offered to the public by appointment only.

III. ENVIRONMENTAL EFFECTS

A. Initial Study Checklist

An Initial Study Checklist (Attachment 1) follows which identifies the environmental components subject to effect by the proposed project.

IV. ENVIRONMENTAL IMPACT EVALUATION

A. Response to Checklist Items

Following is a discussion of those Initial Study Checklist items designated as "yes" or "maybe" having the potential for environmental impact. Additional items designated "no" are also discussed if deemed relevant.

EARTH

1b. *Will the proposal result in disruption, displacements, compaction, or overcovering of the soil?* **yes**

Construction of the proposed project in the northern portion of the plant would require the grading, compaction and overcovering of approximately 71,000 square feet of native subsoils. Additional covering of soils would be required for the parking area expansion in the southwestern portion of the plant. Covering of soils would be permanent but is not considered significant in the local or regional context due to its relatively small area compared to the remaining open ground on the site and surrounding land uses.

1e. *Will the proposal result in any increase in wind or water erosion of soils, either on or off the site?* **maybe**

The existing construction sites consist of open ground. Grading activity could result in the loosening of soils and may pose the potential for increased wind or water erosion. Such disruption of soils would be short-term and is not considered to be significant. Standard Specification measures to prevent excessive erosion of soils would be adhered to (e.g. watering or plastic covering). Project completion would result in the covering of native soils otherwise exposed to the potential for wind or water erosion.

1f. *Will the proposal result in changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?* **no**

Haskell Channel is located approximately 500 feet east of the proposed project's impact zone. Grading activity would result in the temporary loosening of surface soils making them more susceptible to erosional forces. Due to its distance from

the proposed project sites and the relatively low relief of the area, no significant impact (i.e., deposition to the channel) is anticipated.

1g. *Will the proposal result in exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?* **yes**

Construction workers, building inhabitants, and the buildings themselves would be exposed to seismic events which are likely to occur during the project's useful life. In that seismic events are probabalistic in nature, such exposure is not considered to be significant. The proposed project would be designed and built according to all current earthquake standards.

AIR

2a. *Will the proposal result in substantial air emissions or deterioration of ambient air quality?* **no**

Transport of construction workers, machinery, and materials would marginally degrade regional air quality. Construction activities may generate additional particulate loadings leading to a marginal degradation of local air quality.

Construction of the proposed project would require the use of various types of gasoline and diesel fuel powered construction equipment. Because emissions from construction are temporary and predominantly within threshold limits, they are considered to have a minor effect on existing local air quality and are not considered to be significant. The proposed project would result in a relocation of workers from the existing facilities to the new facility and therefore would not result in a significant new source of auto emissions. No net increase in the number of workers on the plant is anticipated from the proposed project.

Standard Specification measures for the protection of workers as well as to control fugitive dust and equipment during construction would be adhered to. See also response 1e.

WATER

3b. *Will the proposal result in changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?* **yes**

The proposed project would result in the covering of both open and vegetated ground. This would result in a decrease in the rate of groundwater infiltration and may marginally increase surface runoff in the immediate vicinity. This effect would be permanent but is not considered significant in the local or regional context due to its relatively small area compared to the remaining open ground on the site and

surrounding land uses.

3i. *Will the proposal result in exposure of people or property to water related hazards such as flooding or tidal waves?* **yes**

The Tillman Water Reclamation Plant (TWRP) is located within a 100 year flood plain. Flood protection for the TWRP is planned to be completed within the next two years. Consequently, construction workers, building inhabitants, and the buildings themselves would be exposed to the possibility of flooding until completion of the dike. This exposure would be temporary and is not considered to be significant.

PLANT LIFE/ANIMAL LIFE (4,5)

Will the proposal result in either a change in the abundance of specific plants or animals, the diversity of species, or a reduction of habitat? **no**

The proposed project sites consist primarily of disturbed bare ground and some landscaped areas in an industrialized area. No rare or endangered plants or animals are known to exist, therefore no impact would occur.

NOISE

6a. *Will the proposal result in increase in existing noise levels?* **yes**

6b. *Will the proposal result in exposure of people to severe noise levels?* **maybe**

During construction, noise levels adjacent to active construction zones would likely exceed existing ambient levels. The nearest sensitive receptor is the Japanese Gardens, located on the northwest corner of the TWRP facility. Since construction activity would not occur in close proximity to the Garden, no significant impact is anticipated to occur. Standard Specification measures would be adhered to for the protection of workers.

LIGHT AND GLARE

7. *Will the proposal produce new light or glare?* **yes**

The proposed project would result in a minor new source of light. Lighting would be consistent with existing lighting on the plant site. This additional lighting would be minor in relation to the overall plant and is not considered to be significant. Nighttime construction activities are not anticipated for the proposed project.

LAND USE

8. *Will the proposal result in a substantial alteration of the present or planned land use of an area?* **no**

The proposed project is a service structure within an existing wastewater treatment plant site. The treatment plant was developed in accordance to a Conditional Use Permit from the Department of Planning in an area that is zoned as agricultural. No significant impact to existing land use would occur from the proposed project.

NATURAL RESOURCES

9a. *Will the proposal result in increase in the rate of use of any natural resources?* **yes**

9b. *Will the proposal result in depletion of any non-renewable natural resource?* **yes**

Consumption of fossil derived resources (i.e. gasoline and diesel fuel) would be required for construction of the proposed project. This consumption would only be during the period of project construction and is not considered to be significant in the local or regional context. Operation and maintenance of the proposed facility would result in a marginal increase in the consumption of electricity. This increase in consumption is not considered to be significant.

RISK OF UPSET

10a. *Will the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?* **maybe**

The presence of gasoline and diesel fuels, used to energize construction equipment, present a potential for explosion; this potential is probabalisitic in nature and would be reduced as a result of standard safety practices and is therefore not considered to be significant.

10b. *Will the proposal involve possible interference with an emergency response plan or an emergency evacuation plan?* **no**

Construction activity would be confined to the boundaries of the facility. No interference to on-site emergency response is anticipated.

TRANSPORTATION/CIRCULATION

13. *Will the proposal result in alteration of or adverse impacts on existing transportation/circulation systems or parking?* **no**

Construction activity and storage of construction materials and equipment would be within facility boundaries and would not impact existing transportation/circulation systems. Additional parking is part of the proposed project therefore additional demands upon existing parking are not anticipated.

PUBLIC SERVICES

14e. *Will the proposal result in a need for altered governmental services in the maintenance of public facilities, including roads?* **yes**

The proposed project would be a new governmental facility which would marginally raise existing operational and maintenance costs. Such an increase is not considered to be significant.

ENERGY

15a. *Will the proposal result in the use of substantial amounts of fuel or energy?* **no**

15b. *Will the proposal result in substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?* **no**

The proposed project would result in a net increase of 9,735 sq.ft. office space, 5,135 sq.ft of lab space, and 22,130 sq.ft of warehouse space. The new facility would require connection to the existing electrical utility. Since existing facilities would be relocating to the proposed facility, no additional demands to energy aside from building maintenance are expected. Energy consumption for building maintenance would be marginal and is not considered significant.

Construction of the unit substation would involve the installation of two electrical transformers. The tranformers would convert high current electricity into a more useful lower current form and therefore would not involve an additional demand to energy.

See also response (9) Natural Resources.

UTILITIES

16d. *Will the proposal result in a need for new systems, or substantial alterations to sewer or septic tanks?* **no**

The proposed project is an accessory structure to an existing wastewater treatment facilty and would not involve an expansion to treatment capacity. No significant impact would occur.

AESTHETICS

18. *Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?* **no**

To maintain aesthetic consistency on the plant site, design of the proposed project would require approval by the Department of Cultural Affairs. The proposed building would not be in close proximity to the Japanese Garden and therefore would not result in the Garden's obstruction from public view. No obstruction of view is anticipated from parking lot construction or building remodeling. No significant impact would occur.

RECREATION

19. *Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?* **no**

The proposed project would be located in the Tillman Water Reclamation Plant, the location of a Japanese Garden, an area of known recreation. Construction activity would be outside garden boundaries hence no impacts to recreational opportunities are anticipated.

CULTURAL RESOURCES

20. *Will the proposal result in the alteration of any cultural or historic sites?* **no**

As described in the Final Negative Declaration and Environmental Assessment for the Tillman Water Reclamation Plant Flood Protection Project dated June 1991, there are no cultural or historical sites known to exist at or near the proposed project sites, therefore no significant impact would occur.

V. MITIGATION MEASURES

The project as proposed would not have any significant short-term impacts nor long-term impacts. Mitigation measures are neither required nor recommended.

VI. COMPATIBILITY WITH EXISTING ZONING AND PLANS

The Tillman Water Reclamation Plant is located in an area zoned A2-1.

Consequently, the proposed project would require approval by the Department of Planning and an amendment to the plant's existing Conditional Use Permit.

VII. NAME OF PREPARER

Document Prepared by:

Kelvin Lew
Environmental Coordination Unit
Wastewater Program Management Division
Bureau of Engineering

VIII. DETERMINATION - RECOMMENDED ENVIRONMENTAL DOCUMENT

A. Summary

The proposed project involves the construction of a warehouse/service facility, additional parking and the remodeling and relocation of existing facilities in a wastewater treatment plant. The proposed project would provide new facilities for those which have proven inadequate and provide permanent training facilities to replace the temporary trailers now in use.

The project is not expected to have a significant effect on the environment for the following reasons:

- The project would not significantly degrade air quality;
- Project related noise impacts will be of relatively short duration and highly localized; and
- No topographic modifications are likely to result from construction.

B. Recommended Environmental Documentation

On the basis of this initial evaluation, I find the proposed project would not have a significant effect on the environment, and a **Negative Declaration** should be prepared.

Prepared By: Kelvin Lew
Kelvin Lew
Environmental Associate I

Approved By:
Wallace E. Stokes, III
Coordinator
Environmental Coordination Unit
Wastewater Program Management Division

KDL:s
(j:\ecu\twrpwhs2.neg)

Attachment: Initial Study Checklist (Form Gen. 159)

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ENVIRONMENTAL CHECKLIST FORM
(To be completed by Lead Agency)

I. Background

1. Name of Proponent: City of Los Angeles

2. Address and Phone Number of Proponent:
   Wastewater Program Management Division
   Environmental Coordination Unit
   360 E. 2nd Street, 2nd Floor
   Los Angeles, CA 90012 (213)485-8272
3. Date of Checklist Submitted:
   February 17, 1992
4. Agency Requiring Checklist:
   N/A
5. Name of Proposal, if applicable:
   TWRP - Warehouse/Maintenance Facilities W.O. E2000220

II. Environmental Impacts
(Explanation of all "yes", and "maybe" answers are required on attached sheets)

		Yes	Maybe	No
1.	**Earth.** Will the proposal result in:			
	a. Unstable earth conditions or in changes in geologic substructures?			X
	b. Disruptions, displacements, compaction or overcovering of the soil?	X		
	c. Change in topography or ground surface relief features?			X
	d. The destruction, covering or modification of any unique geologic or physical features?			X
	e. Any increase in wind or water erosion of soils, either on or off the site?		X	
	f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			X
	g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	X		
2.	**Air.** Will the proposal result in:			
	a. Substantial air emissions or deterioration of ambient air quality?			X
	b. The creation of objectionable odors?			X
	c. Alteration of air movement, moisture, or temperature, or any change in climate either locally or regionally?			X

	Yes	Maybe	No
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	X		
c. Alterations to the course or flow of flood waters?			X
d. Change in the amount of surface water in any water body?			X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
f. Alteration of the direction or rate of flow of ground waters?			X
g. Change in the quantity of ground waters, either through direct additions or withdrawls, or through interception of an aquifer by cuts or excavations?			X
h. Substantial reduction in the amount of water otherwise available for public water supplies?			X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	X		
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?			X
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment or existing species?			X

	Yes	Maybe	No
d. Reduction in acreage of any agricultural crop?			X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of animals (bird, land animals including reptiles, fish and shellfish, benthic organisms or insects)?			X
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X
c. Introduction of new species of animals into an area, or in a barrier to the migration or movement of animals?			X
d. Deterioration to existing fish or wildlife habitat?			X
6. Noise. Will the proposal result in:			
a. Increase in existing noise levels?	X		
b. Exposure of people to severe noise levels?		X	
7. Light and Glare. Will the proposal produce new light or glare?	X		
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			X
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	X		

	Yes	Maybe	No
b. Depletion of any non-renewable natural resource?	X		
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		X	
b. Possible interference with an emergency response plan or an emergency evacuation plan?			X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?			X
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?			X
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?			X
b. Effects on existing parking facilities, or demand for new parking?			X
c. Substantial impact upon existing transport-ation systems?			X
d. Alterations to present patterns of circulation or movement of people and/or goods?			X
e. Alterations to waterborne, rail or air traffic?			X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X

		Yes	Maybe	No
14.	**Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
	a. Fire Protection?			X
	b. Police Protection?			X
	c. Schools?			X
	d. Parks or other recreational facilities?			X
	e. Maintenance of public facilities, including roads?	X		
	f. Other governmental services?			X
15.	**Energy.** Will the proposal result in:			
	a. Use of substantial amounts of fuel or energy?			X
	b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?			X
16.	**Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
	a. Power or natural gas?			X
	b. Communications systems?			X
	c. Water?			X
	d. Sewer or septic tanks?			X
	e. Storm water drainage?			X
	f. Solid waste and disposal?			X

		Yes	Maybe	No
17.	**Human Health.** Will the proposal result in:			
	a. Creation of any health hazard or potential health hazard (excluding mental health)?			X
	b. Exposure of people to potential health hazards?			X
18.	**Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation on an aesthetically offensive site open to public view?			X
19.	**Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			X
20.	**Cultural Resources.** Will the proposal result in:			
	a. The alteration of or the destruction of a prehistoric or historic archaeological site?			X
	b. The adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?			X
	c. The potential to cause a physical change which would affect unique ethnic cultural values?			X
	d. The restriction of existing religious or sacred uses within the potential impact area?			X
21.	**Mandatory Findings of Significance.**			
	a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X

	Yes	Maybe	No
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	X

#12681

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ROOM 800, CITY HALL
LOS ANGELES, CA 90012

AUG 27 1992

Mr. Gerald A. Silver
Homeowners of Encino
P.O. Box 260205
Encino, CA 91426

SUBJECT: RESPONSE TO COMMENTS - TILLMAN WATER RECLAMATION PLANT - WAREHOUSE/SERVICE FACILITIES NEGATIVE DECLARATION

Dear Mr. Silver;

Thank you for taking the time to comment on the above referenced document. City staff have reviewed your comments and offer the following responses:

EARTH

Comment

This project will result in disruptions, displacements, compaction and overcovering of soil.

Response

The comment is acknowledged. As indicated in the Negative Declaration Section IV.A.1b, the proposed project would "require the grading, compaction and overcovering of approximately 71,000 square feet of native subsoils" and "additional covering of soils would be required for the parking area expansion in the southwestern portion of the plant". Grading activity would occur prior to paving and construction activity and last from a few days to a week. The proposed project site consists of predominantly level ground and any excavation activity for utility hook-ups would be minimal and returned as backfill. No export of materials is anticipated.

As indicated in Section IV.A.1g of the Negative Declaration, the proposed project would be located in an area of known seismic activity and "would be designed and built according to all current earthquake standards". Other geologic hazards such as slope slip or subsidence are not present at the site.

COPY

AIR

Comment

A project of this size will have a deteriorating effect on air quality in the region, which is located in a locality which does not meet Federal and State air quality standards.

Response

The comment is acknowledged. As stated in Section IV.A.2a of the Negative Declaration "Construction activities may generate additional particulate loadings leading to a marginal degradation of local air quality." Initial Study findings, however, indicate that all emission species associated with construction of the proposed project would be below the suggested South Coast Air Quality Management District (SCAQMD) Significance Threshold levels (See attached Tables A, B and C).

WATER

Comment

This project would have a negative impact on water.

Response

It is assumed that the commenter is expressing concern regarding the loss of groundwater recharge area as no other project related adverse effects to 'water' are known to exist. The proposed project would result in the covering of approximately 71,000 square feet of native soils, resulting in a very slight decrease in ground surface through which rainfall can percolate. However, as indicated in Section IV.A.3b of the Negative Declaration, the area to be covered would be relatively small compared to the remaining exposed ground on the site and on surrounding land uses. Newly landscaped areas, to be placed as part of the proposed project and to be irrigated with reclaimed wastewater, would more than compensate for the rainfall dependent absorbtion to be lost by the proposed project.

FLORA\FAUNA

Comment

A project of this size will have a detrimental effect upon the flora and fauna in the project area.

Response

Sections IV.A.4 and 5 of the Negative Declaration states that "the proposed project sites consist primarily of disturbed bare ground and some landscaped areas in an industrialized area" and "no rare or endangered plants or animals are known to exist". Moreover, the landscaped area, to be removed for the proposed project, would be replaced.

NOISE

Comment

A substantial amount of noise will be generated by the proposed project during construction. The movement of heavy vehicles, trucks, compressors and construction equipment could create severe noise problems.

Response

As indicated in Section IV.A.6a of the Negative Declaration "noise levels adjacent to active construction zones would likely exceed existing ambient levels". Construction related noise could reach 91 dB(A) at a distance of 50 feet from the source, the standard reference used in noise studies. At a distance of 400 feet, the approximate distance to the nearest receptor (the Japanese Gardens), it is expected that the ambient noise level would be approximately 73 dB(A) which is within the "Normally Acceptable" range of noise pollution levels developed by the EPA.

The Negative Declaration also states: "the nearest sensitive receptor is the Japanese Gardens", which is beyond 400 feet from the proposed project sites.

LIGHT AND GLARE

Comment

Residents living near the construction site would be subjected to light and glare. The construction project could result in altered shade and shadow conditions.

Response

The comment is acknowledged. Section IV.7 of the Negative Declaration states that "lighting would be consistent with existing lighting on the plant site" and that "this additional lighting would be minor in relation to the overall plant". The nearest residences to the proposed project are located along Victory Boulevard and would be separated from the proposed project by the Air National Guard facility. As a result, any

new light generated by the proposed project would be substantially blocked from these residences by the Air National Guard facility and is not considered to have potential for significance.

The proposed project would result in altered shade and shadow patterns; however, these effects are considered insignificant and would not extend beyond plant boundaries.

POPULATION

Comment

Changes in population will occur if this project is approved. It will alter the distribution, density and growth rate in the region.

Response

The comment is incorrect. The proposed project would be neutral with respect to growth and system treatment capacity and would have no impact upon existing or future population distribution patterns.

PUBLIC SERVICES

Comment

The project will have negative public service impacts.

Response

The comment is acknowledged. Section IV.A.14e of the Negative Declaration states that the proposed project would "marginally increase existing operational and maintenance costs" at the Tillman Water Reclamation Plant.

ENERGY AND UTILITIES

Comment

Utilities will be impacted by the proposed project.

Response

The comment is acknowledged. As stated in Sections IV.A.15a and 15b of the Negative Declaration, "existing facilities would be relocating to the proposed facility" and "no

additional demands to energy aside from building maintenance are expected".

GROWTH

Comment

The project will have a clear growth inducing impact.

Response

The comment is incorrect. The proposed project is a building and additional parking for the improved operational efficiency at an existing wastewater treatment plant. The proposed project would neither generate growth nor remove any known obstacles to growth.

ADDITIONAL COMMENTS

MULTI-PHASED PROJECTS

Comment

When a large project is to be undertaken in small steps, or phases, CEQA requires that the entire undertaking be assessed as a whole. This project is one of many related projects, which when taken together would have a significant impact on the environment.

Response

Section 15165 of the CEQA Guidelines indicates that "Where an individual project is a necessary precedent for action on a larger project, or commits the Lead Agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project." Since the proposed project is neither a precursor nor a commitment by the City of Los Angeles to the further expansion of treatment capacity at the Tillman Water Reclamation Plant, the proposed project is considered to be independent and is not part of a larger project.

ALTERNATIVES

Comment

The Lead Agency should consider not constructing the project or shifting it elsewhere, thus reducing demands on the infrastructure.

Response

The proposed project is to improve operational efficiency of the existing Tillman Water Reclamation Plant. Not constructing or construction the proposed project elsewhere would not achieve this goal.

Again, thank you for taking the time to comment on the Tillman Water Reclamation Plant - Warehouse/Service Facilities Negative Declaration. If you have any further questions or comments, please contact Wallace Stokes or Kelvin Lew of my staff at (213)485-8272.

Sincerely,

ROBERT S. HORII
City Engineer

By

WAYNE M. SAVARIA
Division Engineer
Wastewater Program Management Division

WES/FG/WS/KL:rs
ENV-2-1
(h:\...\neg_dec\twrpwhse\response.gas)

Attachment:1

cc: Jim Doty
Rajni Patel
Andy Badalian

TABLE A

GRADING EMISSIONS
DIESEL POWERED CONSTRUCTION EQUIPMENT

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Bulldozer[1]	3	8	2.28	19.92	4.824	1.416	1.824
Water Truck[2]	2	3	1.14	25.02	10.8	1.56	2.7
Total Emissions			3.42	44.94	15.624	2.976	4.524
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.

[1] treated as tracked tractor
[2] treated as off-highway truck

TABLE B

WAREHOUSE/SERVICE FACILITIES CONSTRUCTION EMISSIONS
DIESEL POWERED CONSTRUCTION EQUIPMENT

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Cement Mixer[2]	4	1	0.76	16.68	7.2	1.04	1.8
Crane[4]	1	8	1.2	13.6	5.4	1.12	1.144
Total Emissions			1.96	30.28	12.6	2.16	2.944
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.

[2] treated as off-highway truck
[4] treated as miscellaneous

TABLE C

PARKING LOT CONSTRUCTION EMISSIONS
DIESEL POWERED CONSTRUCTION EQUIPMENT

Activity/Source	No.	op. hr/ day	Air Pollutant (lbs/day)				
			ROG	NO_x	CO	PM10	SO_x
Asphalt Truck[2]	3	2	1.14	25.02	10.8	1.56	2.7
Asphalt Paver[1]	1	8	0.96	10.08	2.8	1.12	0.896
Asphalt Roller	2	8	1.04	13.92	4.8	0.8	1.072
Total Emissions			3.14	49.02	18.4	3.48	4.668
SCAQMD Threshold			**55**	**55**	**274**	**150**	**150**

Source: SCAQMD. May, 1992. Draft CEQA Air Quality Handbook.

[1] treated as tracked tractor
[2] treated as off-highway truck