
IV. ENVIRONMENTAL IMPACT ANALYSIS

A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT

In addition to the environmental impact categories analyzed in detail in the DEIR, the City of Los Angeles has determined through the preparation of an Initial Study (Appendix A) that the development and operation of the proposed project would not result in potentially significant impacts to the environmental impact topics listed below. Section 15128 of the CEQA Guidelines states:

“An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study.”

It has been determined that there is no evidence that the proposed project would cause significant environmental effects in the following areas and that no further environmental review of these issues is necessary for the reasons described below.

1. Agricultural Resources

The project site is currently developed with a residential structure and sheds in the Sherman Oaks area of the City of Los Angeles. The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of “Important Farmland”. The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the project site is not included in the Important Farmland Category.¹ No portion of the project site is subject to a Williamson Act contract or is useable as agricultural land. The proposed project would not involve the conversion of agricultural land to another use. Therefore, no impact on farmland or agricultural resources would occur.

2. Biological Resources

The project site is located in a highly urbanized area in the City of Los Angeles. The existing project site is landscaped with approximately 49 trees; shrubs, and ground cover. The primary tree species present include pine, palm, olive and a few other species. As currently proposed, all of the trees would be removed. There are no oak or other indigenous species found on the project site. A landscape plan will be prepared and presented to the Planning Department for approval. The project site does not

¹ State of California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program Survey Area Map 2002*. Website <http://www.consrv.ca.gov/DLRP/fmmp/index.htm>, July 8, 2003.

contain any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (Fish and Game) or U. S. Fish and Wildlife Service. In addition, there are no known locally designated natural communities on the project site or in the project vicinity.

The proposed project would not result in the direct removal, filling or hydrological interruption of a federally protected wetland as defined by Section 404 of the Clean Water Act. Due to the highly urbanized surroundings, there are no wildlife corridors or native wildlife nursery sites in the project vicinity. The proposed project would not interfere with the movement of any resident or migratory fish or wildlife species. There are no known locally designated natural communities on the site or in the project vicinity, therefore, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. The proposed project would not result in significant impacts to biological resources.

3. Land Use and Planning

The proposed project is an apartment building to be constructed on approximately 1.43 acres of land surrounded by existing development including multi-family structures and commercial buildings. The proposed project would not divide an established community. The site is designated Multiple Family – Low Medium I residential which allows for multi-family residential development. Therefore, the project does not conflict with the applicable land use plan for the site. There are no habitat conservation plans or natural community conservation plans for the site.

4. Mineral Resources

The project site is developed with single-family residential structure in the Sherman Oaks area of the City of Los Angeles. There are no known mineral resources beneath the project site. No classified or designated mineral deposits of statewide or regional significance are known to occur in the project area. The project site is not within a known source area for aggregate or other mineral resources.² Additionally, the project site is not located in an area of potential petroleum resources. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The project site is not delineated as a locally-important mineral resource recovery site on any city plans. Therefore, implementation of the proposed

² Los Angeles Citywide General Plan Framework Draft Environmental Impact Report, Figure GS-6, January 19, 1995.

project would not result in the loss of availability of a locally-important mineral resource recovery site.³ The proposed project would not result in significant impacts to mineral resources.

5. Population and Housing (Housing Displacement, Employment)

The project site is developed with a single family residential structure, and the project proposes to replace the existing use with a multiple family residential building. The house is currently vacant and in disrepair and partially dismantled. No employment would be created as a result of the project. Therefore, implementation of the proposed project would not result in housing displacement requiring construction of replacement housing or relocation of existing tenants. The proposed project would not result in significant operational employment impacts to population and housing.

6. Recreation/Utilities

The project includes recreational amenities such as swimming pool, recreation room and gym facilities. Impacts to park facilities would be negligible considering on-site amenities.

The City of Los Angeles Department of Public works, Bureau of Sanitation Division provides sewer conveyance infrastructure and wastewater treatment services, respectively, to the project site. Sewage generated by the project site and environs is treated by the Hyperion Treatment System and the proposed project wastewater flows would continue to be treated by the system. Using the City of Los Angeles CEQA Threshold Guide sewage generation rates the project would generate approximately 21,680 gallons of sewage per day (see Table IV.A-1).

Table IV.A-1
Estimated Project Sewage Generation

Land Use – Proposed 98 Unit Apartment Building	Generation Rate (Gallons/Unit/Day)	Total (Gallons/Unit/Day)
31 3 bedroom apartment units	200	6,200
62 4+ bedroom apartment units	240	14,880
5 affordable disabled apartment units	120	600
Total		21,680
<i>Source: City of Los Angeles CEQA Thresholds Guide.</i>		

³ Los Angeles Citywide General Plan Framework Draft Environmental Impact Report, Figure GS-1, January 19, 1995.

The City of Los Angeles generates approximately 350 million gallons per day of wastewater. The proposed project would increase this amount by approximately 0.006 percent. No sewer line deficiencies have been identified by Public Works for the project vicinity. Water conservation measures as required by LAMC Section 122.0 *et seq.* (e.g., installation of low flow toilets and plumbing fixtures that prevents water loss, limitations on hose washing of driveways and parking areas, etc.) would be implemented as part of the proposed project and would help reduce the amount of wastewater and impacts would be less than significant.

The City of Los Angeles Department of Water and Power (LADWP) currently supplies water to the proposed project site. The LADWP is responsible for ensuring that water demand within the City is met and that State and federal water quality standards are achieved. For the fiscal year of 2001-2002, City water supplies were derived from the following sources: 1) approximately 228,396 AF (acre-feet) (34 percent) from the Los Angeles Aqueduct; 2) approximately 73,387 AF (11 percent) from groundwater; and 3) approximately 372,357 AF (55 percent) from purchases from the Metropolitan Water District (MWD).⁴ The amount of water obtained from these sources varies from year to year and is primarily dependent on weather conditions and demand. In order to present a conservative analysis, water consumption is assumed to be 120 percent⁵ of the wastewater generated for a given land use, as determined by wastewater generation rates recommended by the City of Los Angeles. The project is expected to generate a gross water demand of approximately 26,016 gpd (gallons per day). The City of Los Angeles consumes 606,409,515 gallons of water per day.⁶ The proposed project would increase this amount by approximately 0.004 percent. According to LADWP, any project consistent with the City's General Plan has been taken into account in the planned growth of the Water System and would be served by the City's water sources.⁷ The project site is designated for Multiple Family – Low Medium I residential use and thus the full buildout of the project site has been accounted

⁴ *Los Angeles Department of Water and Power, Urban Water Management Plan for the City of Los Angeles, Fiscal Year (2001-2002) Annual Update. Website <http://ladwp.com/water/supply/uwmpplan/2001-02UWMP.pdf>.*

⁵ *Supplied by City of Los Angeles, Department of Public Works for calculating multi-family (apartments) water consumption, March 2002.*

⁶ *Los Angeles Department of Water and Power, Urban Water Management Plan for the City of Los Angeles, Fiscal Year (2001-2002) Annual Update. Website <http://ladwp.com/water/supply/uwmpplan/2001-02UWMP.pdf>.*

⁷ *Correspondence from the City of Los Angeles Department of Water and Power, Heidi H. K. Hiraoka, Engineer of Central Design District, Water Distribution Engineering, July 24, 2003.*

in the planned growth of the Water System. The proposed project's impact upon water service would be less than significant.

Public agencies and private companies within the City of Los Angeles administer solid waste management, including collection and disposal services and landfill operation. Private contractors collect waste generated by multiple family residences larger than four units. Solid waste generated by the City of Los Angeles, which is estimated to be about 3,400 tons of refuse per day, is disposed of at privately owned landfills. Private landfills (end year of life expectancy) include Antelope Valley (1997), BFI Sunshine Canyon (2011), Bradley (2007), Chiquita Canyon (2019), Lancaster (2012), Pebble Beach (2033) and Whittier (2025). Additional capacity could be created through expansion of Puente Hills, Chiquita Canyon and Sunshine Canyon. Upon full occupancy of the proposed project, daily solid waste generated by the residents is estimated to be approximately 8,428 (86 pounds/week/dwelling unit). The City of Los Angeles generates approximately 52,470,018 pounds of solid waste per week. The proposed project would increase this amount by approximately 0.016 percent. Solid waste generated on-site would be disposed of in accordance with all applicable federal, State, and local regulations related to solid waste. Given the minimal increase in solid waste generated by the proposed project, the project would not result in the need for additional waste collection routes, recycling or disposal facilities to dispose of the small amount of proposed waste and, therefore, project impacts on solid waste would be less than significant.