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Case Number: ENV-2019-7258-MND

Project Location: 6616 Reseda Boulevard, Los Angeles, California, 91335

Community Plan Area: Reseda-West Van Nuys

Council District: 4 - Raman

Project Description: The applicant is proposing the demolition an existing commercial use (boat repair and parts shop) and the development of an Eldercare Facility consisting of 96 units for assisted living and memory care, with 7 stories over one level of subterranean parking, 79.75 feet in height, 85,240 square feet of floor area with a floor area ratio of 4:1, 41 automobile parking spaces, and 10,373 square feet of common open space on an approximately 17,380.9 square foot lot. The applicant is proposing 7,227 cubic yards of grading.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Talmia, LLC and EAE Investment Holdings, LLC

May 2022

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed **Eldercare Facility** Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	6616 RESEDA BOULEVARD
ENVIRONMENTAL CASE NO.	ENV-2019-7258-MND
RELATED CASES	ZA-2019-7257-ELD-SPR-CDO-HCA

PROJECT LOCATION	6616 RESEDA BOULEVARD
COMMUNITY PLAN AREA	RESEDA-WEST VAN NUYS
GENERAL PLAN DESIGNATION	GENERAL COMMERCIAL
ZONING	[Q]C2-1VL-CDO-RIO
COUNCIL DISTRICT	4 - RAMAN

LEAD AGENCY	City of Los Angeles
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APPLICANT	TALMIA, LLC AND EAE INVESTMENT HOLDINGS, LLC
ADDRESS	8370 WILSHIRE BOULEVARD, SUITE 230, BEVERLY HILLS, CA 90211
PHONE NUMBER	(213) 457-7178

PROJECT DESCRIPTION

The applicant is proposing the demolition an existing commercial use (boat repair and parts shop) and the development of an Eldercare Facility consisting of 96 units for assisted living and memory care, with 7 stories over one level of subterranean parking, 79.75 feet in height, 85,240 square feet of floor area with a floor area ratio of 4:1, 41 automobile parking spaces, and 10,373 square feet of common open space on an approximately 17,380.9 square foot lot. The applicant is proposing 7,227 cubic yards of grading.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

ENVIRONMENTAL SETTING

The proposed project is located on an irregular-shaped 17,380.9 square foot lot at the corner of Reseda Boulevard and Kittridge Street in the Reseda-West Van Nuys Community Plan (adopted on November 17, 1999). The lot is designated for General Commercial land use and is zoned [Q]C2-1VL-CDO-RIO. The project site is currently improved with two structures (a building and boat canopy) that are used as a boat repair and parts shop.

Surrounding sites to the north are zoned [Q]C2-1VL-CDO-RIO and are designated for General Commercial land use by the Community Plan. These sites are improved with one-and two-story structures including a church, medical and business plaza, and auto body uses. To the south, the triangular-shaped lot that is designated for Open Space by the Community Plan and zoned OS-1XL-RIO is a paved riverbank with no development proposed per the applicant. The Los Angeles River, which is designated for Open Space and zoned OS-1XL-RIO lies directly to the south across Kittridge Street. To the east, sites are designated for Medium Residential by the Community Plan and are zoned RA-1-RIO and (Q)R3-1LD-RIO. These sites are developed with a church and two- to four-story multi-family residential uses. To the west, across Reseda Boulevard, projects are designated for General Commercial land use and are zoned [Q]C2-1VL-CDO-RIO and (T)(Q)RAS4-1L-CDO-RIO. These sites are improved with one- and two-story auto body uses and a mixed-use development that is 72 feet in height with 254 residential apartment units and approximately 7,700 square feet of retail/commercial space.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

California Department of Social Services, Community Care Licensing Division

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Laura Frazin Steele

PRINTED NAME

City Planner

TITLE

Laura Frazin Steele

SIGNATURE

May 19, 2022

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The applicant is proposing the demolition an existing commercial use (boat repair and parts shop) and the development of an Eldercare Facility consisting of 96 units for assisted living and memory care, with 7 stories over one level of subterranean parking, 79.75 feet in height, 85,240 square feet of floor area with a floor area ratio of 4:1, 41 automobile parking spaces, and 10,373 square feet of common open space on an approximately 17,380.9 square foot lot. The applicant is proposing 7,227 cubic yards of grading.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project is located at 6616 Reseda Boulevard, Los Angeles, CA 91335 within the Reseda-West Van Nuys Community Plan area. The Project site is located on the northeast corner of Reseda Boulevard and Kittridge Street. The subject site fronts along Reseda Boulevard for a linear distance of approximately 165 feet, and extends along Kittridge Street for approximately 78 feet (see Figure A-1).

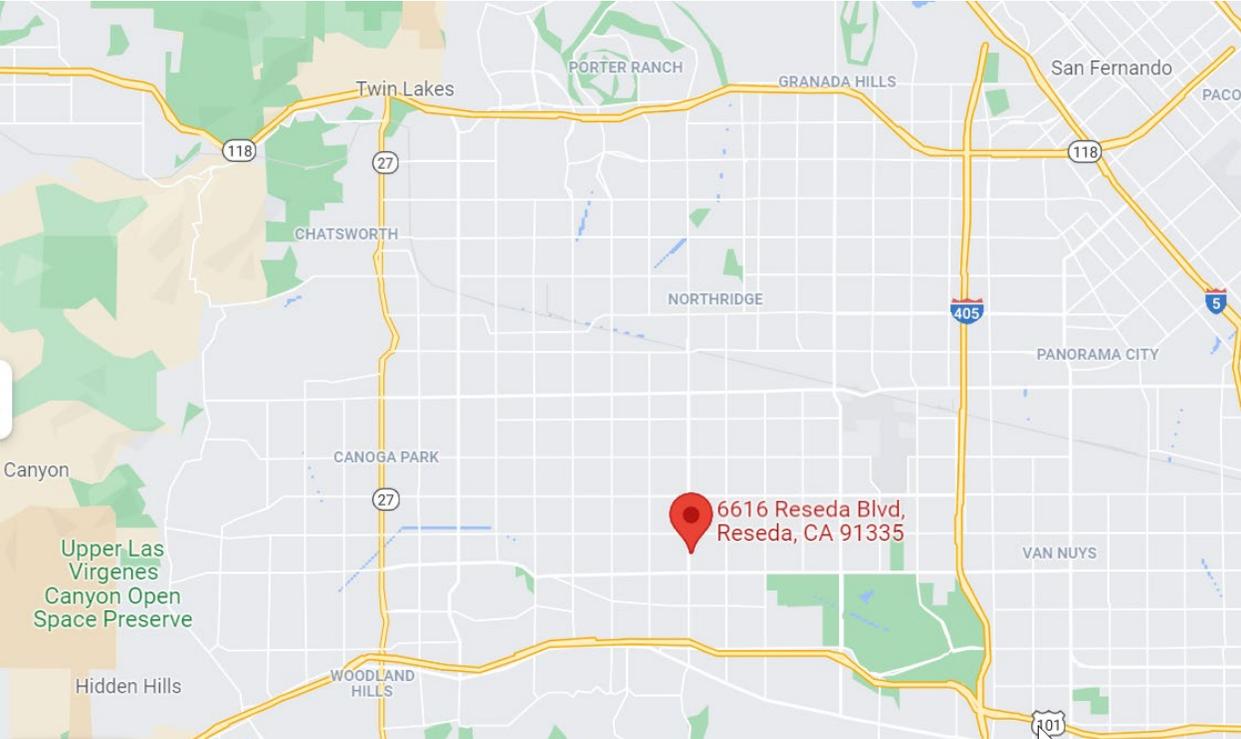


FIGURE A-1. REGIONAL AND SITE LOCATION MAP

3.2.2 Existing Conditions

As shown in Figure A-2, the Project site is 17,380.9 square feet and is currently improved with two structures which are used as a boat repair and parts shop (a boat canopy and a building).

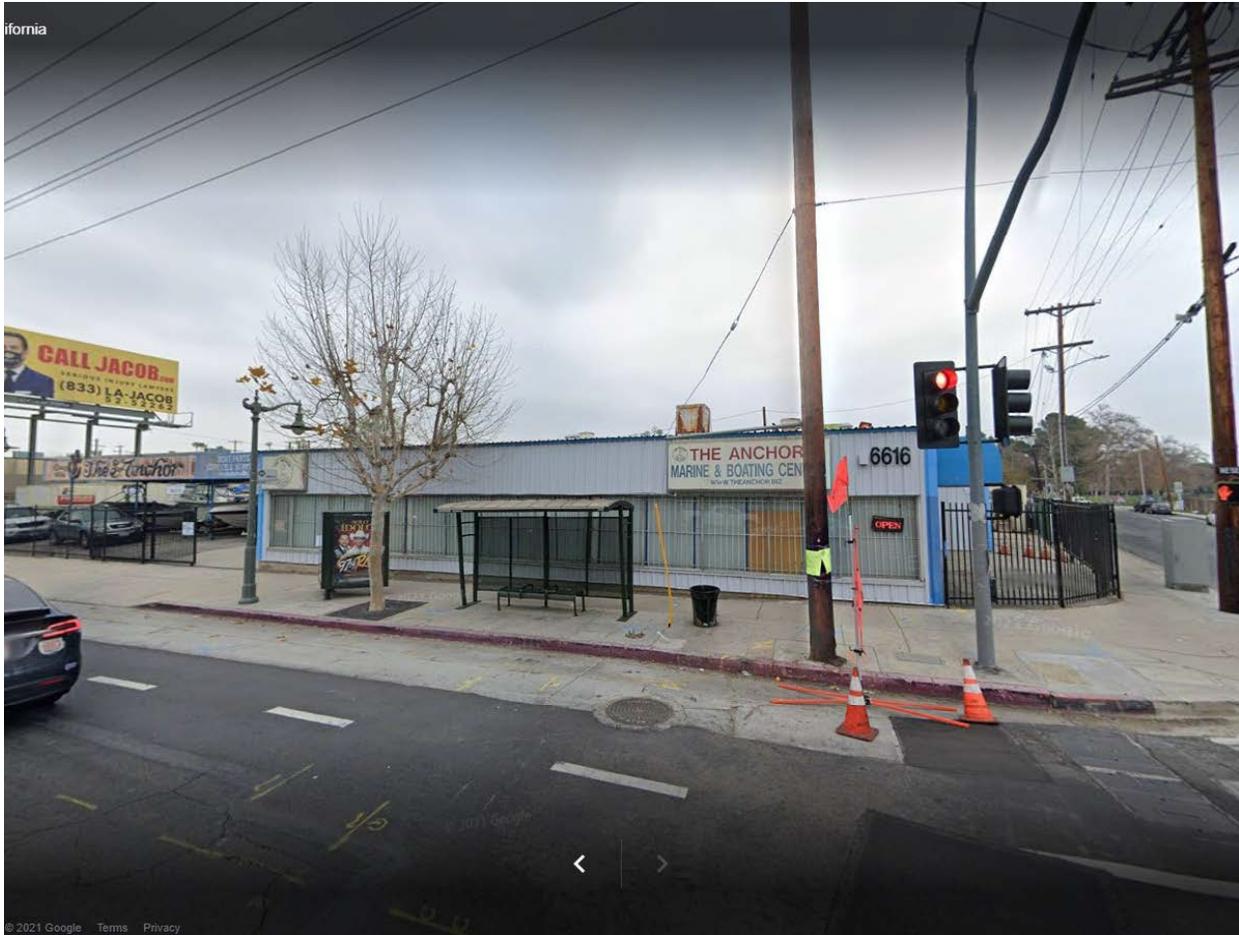


FIGURE A-2. PROJECT SITE EXISTING CONDITIONS

The Project site is zoned [Q]C2-1VL-CDO-RIO and is designated for General Commercial land use by the Community Plan.

The C2 Zone is a zoning designation that permits commercial uses as codified in LAMC Section 12.14 A. Eldercare facilities are permitted by-right in the C2 Zone.

The height designation for the subject site is -1VL which allows a maximum height of 45 feet with no limit to the number of stories and a floor area ratio of 1.5:1 in the C2 Zone. The height is further limited by Community Plan Footnote No. 7, which limits all structures to a maximum of 3 stories.

ZIMAS shows a Permanent Q Condition "[Q]" on the subject site and ZI-2339, which indicates that the site location lies within the geographic boundary of the Reseda Central

Business District Community Design Overlay (Ordinance Nos. 176,557 and 176,558 effective May 2, 2005). The project site is located at the southernmost boundary of the Community Design Overlay (CDO) District. Ordinance No. 176,558 includes [Q] Conditions that prohibit various auto related uses, open storage, and specific industrial uses. While these [Q] Conditions do not apply to the proposed project, three specific conditions are applicable to the applicant's request herein and are discussed as follows:

- Section 2.c states that the residential use of any building/structure located on a commercially zoned lot shall be prohibited on the ground floor level for a depth of 100 feet as measured from the building frontage.
- Section 2.B limits of height of building and structures to 45 feet at the subject site.
- Section 2.C lists prohibited signage and sign restrictions. Although the applicant's plans show a building sign, no signage has been requested or approved herein. All signage will be reviewed under a separate ministerial permit.

The intent of the Reseda Central Business District Community Design Overlay District Design Standards and Guidelines is to revitalize the Reseda Central Business District. While many of the guidelines and standards offer direction for commercial development, the standards and guidelines also offer guidance for residential sites within the CDO boundaries.

The subject site is also located within the geographic overlay of the Reseda Central Business District Streetscape Plan. Since the applicant is not proposing changes to the streetscape or public right-of-way, the Streetscape Plan would not be applicable to the proposed project.

ZIMAS designates the subject site as being located within ZI-2358, the Outer Core of the River Implementation Overlay District (Ordinance Nos. 183,144 and 183,145 effective August 20, 2014) which regulates landscaping, screening/fencing, and exterior lighting on projects in the Outer Core.

Under ZIMAS, the subject site is not identified as requiring Historic Preservation Review, being located within a Historic Preservation Overlay Zone, having an Other Historic Designation or Other Historic Survey Information. However, the subject site is identified in SurveyLA under Reseda-West Van Nuys Individual Resources as "The Anchor." According to SurveyLA, the 1964 structure was built with a Commercial, Vernacular architectural style. SurveyLA identifies the context as Commercial Development, 1850-1980 and the theme as Commercial Identity, 1920-1980. The property type is Commercial. The reason for its inclusion is stated as "long-term location of The Anchor, a boat supply store in Reseda. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility. The Anchor has been in continuous operation at this location since 1964." The applicant proposes to demolish the structure, and as such, submitted a Historical Resource Assessment prepared by SWCA Environmental Consultants dated September 2021. The Assessment concluded that the subject site is not eligible for listing in the National Register of Historic Places (NRHP) and/or California Register of Historic Places (CRHP) or

designated as a Los Angeles Historic-Cultural Monument (HCM). The Assessment was reviewed by the Los Angeles City Planning Office of Historic Resources, and on October 27, 2021, provided information stating that the Office of Historic Resources agrees with the report findings.

ZIMAS shows that the subject site is located within 500 feet of a Park Zone, which is the Reseda Park/Recreation Center. The subject site is in an Airport Hazard Zone, which limits height to 250 feet above Elevation 790, and is not applicable to the proposed 78 foot 9 inch structure. The subject site is located within an Urban Agricultural Incentive Zone; however, no agricultural uses are proposed herein. The site is located within a Liquefaction Zone and is approximately 11.4 km from the nearest fault (Northridge Fault).

3.2.3 Surrounding Land Uses

Surrounding sites to the north are zoned [Q]C2-1VL-CDO-RIO and are designated for General Commercial land use by the Community Plan. These sites are improved with one-and two-story structures including a church, medical and business plaza, and auto body uses. A triangular-shaped, 2,385.5 square foot lot south of the subject site across a Kittridge Street spur is under the same ownership as the subject site, but is not a part of the project. This triangular-shaped lot is a paved riverbank with no development proposed per the applicant. The lot is designated for Open Space by the Community Plan and is zoned OS-1XL-RIO. The Los Angeles River, which is designated for Open Space and zoned OS-1XL-RIO, lies directly to the south across Kittridge Street. To the east, sites are designated for Medium Residential by the Community Plan and are zoned RA-1-RIO and (Q)R3-1LD-RIO. These sites are developed with a church and two- to four-story multi-family residential uses. To the west, across Reseda Boulevard, projects are designated for General Commercial land use and are zoned [Q]C2-1VL-CDO-RIO and (T)(Q)RAS4-1L-CDO-RIO. These sites are improved with one- and two-story auto body uses and a mixed-use development that is 72 feet in height with 254 residential apartment units and approximately 7,700 square feet of retail/commercial space.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project is the construction, use, and maintenance of a 79.75 foot in height, 85,240 square foot Eldercare Facility Unified Permit consisting of 96 units for assisted living and memory care on an approximately 17,380.9 square foot lot in the [Q]C2-1VL-CDO-RIO Zone. The applicant is proposing 7,227 cubic yards of grading. As permitted under LAMC Section 14.3.1, the applicant is requesting deviations for height/transitional height, number of stories, floor area ratio (FAR), setbacks, automobile parking, open space, and River Improvement Overlay District landscape requirements.

3.3.2 Design and Architecture

As previously stated, the Project is located within the geographic area designated as the Reseda Central Business Community Design Overlay (CDO). Three permanent [Q] Conditions are applicable to the applicant's request herein and are discussed as follows:

- Section 2.c of the CDO states that the residential use of any building/structure located on a commercially zoned lot shall be prohibited on the ground floor level for a depth of 100 feet as measured from the building frontage. Project is designed so that all residential areas are on floors 2 through 7. The ground floor of the

proposed project includes ancillary facilities (lobby, reception area, dining room, kitchen, offices, conference room, beauty salon, and clinic/exam rooms).

- Section 2.B limits of height of building and structures to 45 feet at the subject site. However, under LAMC Section 14.3.1, the Zoning Administrator has the authority to supersede such height restrictions if the appropriate findings can be made.
- Section 2.C lists prohibited signage and sign restrictions. Although the applicant's plans show a building sign, no signage has been requested or approved herein. All signage will be reviewed under a separate ministerial permit.

As previously stated, the project is located within ZI-2358, the Outer Core of the River Implementation Overlay District (Ordinance Nos. 183,144 and 183,145 effective August 20, 2014) which regulates landscaping, screening/fencing, and exterior lighting on projects in the Outer Core.

As required under the RIO, 75 percent of the project's newly landscaped area shall be planted with any combination of the following: native trees, plants and shrubs, or species defined as Watershed Wise, or species listed in the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. In conformance with this requirement, the project uses plant materials from the LA County River Master Plan Landscaping Guidelines and Plant Palates, Native Plants listed in the California Native Plant Library of the Theodore Payne Foundation, and Watershed Wise Plants from the Watershed Wise Plant List, Council for Watershed Health. These include 24-inch box and 5-gallon canyon sunflower, canyon prince wild rye, chalk dudleya, and elks blue California rush.

The RIO Ordinance requires loading areas and off-street parking facilities of three spaces or more to be screened from the abutting public right-of-way and the River with a strip at least 5 feet in width of densely planted shrubs or trees which are at least 2 feet high at the time of planting and are of a type that may be expected to form, within 3 years after time of planting, a continuous, unbroken, year round visual screen. The applicant is requesting relief from this requirement. However, the project is designed with a dense planter along the southerly facing portion of the building that overlooks the Los Angeles River. The perimeter of the building is designed with planter boxes 5 feet in width and trees will be utilized to break up the mass of the building while adding visual depth to the façade and landscaping.

The RIO Ordinance also requires electrical transformers, mechanical equipment, water meters and other equipment to be screened from public view. The project is proposing a landscaped buffer around the transformer at the site frontage. Dense vegetation will be utilized to screen equipment, or equipment will be placed within the parking garage at grade level. Enclosures for trash and recycling collection are provided on the ground-floor level and behind the main building structure. Trash and recycling areas are fully enclosed and shielded from public view. Access doors will be used for quick access by staff to these areas, and also to hide the compartments from public and residential view when not in use. Building materials used will complement those of the main structure and create a cohesive image.

Additionally, the RIO Ordinance require sites and building mounted lighting to be designed such to produce a maximum initial luminance value no greater than 0.20 horizontal and vertical foot candles at the site boundary, and no greater than 0.01 horizontal foot candles 15 feet beyond the

site. No more than 5.0 percent of the total initial designed lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down). Additionally, all low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded from view. Building mounted lighting is not shown on the applicant's plan, and therefore, lighting is mitigated herein.

3.3.3 Open Space and Landscaping

In addition to landscaping required under the Reseda Central Business District CDO and the RIO, LAMC Section 12.21 G requires at least one 24-inch box tree for every four dwelling units. As such, the proposed project would require 24 trees of minimum 24-inch box size (96 units/4 = 24 trees). The project proposes to provide 24 trees, including street trees. All street trees will require the approval of Urban Forestry/Board of Public Works.

Open space requirements for residential developments with over six residential units are codified in LAMC Section 12.21 G.2. The project is required to provide 100 square feet of open space for each unit with less than three habitable rooms, 125 square feet of open space for each unit with three habitable rooms, and 175 square feet for each unit having more than three habitable rooms. The project is designed with 68 units with less than three habitable rooms and 28 units with three habitable rooms, thereby requiring 10,300 square feet of open space.

LAMC Section 12.21 A.4(u)(2) regulates open space for Senior Independent Housing/Assisted Living Care Housing/Housing Developments Occupied by Disabled Persons. Pursuant to LAMC Section 12.21 A.4(u)(2), at least 10 square feet of indoor recreational space and at least 50 square feet of usable open space is required for each unit, thereby requiring 5,760 square feet of open space.

The project provides 10,373 square feet of open space, which exceeds the requirements of both LAMC Section 12.21 G.2 and LAMC Section 12.21 A.4(u)(2). The project includes a 620 square foot open to the sky courtyard/walking garden on the 1st floor, 2,258 square feet of recreational room/activity room space on the 2nd floor, 580 square feet of an open to the sky common deck on the 3rd floor, 526 square feet of an open to the sky common deck on the 7th floor, and a 6,386 square foot roof deck. The applicant will be required to provide a minimum of 25 percent landscaping for the common open space area (2,593 square feet of landscaping).

3.3.4 Access, Circulation, and Parking

LAMC Section 12.21 A.4(d)(5) requires 1 automobile parking space for each Assisted Living Care Housing Unit and 0.2 automobile parking spaces for each Alzheimer's/Dementia Care Housing guest bed. As such, the project would be required to provide 72 parking spaces for the 72 Assisted Living Care units and 5 parking spaces for the 24 memory care units for a total of 77 automobile parking spaces.

The applicant is proposing to provide 41 automobile parking spaces in compliance with LAMC Section 12.21 A.4(u)(2), which allows a 50 percent reduction in required parking for Senior Independent Housing/Assisted Living Care Housing/Housing Developments Occupied by Disabled Persons. As such, the project including 36 Assisted Living Care parking spaces plus 5 memory care parking spaces for a total of 41 automobile parking spaces.

Bicycle parking shall be required pursuant to LAMC Section 12.21 A.16, which requires 1 space per 15 units for short-term bicycle parking, and 1 space per 1.5 units for long-term bicycle parking.

Access is provided via a driveway on Reseda Boulevard at the northernmost portion of the site and a driveway on Kittridge Street. Most of the automobile parking (36 of the 41 spaces) will be site in a subterranean parking garage. Only five parking spaces are at grade and are covered and screened from view.

3.3.5 Sustainability Features

The Los Angeles Green Building Code and Title 24 will apply to the project.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Mitigated Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to Los Angeles Municipal Code (LAMC) Section 14.3.1, the construction, use, and maintenance of a 79.75 foot in height, 85,240 square foot Eldercare Facility Unified Permit consisting of 96 units for assisted living and memory care on an approximately 17,380.9 square foot lot in the [Q]C2-1VL-CDO-RIO Zone with the following deviations:
 - a height of 79 feet 9 inches in lieu of the 45 feet otherwise allowed pursuant to LAMC Section 12.21.1 A.1 and Ordinance No. 176,558 (Reseda Central Business District Community Design Overlay);
 - 7 stories over one level of subterranean parking in lieu of the 3 story height limit pursuant to the Reseda-West Van Nuys Community Plan Footnote No. 7;
 - relief from the transitional height requirement of LAMC Section 12.21.1 A.10;
 - an increase in FAR to 4:1 in lieu of the 1.5:1 FAR otherwise allowed by LAMC Section 12.21.1 A.1;
 - an easterly side yard setback of 5 feet in lieu of the otherwise required 10 feet, northerly rear yard setback of 16.5 feet in lieu of the otherwise required 19 feet, and a westerly side yard setback of 0 feet in lieu of the otherwise required 10 feet pursuant to LAMC Section 12.14 C;
 - 41 automobile parking spaces in lieu of the 77 spaces otherwise required by LAMC Section 12.21 A.4(u) and relief from Section 12.21 A.5 to provide a mix of standard, compact, and tandem parking in lieu of one standard parking stall per dwelling unit; and
 - relief from providing a landscaped strip of at least 5 feet in width of densely planted shrubs or trees which are at least 2 feet in height as otherwise required by LAMC Section 13.17 F.2 (River Improvement Overlay Supplemental Use District).

- Pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use, and maintenance of an Eldercare Unified Permit Facility having a total of 96 units (72 Assisted Living Units and 24 Alzheimer's Dementia Care Units).

- Pursuant to LAMC Section 13.08 E, a Reseda Central Business District Community Design Overlay Review for a 96 unit Eldercare Unified Permit Facility.

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Except as provided in Public

Resources Code Section 21099 would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected.

The project site is located in the Reseda-West Van Nuys Community Plan and the Reseda Central Business District Community Design Overlay (CDO), and the Outer Core of the River Improvement District (RIO) Supplemental Use District. The applicant is requesting to deviate from height conditions as regulated by the Reseda-West Van Nuys Community Plan (Map Footnote No. 7) and the Reseda Central Business District CDO. These deviations will be reviewed by the appropriate decision-maker. The intent of the Reseda Central Business District Community Design Overlay District Design Standards and Guidelines is to revitalize the Central Business District. While many of the guidelines and standards offer direction for commercial development, the standards and guidelines also offer guidance for residential sites within the CDO boundaries. The project is designed to be in conformance with the Design Guidelines and Standards. The Outer Core of the River Implementation Overlay District regulates landscaping, screening/fencing, and exterior lighting. The applicant has requested deviations from landscaping regulations of the RIO, and this request will be reviewed by the appropriate decision-maker. While the proposed project would substantially increase the height and massing of development on the project site, project implementation would not obstruct any views of unique scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no State-designated scenic highways are located near the project site.

Under ZIMAS, the subject site is not identified as requiring Historic Preservation Review, being located within a Historic Preservation Overlay Zone, having an Other Historic Designation or Other Historic Survey Information. However, the subject site is identified in SurveyLA under Reseda-West Van Nuys Individual Resources as "The Anchor." According to SurveyLA, the 1964 structure was built with a Commercial, Vernacular architectural style. SurveyLA identifies the context as Commercial Development, 1850-1980 and the theme as Commercial Identity, 1920-1980. The property type is Commercial. The reason for its inclusion is stated as "long-term location of The Anchor, a boat supply store in Reseda. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility. The Anchor has been in continuous operation at this location since 1964." The applicant proposes to demolish the structure, and as such, submitted a Historical Resource Assessment prepared by SWCA Environmental Consultants dated September 2021. The Assessment concluded that the subject site is not eligible for listing in the National Register of Historic Places (NRHP) and/or California Register of Historic Places (CRHP) or designated as a Los Angeles Historic- Cultural Monument (HCM). The Assessment was reviewed by the Los Angeles City Planning Office of Historic Resources, and on October 27, 2021, provided information stating that the Office of Historic Resources agrees with the report findings.

Therefore, the project would have less than significant impact on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area.

The project area is developed with a mix of land uses. Surrounding sites to the north are zoned [Q]C2-1VL-CDO-RIO and are designated for General Commercial land use by the Community Plan. These sites are improved with one- and two-story structures including a church, medical and business plaza, and auto body uses. A triangular-shaped, 2,385.5 square foot lot south of the subject site across a Kittridge Street spur is under the same ownership as the subject site, but is not a part of the project. This triangular-shaped lot is a paved riverbank with no development proposed per the applicant. The lot is designated for Open Space by the Community Plan and is zoned OS-1XL-RIO. The Los Angeles River, which is designated for Open Space and zoned OS-1XL-RIO, lies directly to the south across Kittridge Street. To the east, sites are designated for Medium Residential by the Community Plan and are zoned RA-1-RIO and (Q)R3-1LD-RIO. These sites are developed with a church and two- to four-story multi-family residential uses. To the west, across Reseda Boulevard, projects are designated for General Commercial land use and are zoned [Q]C2-1VL-CDO-RIO and (T)(Q)RAS4-1L-CDO-RIO. These sites are improved with one- and two-story auto body uses and a mixed-use development that is 72 feet in height with 254 residential apartment units and approximately 7,700 square feet of retail/commercial space.

As previously stated, proposed project is located in the Outer Core of the River Improvement Overlay (RIO) Supplemental Use District. The project applicant is requesting deviations from the RIO (landscaping, height) which will be reviewed by the appropriate decision-maker. With the mitigation measures herein, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, with mitigation, the proposed project would result in a less than significant impact on visual quality.

MM-AES-1. Aesthetics (Landscape Plan)

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant With Mitigation. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination.

A Shade/Shadow analysis prepared by Farzin Maly dated September 4, 2020 is attached to the case file, and by reference is incorporated herein. The analysis shows that the proposed project would cast shadows on abutting uses during the Winter Solstice, Spring Equinox, and Summer Solstice. The analysis shows the most significant shadows to the north and east of the project site. No shadows are shown south of the project site at the Los Angeles River.

The project site is located within the Outer Core of the River Improvement Overlay (RIO) Supplemental Use District. The RIO includes regulations for lighting that are not fully addressed on the project plans. With mitigation herein, impacts due to light and glare would be reduced to a less than significant level.

MM-AES-2. Aesthetics (Light)

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

MM-AES-3. Aesthetics (Light)

Building mounted lighting shall be designed such to produce a maximum initial luminance value no greater than 0.20 horizontal and vertical foot candles at the site boundary, and no greater than 0.01 horizontal foot candles 15 feet beyond the site. No more than 5.0 percent of the total initial designed lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down). Additionally, all low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded from view.

MM-AES-4. Aesthetics (Glare)

Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with a boats supply and parts store (two structures). No farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. The project site is designated as an Urban Agricultural Incentive Zone, which allows landowners to enter into a voluntary contract with the City of Los Angeles to use vacant properties for active agricultural purposes in exchange for a potential property tax reduction. However, no agricultural uses are proposed herein. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The 2012 AQMP provides base year emissions and future baseline emission projections for the South Coast Air Basin. In doing so, the 2012 AQMP incorporates, in part, Southern California Association of Government's (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 2012-2035 RTP/SCS socio-economic forecast projections of regional population and employment growth. A project would not conflict with the AQMP if it is consistent with the population, housing and employment assumptions that were used in the development of the AQMP. The levels of population for the project are consistent with population forecasts as adopted by SCAG. Therefore, the proposed project would not conflict with the AQMP, and impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. An Air Quality Assessment for the project site was prepared by ESA on August 2020 (see Appendix A). Project construction and operation emissions were estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. The results are shown in the Air Quality Assessment, Table 5, Maximum Unmitigated Regional Construction Emissions (pounds per day). According to the Assessment, during the construction phase the proposed project would not exceed the regional SCAQMD significance thresholds for emissions of Volatile Organic Compounds (VOC), Carbon Monoxide (CO), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), and Sulfur Dioxide (SOx). (According to the ESA Assessment, the Thresholds Guide Uses the term ROG or reactive organic gasses interchangeably with the term VOC). According to ESA, the project would result in an incremental increase in criterial air pollutant emissions from construction of the project. However, these emissions would not exceed the regional daily emission thresholds set forth by the SCAQMD. Thus, the project would not result in a considerable net increase of any criterial pollutant for which the project region is non-attainment under an appliable federal or state ambient air quality standards, and impacts would be less that significant for all construction phases.

The project output is also below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions, as shown in the Air Quality Assessment, Table 6, Maximum Unmitigated Regional Operational Emissions (pounds per day). According to the Assessment, the increase in operational-related daily emissions for the criteria and precursor pollutants of Volatile Organic Compounds (VOC), Carbon Monoxide (CO), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), and Sulfur Dioxide (SOx) would be substantially below the SCAQMD thresholds of significance, although would result in an incremental increase in criterial air pollutant emissions. Therefore, the proposed project would result in a less than significant impact related to regional operational emissions and would not result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standards. Furthermore, the project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The

SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and are only applicable to Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx).

An Air Quality Assessment for the project site was prepared by ESA on August 2020 (see Appendix A). The Assessment quantifies and analyzes the localized air quality impacts associated with the project construction and operations. The incremental increase in on-site emissions from construction and operation of the project would not exceed the localized significance thresholds set forth by SCAQMD. As a 96-unit congregate care facility, the project would not include substantial sources of toxic air contaminants (TAC) emissions. Thus, the project would not result in a localized violation of applicable air quality standards or expose off-site receptors to substantial levels of air pollutants, thereby resulting in a less than significant impact.

The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors. Therefore, the proposed project would result in a less than significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance.

According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less than significant impact related to objectionable odors.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located in an urbanized area. The applicant provided a Certification Letter prepared by McKinley & Associates, Inc. dated October 27, 2017. According to the arborist, there is no landscaping on the project site. At the time of the writing of the Certification Letter, there were two London Plane street trees abutting the site along Reseda Boulevard; one of these trees was dead. Since that time, the dead tree has been removed. The applicant's plans show two street trees and do not reflect that one street tree was removed. All street tree removals require approval of Urban Forestry and the Board of Public Works.

Pursuant to LAMC Section 12.21 G, at least one 24-inch box tree is required for every four dwelling units. As such, the proposed project would require 24 trees of minimum 24-inch box size (96 units/4 = 24 trees). The project proposes to provide 24 trees, including street trees. All street trees will require the approval of Urban Forestry and the Board of Public Works.

As previously discussed, the project site is located within the Outer Corridor of the River Improvement Overlay (RIO) Supplemental Use District which includes landscape regulations. As required under the RIO, 75 percent of the project's newly landscaped area shall be planted with any combination of the following: native trees, plants and shrubs, or species defined as Watershed Wise, or species listed in the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. In conformance with this requirement, the project uses plant materials from the LA County River Master Plan Landscaping Guidelines and Plant Palates, Native Plants listed in the California Native Plant Library of the Theodore Payne Foundation, and Watershed Wise Plants from the Watershed Wise Plant List, Council for Watershed Health. These include 24-inch box and 5-gallon canyon sunflower, canyon prince wild rye, chalk dudleya, and elks blue California rush. The project is designed with 2,466 square feet of landscaping at the site frontage, within the 1st floor courtyard; 3rd, 4th, and 7th floors; and a roof garden. The project uses plant materials from the LA County River Master Plan Landscaping Guidelines and Plant Palates, Native Plants listed in the California Native Plant Library of the Theodore Payne Foundation, and Watershed Wise Plants from the Watershed Wise Plant List, Council for Watershed Health. These include 24-inch box and 5-gallon canyon sunflower, canyon prince wild rye, chalk dudleya, and elks blue California rush.

The RIO Ordinance requires loading areas and off-street parking facilities of three spaces or more to be screened from the abutting public right-of-way and the River with a strip at least 5 feet in width of densely planted shrubs or trees which are at least 2 feet high at the time of planting and are of a type that may be expected to form, within 3 years after time of planting, a continuous, unbroken, year round visual screen. The applicant is requesting relief from this requirement, and a determination will be made by the decision-maker. However, the project is designed with a dense planter along the southerly facing portion of the building that overlooks the Los Angeles River. The perimeter of the building is designed with planter boxes 5 feet in width and trees will be utilized to break up the mass of the building while adding visual depth to the façade and landscaping.

Additionally, as previously discussed, the project is governed by the Reseda Central Business District CDO and the Guidelines and Standards. In accordance with Guideline No. 8, the project uses landscaping to augment ground cover, provide an attractive buffer, filter noise, soften glare, and enhance the overall aesthetic appeal of the community. Furthermore, the project is mitigated to provide landscape plans elsewhere herein.

Therefore, the project would have less than significant substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in a highly urbanized area and developed/previously developed with residential, office, and commercial uses. Therefore, the proposed project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, the lack of a major water body, and the limited number of trees, the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant With Mitigation. A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located in an urbanized area. The applicant provided a Certification Letter prepared by McKinley & Associates, Inc. dated October 27, 2017. According to the arborist, there is no landscaping on the project site. At the time of the writing of the Certification Letter, there were two London Plane street trees abutting the site along Reseda Boulevard; one of these trees was dead. Since that time, the dead tree has been removed. The applicant's plans show two street trees and do not reflect that one street tree was removed. All street tree removals require approval of Urban Forestry and the Board of Public Works.

Pursuant to LAMC Section 12.21 G, at least one 24-inch box tree is required for every four dwelling units. As such, the proposed project would require 24 trees of minimum 24-inch box size ($96 \text{ units}/4 = 24 \text{ trees}$). The project proposes to provide 24 trees, including street trees. All street trees will require the approval of Urban Forestry/Board of Public Works.

The applicant may be required to dedicate/improve the right-of-way pursuant to Bureau of Engineering review and approval. Due to the proximity of the existing street tree to the project site, mitigation for the preservation/protection of the one existing street tree will reduce any impacts associated with grading and construction to a less than significant level. No street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this document, no approvals have been given for any tree removals on-site or in the right-of-way by the Bureau of Public Works. As mitigated herein, any tree removals will be less than significant.

MM-BIO-1. Tree Preservation (Grading Activities)

"Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (truck diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase and shall not be removed until the completion and cessation of all grading activities.

MM-BIO-2. Tree Removal (Public Right-of-Way)

- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.

- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. Under ZIMAS, the subject site is not identified as requiring Historic Preservation Review, being located within a Historic Preservation Overlay Zone, having an Other Historic Designation or Other Historic Survey Information. However, the subject site is identified in SurveyLA under Reseda-West Van Nuys Individual Resources as “The Anchor.” According to SurveyLA, the 1964 structure was built with a Commercial, Vernacular architectural style. SurveyLA identifies the context as Commercial Development, 1850-1980 and the theme as Commercial Identity, 1920-1980. The property type is Commercial. The reason for its inclusion is stated as “long-term location of The Anchor, a boat supply store in Reseda. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility. The Anchor has been in continuous operation at this location since 1964.” The applicant proposes to demolish the structure, and as such, submitted a Historical Resource Assessment prepared by SWCA Environmental Consultants dated September 2021. The Assessment concluded that the subject site is not eligible for listing in the National Register of Historic Places (NRHP) and/or California Register of Historic Places (CRHP) or designated as a Los Angeles Historic- Cultural Monument (HCM). The Assessment was reviewed by the Los Angeles City Planning Office of Historic Resources, and on October 27, 2021, provided information stating that the Office of Historic Resources agrees with the report findings. Therefore, the project would have a less than significant impact in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Furthermore, the project is subject to AB 52, and notification of the proposed project was sent to tribes with affiliation to the area. Therefore, the impact would be less than significant.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. During plan check, the City will assure that the project plans comply with existing LAMC requirements for energy-efficiency including compliance with Green Building Code requirements. The proposed project is the construction, use, and maintenance of a 96-unit Eldercare Facility with 41 automobile parking spaces. Landscaping/irrigation is incorporated in the project design and conditioned herein. As such, the project will not result in a wasteful, inefficient, or unnecessary consumption of energy resources. Compliance with LAMC energy efficiency standards and project design features would reduce energy impacts to less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As a regulatory requirement, the project will be reviewed for consistency with applicable state and local plans for renewable energy and efficiency. The Los Angeles Municipal Code incorporates the California Green Building Standards Code Title 24 standards which require projects to provide energy saving features. Compliance with regulatory requirements will reduce energy impacts to a less than significant impact.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.

ii) **Strong seismic ground shaking?**

Less Than Significant Impact With Mitigation. A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC.

Additionally, the applicant submitted a Preliminary Geotechnical Engineering Investigation prepared by Geolotech, Inc., dated March 24, 2020 (see Appendix F). Geolotech recommended that the proposed project be designed in accordance with the current seismic design parameters based on 2019 California Building Code (CBC) and ASCE 7-16 guidelines. As mitigated herein, any impacts caused by strong seismic ground shaking would be less than significant.

MM-GEO-1. Seismic Ground Shaking. The applicant shall design the project in accordance with current design parameters based on the 2019 California Building Code and ASCE 7-16 guidelines as identified in the Preliminary Geotechnical Engineering Investigation prepared by Geolotech, Inc., dated March 24, 2020.

iii) **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact With Mitigation. A significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. While ZIMAS shows that the subject site is located within a Liquefaction Zone, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of locations. RCMs include the Uniform Building Code Chapter 18, Division 1, Section 1804.5: Liquefaction Potential and Soil Strength

Loss. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located.

The applicant submitted a geology and soils report to the Department of Building and Safety for review. The Building and Safety, Grading Department issued a Geology and Soils Report Approval Letter dated July 16, 2020 (Log #113310-01) and their conditions are incorporated herein, by reference (see Appendix C).

Additionally, as previously discussed, the applicant submitted a Preliminary Geotechnical Engineering Investigation prepared by Geolotech, Inc., dated March 24, 2020 (see Appendix F). Geolotech considers the liquefaction potential at the subject site to be moderate to high. As mitigated herein, impacts due to liquefaction will be less than significant.

MM GEO-2. Liquefaction.

- Prior to issuance of a building permit, the applicant shall submit plans showing that a mat foundation or other suitable foundation to prevent against liquefaction impacts is used in the project design to the satisfaction of LADBS.
- Prior to the issuance of a building permit, for the seismic settlements associated with a higher ground motion due to earthquakes, the project structural engineer shall verify that the recommended foundation system of the proposed building will not lose ability to carry gravity loads and that collapse of the building or other structures is prevented to the satisfaction of LADBS.
- Prior to issuance of a building permit, the project engineer shall show that the structure is supported on foundations embedded into competent alluvium.
- The property owner shall maintain the site as outlined in the Drainage and Maintenance Section of the Preliminary Geotechnical Engineering Investigation prepared by Geolotech, Inc., dated March 24, 2020 or to the satisfaction of LADBS.
- No stormwater infiltration shall be used.
- Planter areas shall not be used between patios, sidewalks, and structures. Planters placed immediately adjacent to the structures are not recommended. If planters are proposed immediately adjacent to structures, impervious above-grade or below grade planter boxes with solid bottoms and drainage pipes away from the structure are required.
- All slopes shall be maintained with a dense growth of plants, ground-covering vegetation, shrubs, and trees that possess dense, deep root structures and require a minimum of irrigation.
- Plants surrounding the development shall be of a variety that requires a minimum of watering. Overwatering resulting in ground saturation and runoff is to be avoided.
- Landscape and irrigation plans shall be developed by a licensed landscape architect and shall be maintained throughout the life of the project. The landscape architect shall indicate the best times for landscape watering and the proper usage on the landscape and irrigation plans.
- The irrigation system shall be adjusted for natural rainfall conditions.
- It will be the responsibility of the property owner to maintain the planting. Alterations of planting schemes should be reviewed by a landscape architect.
- An adequate irrigation system is required to sustain landscaping.
- Over-watering resulting in runoff and/or ground saturation must be avoided.
- Any leaks or defective sprinklers must be repaired immediately. To mitigate erosion and saturation, automatic sprinkling systems must be adjusted for rainy seasons.

- Plumbing leakage can produce a perched groundwater condition that may cause instability or damage to improvements. Therefore, all plumbing should be leak-free.
- Prior to issuance of a building permit, Geolotech, Inc., or another engineer shall be review current conditions at the site and provide an update to the Preliminary Geotechnical Engineering Investigation prepared by Geolotech, Inc., dated March 24, 2020 (see Appendix F).

iv) Landslides.

No Impact. A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant With Mitigation. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Excavation activities would be necessary to accommodate the proposed project, which would include one subterranean level of parking. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process.

In addition, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety, Grading, per the Geology and Soils Report Approval Letter dated July 16, 2020 (Log #113310-01). Furthermore, as discussed in the Geolotech, Inc. report, final excavation plans will be reviewed prior to excavation. Therefore, as mitigated, there would be a less than significant impact with respect to erosion or loss of topsoil.

MM-GEO-3. Excavation. Prior to issuance of a building or grading permit, Geolotech, Inc., or another engineer shall be review current conditions at the site and provide an update to the Preliminary Geotechnical Engineering Investigation prepared by Geolotech, Inc., dated March 24, 2020 (see Appendix F).

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact With Mitigation. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would have less than significant impacts with mitigation related to seismic-related ground failure, including liquefaction and landslide; see the analysis above for these issues. Subsidence and ground

collapse generally occur in areas with active groundwater withdrawal or petroleum production. According to Geolotech, Inc. (see Appendix F), groundwater seeps or springs were not observed on the site at the time of field investigation. However, groundwater was encountered in the excavated boring at a depth of 29 feet below the surface. The depth to groundwater, when encountered in the explorations, is only valid for the date of exploration. Based on the Seismic Hazard Zone Report by the California Geological Survey (formerly Division of Mines and Geology), the depth to historical high groundwater level is 5 to 10 feet below the surface. The groundwater elevation may fluctuate seasonally due to varying amounts of rainfall, irrigation, and the rate of groundwater recharge. However, these fluctuations are often gradual. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. According to the Safety Element of the City of Los Angeles General Plan, Critical Facilities and Lifeline Systems, Exhibit E and/or the Environmental and Public Facilities Map (1996), the project site is not identified as being located in an oil field or within an oil drilling area. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the Department of Building and Safety Geology and Soils Report Approval Letter dated July 16, 2020 (Log #113310-01), and the mitigation measures herein, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.

MM-GEO-1. Seismic Ground Shaking; MM-GEO-2. Liquefaction; MM-GEO-3. Excavation

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. According to Geolotech, Inc., expansive soils were encountered on the subject site, and design for foundations, slabs on grade, and retaining walls have been provided in the report to mitigate this soil condition. However, these designs do not guarantee or warrant that cracking will not occur per Geolotech. As mitigated herein, impacts due to expansive soils will be less than significant.

MM-GEO-4. Expansive Soils. To reduce the effect of expansive soils, the foundation system shall be deepened and/or provided with additional reinforcement design by the structural engineer to the satisfaction of LADBS.

MM-GEO-5. Expansive Soils. Planning of yard improvements shall take into consideration maintaining uniform moisture conditions around structures. Soils should be kept moist, but water should not be allowed to pond.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less Than Significant Impact. A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.

f) . Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The project would provide infill residential development along

Reseda Boulevard, which is a transit rich corridor (Metro Bus 240 along Reseda Boulevard, Metro Bus 165 along Vanowen Street, Metro Bus 164 along Victory Boulevard, Orange Line Busway). As such, the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The project would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less than significant impact related to plans that target the reduction of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential eldercare facility, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. A Phase I Environmental Site Assessment (ESA) was prepared by Environmental Managers & Auditors, Inc., in November 2016 (see Appendix D), and findings are discussed as follows:

- Recognized environmental condition (REC) identified during the assessment: EMA observed several 55-gallon drums of lubricating oil, waste oil, gear oil at the site during site reconnaissance. Significant stains were noted in the vicinity of these hazardous materials/hazardous waste drums.
- No controlled recognized environmental conditions (CREC) were noted during the assessment.
- Historical recognized environmental condition (HREC) identified during the assessment: one 1,000-gallon underground storage tank was removed from the site in October 1989. The Los Angeles Fire Department referred the case to the California Regional Water Quality Control Board (CRWQCB). One soil sample was collected at the bottom of tank excavation pit. The soil sample collected detected maximum concentration of 7,683 milligrams per kilogram (mg/kg) and benzene up to 48.6 mg/kg. In January 1990, three soil borings (A1 through A3) were advanced to 25 feet below ground surface (bgs) and soil samples were collected. Soil samples detected maximum concentration of TPHg 119 mg/kg. Groundwater was encountered at 30 feet bgs. According to the report, based on the results further soil and/or groundwater investigation was not required. In the letter dated July 29, 2011, the CRWQCB stated that the provision that the information provided to this agency was accurate and representative of site conditions. As such, the site investigation and corrective action carried out was found to be in compliance with the requirements and no further action related to petroleum release(s) was required.

Based on the evidence of RECs at the site, ESA recommended further investigation to determine the integrity of subsurface media at the site. Therefore, a Limited Phase II Subsurface Investigation was conducted by Environmental Managers & Auditors, Inc., in November 2016 (see Appendix D). Based on the data collected, the Phase II ESA concluded that subsurface soil media had not been significantly impacted in the vicinity of the former fuel pump island, gasoline storage tanks, wash water/storm water drains and hazardous wastes/hazardous materials drums. Further investigation was not recommended. However, the Phase II recommended that hazardous materials and hazardous wastes containers/drums be placed in secondary containments to alleviate migration of hazardous materials/hazardous wastes into subsurface media from potential leaks/spills. Therefore, as mitigated herein, the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment should be less than significant.

MM-HAZ-1. Subsurface Media. Hazardous materials and hazardous wastes containers/drums be placed in secondary containments to alleviate migration of hazardous materials/hazardous wastes into subsurface media from potential leaks/spills.

MM-HAZ-2. Creation of a Health Hazard

Environmental impacts to human health may result from project implementation due to a release of chemical or microbiological materials into the community. However, these impacts will be mitigated to a less than significant level by the following measure:

- Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s). The applicant shall retain the approval to be provided upon request by the City of Los Angeles or other hazard oversight agencies.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant With Mitigation. The project site is 0.3 miles to the west of Reseda High School at 18230 Kittridge Street and the 0.4 miles to the northwest of Phoenix Academy at 6400 Etiwanda Avenue. Based on the discussion in b) above, any hazardous emissions or materials, substances, or waste will have a less than significant impact with mitigation required herein.

MM-HAZ-1. Subsurface Media

MM-HAZ-2. Creation of a Health Hazard

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant With Mitigation. As discussed in the Phase I ESA (see Appendix D), the project site is included on lists of hazardous materials site, including the Cortese List, which is the database of leaking underground storage tanks. The Cortese List shows that the case is completed and closed. Furthermore, the Phase I ESA includes a letter from the RWQCB dated July 29, 2011 finding that no further action is required. The Phase II ESA indicates that no further

action is necessary and recommended that hazardous materials and hazardous wastes containers/drums be placed in secondary containments to alleviate migration of hazardous materials/hazardous wastes into subsurface media from potential leaks/spills. Therefore, any hazard to the public or the environment as a result of being on a list of hazardous compiled pursuant to Government Code Section 65962.5 is less than significant with mitigations herein.

MM-HAZ-1. Subsurface Media, MM-HAZ-2. Creation of a Health Hazard

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. The closest airport is the Van Nuys Airport, located approximately 4 miles to the northwest of the project site at 16461 Sherman Way. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant With Mitigation. The nearest emergency route is Victory Boulevard, approximately 0.3 miles to the south of the project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Environmental impacts may result from project implementation due to limitations of emergency response equipment to service a structure over 75 feet in height. As proposed herein, the Eldercare Facility will be 79.75 feet in height. As mitigated herein, the project would have less than significant impacts on an adopted emergency response plan or emergency evacuation plan.

MM-HAZ-3. Emergency Evacuation Plan (Building over 75 feet in height)

Environmental impacts may result from project implementation due to limitations of emergency response equipment. However, these potential impacts will be mitigated to a less than significant level by the following measure:

- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would

not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed project would result in less than significant impacts.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Excavation to accommodate one subterranean levels is not proposed at a depth that would result in the interception of existing aquifers or penetration of the existing water table. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. The Los Angeles River is located directly south of the project site, and project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Significant alterations to existing drainage patterns within the project site and surrounding

area would not occur. Therefore, the proposed project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. The Los Angeles River lies directly south of the subject site. However, during project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Impermeable surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Furthermore, the project is mitigated elsewhere herein for liquefaction, groundwater, and expansive soils. Therefore, the proposed project would result in less than significant impacts related to the alteration of drainage patterns and on- or off-site flooding.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. Therefore, the proposed project would result in less than significant impacts related to existing storm drain capacities or water quality.

iv. Impede or redirect flood flows?

Less Than Significant Impact. A significant impact would occur if the proposed project would be located within an area susceptible to flooding. The project site is located directly north of the Los Angeles River, however, ZIMAS shows that the project site is outside of a flood zone. With regulatory compliance measures in place, such as the Flood Hazard Management Specific Plan, the project will have less than significant impacts on flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. The City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit G (November 1996) shows that the

subject site is proximal or in a potential inundation area. However, ZIMAS shows that the project site is outside of a flood zone. The project site is immediately north of the Los Angeles River. According to Geolotech, Inc., (Appendix F), the subject property is located within an area with “1% Annual Chance Flood Hazard Contained in Chanel.” However, based on the elevation of the building pad area relative to the nearby Los Angeles River channel, risk of storm-induced flooding appears to be low. Seismic-induced flooding types include tsunamis, seiches, and reservoir failures. Tsunamis are ocean waves produced by sudden water displacement generally caused by offshore earthquakes or large submarine landslides. Properties along coast lines or on low-lying coastal areas are in danger of inundation due to tsunamis. However, due to the inland location of the subject property, the risk of inundation of the site from a tsunami is extremely low. Seiches are low-energy waves within lakes and reservoirs that are generally produced by strong earthquake shaking. The subject site is not located near a lake or a reservoir, therefore the potential for damage to the site from a seiche or a possible reservoir failure is nil. With regulatory compliance measures in place, such as the Flood Hazard Management Specific Plan, the project will have less than significant impacts on the release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A significant impact would occur if the proposed project does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City’s Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City’s landscape ordinance and other related requirements in the City’s Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City’s building plan review and approval process. Furthermore, the project is mitigated elsewhere herein for groundwater. Therefore, the proposed project would result in less than significant impacts.

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No Impact. A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of new mixed-use, infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Reseda-West Van Nuys Community Plan. The proposed project is an Eldercare Facility consisting of 96 units for assisted living and memory care, with 7 stories over one level of subterranean parking, 79.75 feet in height, 85,240 square feet of floor area with a floor area ratio of 4:1, 41 automobile parking spaces, and 10,373 square feet of common open space on an approximately 17,380.9 square foot lot. The applicant is proposing 7,227 cubic yards of grading. To achieve the proposed project, the applicant is requesting approval for an Eldercare Unified Permit Facility pursuant to LAMC Section 14.3.1 with deviations from height and transitional height, FAR, setbacks, parking, landscaping, and open space. The applicant is also requesting a Site Plan Review and a Reseda Central Business District Community Design Overlay review. The appropriate decision-maker will determine whether the proposed project would conform to the allowable land uses pursuant to the Reseda-West Van Nuys Community Plan Text and Map; Los Angeles Municipal Code, including the River Improvement Ordinance; and the Reseda Central Business District Community Design Overlay District. Impacts related to land use have been mitigated elsewhere or are addressed through compliance with existing regulations. Therefore, the impact would be less than significant.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) 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?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant With Mitigation. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels and will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited). The project is further mitigated herein to reduce noise exposure impacts to surrounding uses during construction. Therefore, the noise exposure impact would be less than significant as mitigated herein.

MM-NOISE-1. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday and national holidays, with no construction permitted on Sundays.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting all uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent structures with a goal of a reduction of 10 dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant With Mitigation. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with mitigations herein, the project would result in a less than significant impact related to construction vibration.

MM-NOISE-1. Increased Noise Levels (Demolition, Grading, and Construction Activities)

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. The closest airport is the Van Nuys Airport, located approximately 4 miles to the northwest of the project site at 16461 Sherman Way. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of 96 residential eldercare units. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Reseda-West Van Nuys Community Plan and is within the Southern California Association of Governments' (SCAG) population projections for the City in their 2012-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of a boat repair and parts shop that has no residential uses on site. Therefore, the project would have no displacement impacts.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by LAFD Fire Station 73, located at 7419 Reseda Boulevard (approximately 1 mile north of the project site).

The proposed project would result in a net increase of 96 units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations in close proximity to the project site (LAFD Station 100, 6751 Louise Avenue, 1.8 miles to the northeast of the project; LAFD 103, 18143 Parthenia Street, 3.2 miles to the northeast of the project), it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Furthermore, due to the proposed height of the structure (79.75 feet in height), the project is mitigated elsewhere herein to develop an emergency response plan in consultation with the Fire Department. Therefore, the proposed project would result in a less than significant impact.

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 96 eldercare units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's West Valley Police Station, located at 19020 Vanowen Street (approximately 0.9 miles northwest of the project site). Regarding operations, in the event a situation should arise requiring increased staffing or patrol units, additional resources can be called in. Furthermore, according to the applicant, there will be a 24-hours security guard on site. Therefore, the proposed project would result in a less than significant impact related to police protection services.

c) Schools?

No Impact. The proposed project would add 96 eldercare residential units, which would not increase enrollment at schools that serve the area. Therefore, the eldercare facility would have no impact on schools.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 96 eldercare units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant may be required to pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.

e) Other public facilities?

Less Than Significant Impact. A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 96 residential units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. However, the proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less than significant impact on other public facilities.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 96 eldercare units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant may be required to pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 96 eldercare units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant may be required to pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less than significant impact on park facilities.

XVII. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project is the construction of a 96 unit eldercare facility on a site currently occupied by a commercial use (boat repair and parts). On August 3, 2020, the Los Angeles Department of Transportation reviewed the trip generation calculation for a 96 bed eldercare facility and determined that although there would be a net increase of 79 daily trips and a 494 net daily increase in vehicle miles traveled, a VMT analysis is not required. LADOT confirmed via email on December 27, 2021, that no VMT analysis is required. Therefore, impacts would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. A significant impact may occur if the project is inconsistent with CEQA Guidelines Section 15064.3. The project is the construction of a 96 unit eldercare facility on a site currently occupied by a commercial use (boat repair and parts). On August 3, 2020, the Los Angeles Department of Transportation reviewed the trip generation calculation for a 96 bed eldercare facility and determined that although there would be a net increase of 79 daily trips and a 494 net daily increase in vehicle miles traveled, a VMT analysis is not required. LADOT confirmed via email on December 27, 2021, that no VMT analysis is required. Therefore, the project is not inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) and impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses. However, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation of the referenced mitigation measure, the potential impacts related to hazards would be reduced to less than significant.

MM-TRANSP-1. Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.

- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

d) Result in inadequate emergency access?

Less Than Significant Impact. The nearest emergency route is Victory Boulevard, approximately 0.3 miles to the south of the project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Environmental impacts may result from project implementation due to limitations of emergency response equipment to service a structure over 75 feet in height as discussed and mitigated elsewhere herein. Therefore, there would be less than significant impacts to emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the environmental context of or remove historical resources with cultural value to a Native American Tribe that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The project includes the demolition of a boat supply store. Under ZIMAS, the subject site is not identified as requiring Historic Preservation Review, being located within a Historic Preservation Overlay Zone, having an Other Historic Designation or Other Historic Survey Information. However, the subject site is identified in SurveyLA under Reseda-West Van Nuys Individual Resources as "The Anchor." According to SurveyLA, the 1964 structure was built with a Commercial, Vernacular architectural style. SurveyLA identifies the context as Commercial Development, 1850-1980 and the theme as Commercial Identity, 1920-1980. The property type is Commercial. The reason for its inclusion is stated as "long-term location of The Anchor, a boat

supply store in Reseda. The property appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility. The Anchor has been in continuous operation at this location since 1964.” The applicant proposes to demolish the structure, and as such, submitted a Historical Resource Assessment prepared by SWCA Environmental Consultants dated September 2021. The Assessment concluded that the subject site is not eligible for listing in the National Register of Historic Places (NRHP) and/or California Register of Historic Places (CRHP) or designated as a Los Angeles Historic-Cultural Monument (HCM). The Assessment was reviewed by the Los Angeles City Planning Office of Historic Resources, and on October 27, 2021, provided information stating that the Office of Historic Resources agrees with the report findings. Therefore, the impact would be less than significant.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant With Mitigation. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City’s AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten (10) Tribes known to have resources in this area on December 28, 2021, describing the Project and requesting any information regarding resources that may exist on or near the Project site.

On January 10, 2022, Planning staff received a request for consultation from Jairo Avila, Fernandefio Tataviam Band of Mission Indians. At that time, Mr. Avila requested the Project excavation plans, geotechnical report, and SCCIC cultural records search results. On January 10, 2022, Planning staff sent Mr. Avila the Historical Resources Assessment dated September 21, 2021 conducted by SWCA Environmental Consultants and LADBS Geology and Soils Report Approval Letter dated July 16, 2020 (Log # 113310-01). The applicant has not prepared excavation plans, but a copy of the basement and elevation plans were sent to Mr. Avila on January 11, 2022. On January 24, 2022, an AB 52 consultation was held with the Fernandefio Tataviam Band of Mission Indians and Planning staff. At that time, Planning staff provided a project description, information regarding the total depth of excavation according to the applicant (13-14 feet to accommodate an 11 foot subterranean level). Mr. Avila stated that no known Tribal Cultural Resources exist, but the project area is culturally sensitive due to the proximity to known archaeological sites, traditional native trails, and traditional water sources (LA River). As such,

the Tribe states there is a probability that Tribal Cultural Resources are at the subject site and could be encountered given the proposed amounts of excavation, grading, and quantity of fill (5-7 feet of fill). According to Geolotech (see Appendix F), the subject site is located in an area of thick alluvial deposits that have been accumulating since Pleistocene time. However, Mr. Avila noted that the 2021 Historical Resources Assessment does not address pre-historic or native resources.

Mr. Avila stated that it would be important to notify the Tribe if Tribal Cultural Resources are encountered, and asked Planning staff to email a copy of the City's standard conditions of inadvertent discovery for Tribal review. Planning staff emailed the conditions on January 24, 2022 (Tribal Cultural Resource Inadvertent Discovery, Human Remains Inadvertent Discovery, Archaeological Resources Inadvertent Discovery, and Paleontological Resources Inadvertent Discovery).

At the request of the Fernandeano Tataviam Band of Mission Indians, Planning staff requested a Native American Heritage Commission (NAHC) Native American Sacred Lands File (SLF) Search on February 14, 2022. On March 30, 2022, a letter was received from the NAHC stating that a SLF was completed and the results were positive. This information was forwarded to the Fernandeano Tataviam Band of Mission Indians on March 30, 2022.

On April 7, 2022, the Fernandeano Tataviam Band of Mission Indians and the City continued consultation. The Fernandeano Tataviam Band of Mission Indians requested that the following mitigation measures be included in the Mitigated Negative Declaration. The Lead Agency agreed to include these mitigation measures herein, and consultation was closed on April 8, 2022. With the inclusion of these measures, any impacts to Tribal Cultural Resources would be less than significant.

MM-TCR-1. Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Fernandeano Tataviam Band of Mission Indians. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP

training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute

recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
9. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

MM-TCR-2. The Lead Agency and/or applicant shall, in good faith, consult with Tribes that requested consultation under AB52 on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of a 96 unit eldercare facility would be consistent with Citywide growth, and therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Prior to any construction activities the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Furthermore, the General Plan Framework Element (originally adopted by the City Council in 1996 and readopted in 2001), sets forth a citywide comprehensive long-range growth strategy. Chapter 9 of the Framework Element, Infrastructure and Public Services, identifies the viability of the infrastructure system, including power, as supplied by the Los Angeles Department of Water and Power, and telecommunications, as provided by public and private entities. The goals, objectives, and policies contained in the Framework Element are implemented on a Citywide basis to ensure the adequacy of development. The Southern California Gas Company provides natural gas to City residents, and the net addition of a 96 unit eldercare facility would not exceed capacity. Finally, both the Department of Water and Power and the Southern California Gas Company utilize energy efficient policies and programs as regulated by the state and the city so that the capacity of infrastructure systems remain adequate to serve City residents. Therefore, the proposed project would have a less than significant impact related to water or wastewater, energy, natural gas, and/or telecommunications infrastructure.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net addition of 96 eldercare units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less than significant impact related to water supplies.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less than significant impact related to wastewater treatment requirements.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less than significant impact related to solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less than significant impact related to solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Los Angeles Emergency Management Department coordinates with City departments, municipalities, and community-based organizations to ensure that the City and its residents have the resources to prepare, respond, and recover from emergencies, disasters and significant events. The City's Emergency Operations Organization comprises all agencies of the City's government, including Fire. The Los Angeles Fire Department actively engages in disaster preparedness and includes fire as one of 13 federally identified threats to the City. Therefore, the addition of a 96 unit eldercare facility will not significantly impair any adopted emergency response plan or emergency evacuation.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. A significant impact would occur if the proposed project exposed people to pollutant concentrations from a wildfire. The subject site is not located within a designated Hillside area, Very High Fire Severity Zone, or High Wind Velocity Area. Any impacts involving pollutant concentrations from a wildfire would be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. A significant impact would occur if the 96 unit eldercare facility required the installation or maintenance of associated infrastructure, such as roads, fuel breaks, emergency water sources, power lines, or other utilities that may exacerbate fire risk. The project will be reviewed by LAFD due to the height of the structure as mitigated elsewhere herein. As such, there would be less than significant impact.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The project site is not located in a designated Hillside or Landslide area. As previously discussed, the project has been reviewed for slope stability by LADBS and a Geology and Soils Report Approval Letter was issued July 16, 2020 (Log #113310-01). The conditions in that letter are by reference incorporated herein. The project is mitigated for landslides and groundwater elsewhere herein. Therefore, the project would have less than significant impacts on area downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially 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, substantially 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?

Less Than Significant Impact. Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the mitigation measures identified and compliance with existing regulations would reduce impacts to less than significant levels.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, project is proposed on an infill site in a highly developed area. Therefore, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less than significant levels.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

5 PREPARERS AND PERSONS CONSULTED

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ESA

Fernandeño Tataviam Band of Mission Indians

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Los Angeles Department of Building and Safety

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6 REFERENCES, ACRONYMS AND ABBREVIATIONS

ACM - asbestos-containing materials

AQMP – Air Quality Management Plan

BMP – Best Management Practices

BOS – City of Los Angeles Bureau of Sanitation

CARB – California Air Resources Board

CDFW – California Department of Fish and Wildlife

CEQA – California Environmental Quality Act

CFGC – California Fish and Game Code

CMP – Congestion Management Program

CREC – Controlled Recognized Environmental Condition

DTSC – California Department of Toxic Substances Control

FMMP – Farmland Mapping and Monitoring Program

GHG – greenhouse gasses

HREC – Historic Recognized Environmental Condition

LADBS – Los Angeles Department of Building and Safety

LADOT – Los Angeles Department of Transportation

LADWP – Los Angeles Department of Water and Power

LAFD – Los Angeles Fire Department

LAGBC – Los Angeles Green Building Code

LAMC – Los Angeles Municipal Code

LAPD – Los Angeles Police Department

LBP – lead-based paint

LESA - Land Evaluation and Site Assessment

LID – low impact development

LST – localized significance thresholds

MBTA – Migratory Bird Treaty Act

Metro – Los Angeles County Metropolitan Transportation Authority

MND – Mitigated Negative Declaration

NAHC – Native American Heritage Commission

PRC – California Public Resources Code

RAP – Los Angeles Department of Recreation and Parks

REC – Recognized Environmental Condition

RTP – Regional Transportation Plan

SCAG – Southern California Association of Governments

SCAQMD – South Coast Air Quality Management District

SCS – Sustainable Communities Strategy

TDP - Treatment and Disposition Plan

UBC – Uniform Building Code

USFWS – U.S. Fish and Wildlife Services