



## Morningstar of Granada Hills Project

Case Number: ENV-2021-5917-EIR

**Project Location:** Assessor's Parcel Numbers (APNs) 2601-040-049 and -090, 17551, 17563, 17601 W. Rinaldi Street, and 11515-11525 N. Shoshone Avenue, Los Angeles, CA 91344

**Community Plan Area:** Granada Hills – Knollwood

**Council District:** 12 – Lee

**Project Description:** CD-MS (Granada Hills) LLC (Applicant), proposes the Morningstar of Granada Hills Project (Project) on a 5.93-acre site located at 17551, 17563, 17601 W. Rinaldi Street and 11515-11525 N. Shoshone Avenue (Project Site) in the Granada Hills-Knollwood Community Plan Area of the City of Los Angeles (City). The Project proposes redevelopment of the Project Site with a 98-unit eldercare facility, including 65 assisted living units (AL Units), 30 memory care units (MC Units), and 3 independent living units (IL Units). The Project includes demolition of two existing garages and ancillary buildings, preservation of three existing single-family residential structures that would be converted into IL Units, and construction of a 103,873-square-foot building in the central portion of the Project Site to house the 65 AL Units and the 30 MC Units (AL/MC Building). The AL/MC Building would have two stories with a partial third story and would reach a maximum building height of 45 feet. The Project would provide 11,904 square feet of open space, including a 6,562-square-foot courtyard for the AL residents, a 3,942-square-foot courtyard for the MC residents, and 1,400 square feet of open space for the IL residents. The Project would provide three ingress/egress vehicular driveways: two on Shoshone Avenue (one for access to the IL Units and one for the AL/MC Building) and one on Rinaldi Street for access to the AL/MC Building, 77 vehicular surface parking spaces, and 35 bicycle parking spaces, including 12 short-term and 23 long-term spaces. The Project includes six retaining walls to accommodate the siting and development of the AL/MC Building while maintaining the existing single-family residential structures. The Project would require the removal of 129 on-site trees, including 19 protected trees and 50 non-protected trees, while preserving 89 existing on-site trees. In addition, the Project would require the removal of 6 street trees. All removed trees would be replaced in accordance with the City's tree replacement requirements. Construction of the Project is estimated to take 21 months and would require the export of approximately 5,605 cubic yards of soil.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

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**APPLICANT:**

CD-MS (Granada Hills) LLC  
2215 Market Street  
Denver, CO 80205

**JANUARY 2024**

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# 1 INTRODUCTION

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An application for the proposed Morningstar of Granada Hills Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles (City), as Lead Agency, has determined that the Project is subject to the California Environmental Quality Act (CEQA) and that the preparation of an Initial Study is required.

This Initial Study (IS) evaluates the potential environmental effects that could result from the construction, implementation, and operation of the Project. 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). The City uses Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to consideration of approval of the Project.

## 1.1 PURPOSE OF AN INITIAL STUDY

CEQA was enacted in 1970 with several basic purposes, including: (1) to inform government decision-makers and the public about the potentially 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 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 shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.<sup>1</sup>

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<sup>1</sup> *State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.*



# 1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into 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 of 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 a discussion of the environmental factors that would be potentially affected by the Project.

# 1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California’s website (<http://resources.ca.gov/ceqa>).

### 1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

### 1.3.2 Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on

the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

### **1.3.3 Final EIR**

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

## 2 EXECUTIVE SUMMARY

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<b>PROJECT TITLE</b>	<b>Morningstar of Granada Hills Project</b>
ENVIRONMENTAL CASE NO.	ENV-2021-5917-EIR
RELATED CASES	ZA-2021-5915-ELD-SPR

<b>PROJECT LOCATION</b>	Assessor's Parcel Numbers (APNs) 2601-040-049 and -090; 17551, 17563, 17681 W. Rinaldi Street, and 11515-11525 N. Shoshone Avenue, Los Angeles, CA 91344
COMMUNITY PLAN AREA	Granada Hills – Knollwood
GENERAL PLAN DESIGNATION	Minimum Residential
ZONING	A1-1-K
COUNCIL DISTRICT	12 – John Lee

<b>LEAD AGENCY</b>	<b>City of Los Angeles</b>
CITY DEPARTMENT	Department of City Planning
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<b>APPLICANT</b>	<b>CD-MS (Granada Hills) LLC</b>
ADDRESS	2215 Market Street Denver, CO 80205
PHONE NUMBER	(303) 573-6500

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

Erin Strelch, City Planning Associate  
PRINTED NAME, TITLE

December 27, 2023  
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.

## 3 PROJECT DESCRIPTION

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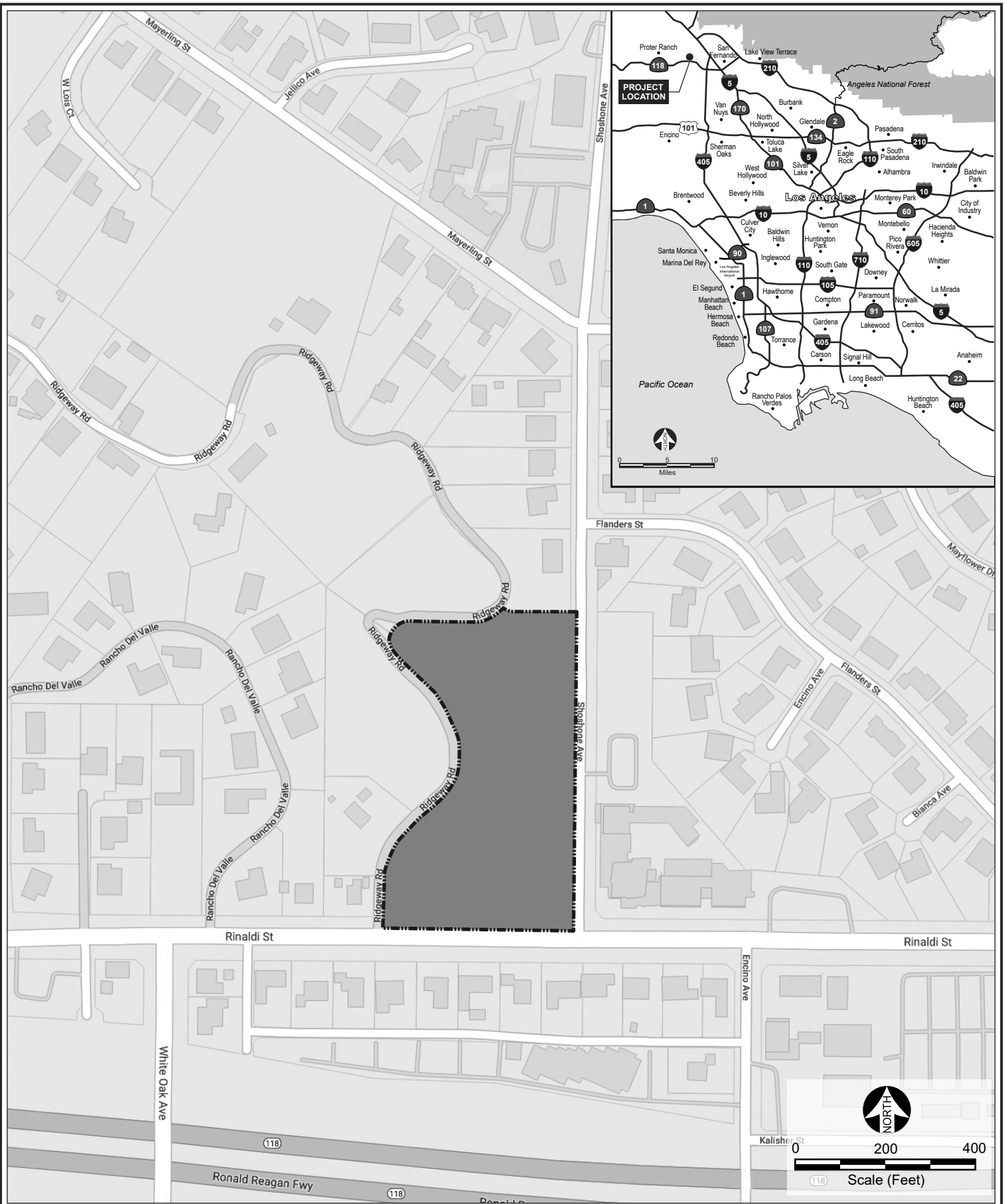
### 3.1 PROJECT SUMMARY

CD-MS (Granada Hills) LLC (Applicant) proposes redevelopment of the Project Site with a 98-unit eldercare facility, including 65 assisted living units (AL Units), 30 memory care units (MC units), and 3 independent living units (IL Units). The Project includes demolition of two existing garages and ancillary buildings, preservation of three existing single-family residential structures that would be converted into IL Units, and construction of a 103,873-square-foot building in the central portion of the Project Site to house the 65 AL Units and the 30 MC Units (AL/MC Building). The AL/MC Building would have two stories with a partial third story in the northern half of the building and would reach a maximum building height of 45 feet. The Project would provide 11,904 square feet of open space, including a 6,562-square-foot courtyard for the AL residents, a 3,942-square-foot courtyard for the MC residents, and 1,400 square feet of open space for the IL residents. The Project would provide two driveways on Shoshone Avenue and one on Rinaldi Street, 77 automobile parking spaces in surface parking areas, and 35 bicycle parking spaces, including 12 short-term and 23 long-term spaces. The Project includes six retaining walls to accommodate the siting and development of the AL/MC Building while maintaining the existing single-family residential structures. The Project would require the removal of 129 on-site trees, including 19 protected trees and 50 non-protected trees, while preserving 89 existing on-site trees. In addition, the Project would require the removal of 6 street trees. All removed trees would be replaced in accordance with the City's tree replacement requirements. Construction of the Project is estimated to take 21 months and would require the export of approximately 5,605 cubic yards of soil.

### 3.2 ENVIRONMENTAL SETTING

#### 3.2.1 Project Location

The 5.93-acre (258,453-square-foot) Project Site is located at Assessor's Parcel Numbers (APNs) 2601-040-049 and -090, 17551, 17563, 17601 W. Rinaldi Street, and 11515-11525 N. Shoshone Avenue at the northwest corner of the intersection of Shoshone Avenue and Rinaldi Street, within the boundaries of the Granada Hills – Knollwood Community Plan in the City of Los Angeles (City). The Project Site is bounded by Ridgeway Road and a single-family property to the north, Rinaldi Street to the south, Ridgeway Road to the west, and Shoshone Avenue to the east. The regional and local contexts of the Project Site are shown in Figures 3-1 and 3-2, respectively.



**Legend**

 Project Site

Source: Google Maps 2021.

**Figure 3-1**  
**Regional Location Map**





**Legend**

 Project Site

Source: Google Maps 2021.

Figure 3-2  
Aerial Photo of the Project Site



Regional access to the Project Site is provided via State Route (SR) 118, the Ronald Reagan Freeway, located approximately 500 feet south of the Site; Interstate 405 located approximately 2.6 miles east of the Site; and Interstate 5 located approximately 3.0 miles to the northeast. Local access to the Project Site is provided by Rinaldi Street adjacent to the Project Site on the south and Shoshone Avenue adjacent to the Site to the east. Transit lines near the Project Site include Los Angeles Metropolitan Transportation Authority (Metro) lines 236 and 237 located at the intersection of Balboa Avenue and Rinaldi Street approximately 0.8 miles east of the Site.

### 3.2.2 Existing Conditions

The Project Site is mostly undeveloped and vegetated, with the exception of three single-family residential structures, two garages, and miscellaneous ancillary buildings located within the southeastern portion of the Project Site along Rinaldi Street and Shoshone Avenue. The three homes have been identified in Historic Places LA and SurveyLA as eligible for historic listing in the California Register of Historic Resources (California Register) through survey evaluation but have not been designated or listed. The Project Site currently has eight driveways – three on Rinaldi Street and five on Shoshone Avenue. The topography of the Project Site slopes up from the southeastern corner of the Site at an elevation of approximately 1,124 feet above sea level (asl) toward the west to an elevation of approximately 1,141 feet asl; toward the northwest to elevations ranging from approximately 1,143 feet asl to approximately 1,180 feet asl; and toward the north to an elevation of approximately 1,188 feet asl. Views of the Project Site are shown in Figures 3-3 through 3-9.

The Project Site contains 218 trees.<sup>2</sup> Of these 218 on-site trees, 24 trees are considered “protected” as defined by the City, including 23 coast live oaks (*Quercus agrifolia*) and 1 Mexican elderberry (*Sambucus mexicana*), and 112 are considered non-protected trees. Additionally, 6 street trees are located within the right-of-way adjacent to the Project Site on the south and east, and 7 off-site trees are located to the west and north with canopies and/or roots that extend onto the Project Site. None of the right-of-way street trees or off-site trees are considered protected.

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<sup>2</sup> City of Los Angeles Tree Report, Morningstar Senior Living, Carlberg Associates, August 28, 2023. Refer to Appendix A.



Figure 3-3  
Photo Location Map

Source: Craig Lawson & Company, LLC.





1. View looking north on Shoshone Avenue from the northeast corner of the Project Site.



2. View of the Project Site looking west from Shoshone Avenue.

Figure 3-4  
Views 1-2 of the Project Site and Surrounding Uses





3. View looking southeast on Shoshone Avenue with the Project Site to the right in the photo.



4. View toward the northwest from Shoshone Avenue of an existing residential structure on the Project Site.

Figure 3-5  
Views 3-4 of the Project Site and Surrounding Uses





5. View looking west from Shoshone Avenue of an existing residential structure on the Project Site.



6. View looking east from Shoshone Avenue of the Heritage Christian School.

Figure 3-6  
Views 5-6 of the Project Site and Surrounding Uses





7. View looking northwest from Shoshone Avenue of a residential structure on the Project Site.



8. View looking southeast at intersection of Rinaldi Street and Shoshone Avenue.

Figure 3-7  
Views 7-8 of the Project Site and Surrounding Uses





9. View of Project Site looking northwest from Rinaldi Street.



10. View looking east on Rinaldi Street with the Project Site to the left in the photo.

Figure 3-8  
Views 9-10 of the Project Site and Surrounding Uses





11. View looking northeast from Rinaldi Street of the Project Site and service road.



12. View looking southwest on Rinaldi Street.

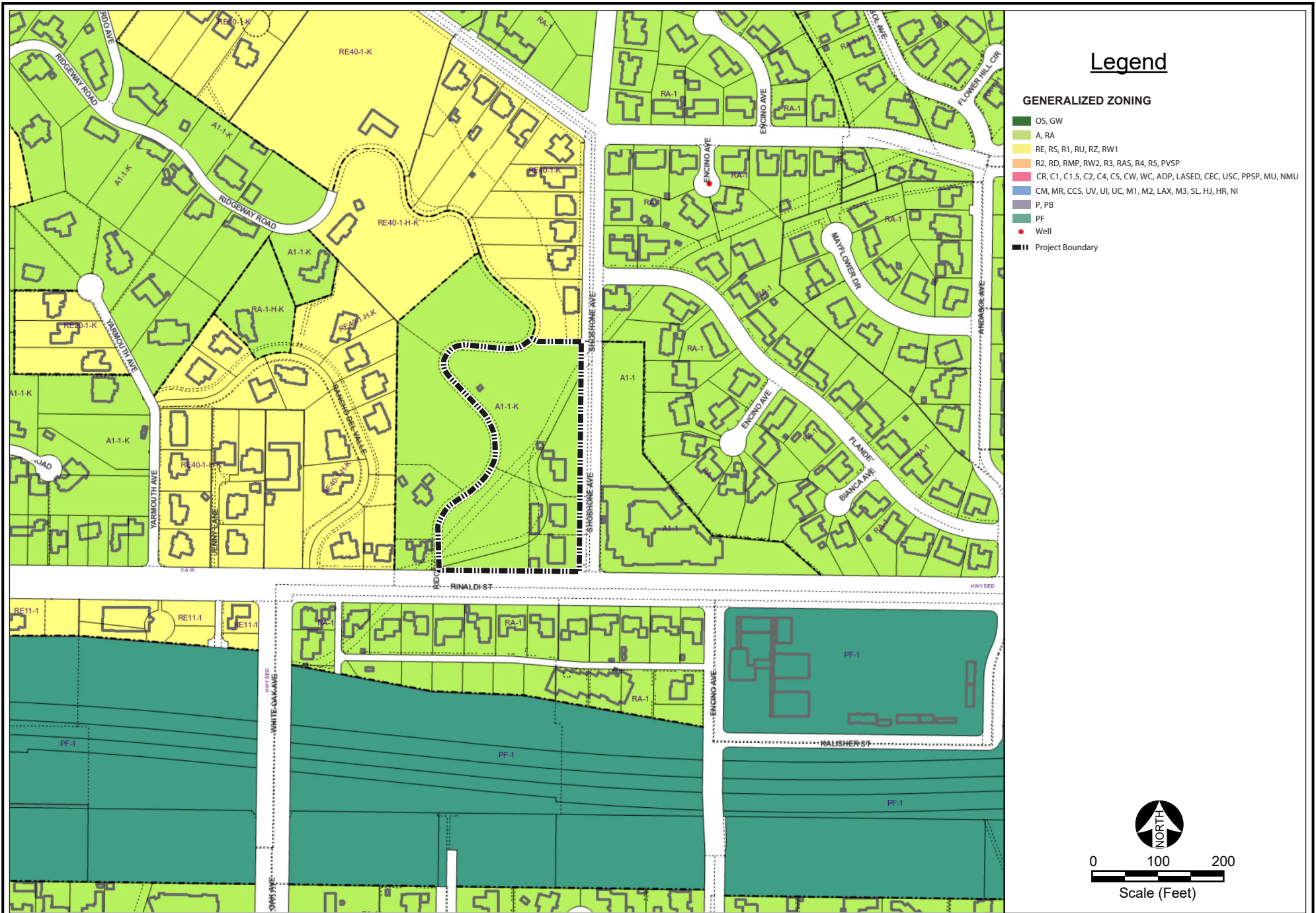
Figure 3-9  
Views 11-12 of the Project Site and Surrounding Uses



The Project Site is currently zoned A1-1-K (Agriculture Zone, Height District 1, Equinekeeping District) (refer to Figure 3-10), with a Minimum Residential land use designation (refer to Figure 3-11). Additionally, the Project Site is located in a designated Hillside area and an Equinekeeping area. The Project Site is also subject to ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses.

### **3.2.3 Surrounding Land Uses**

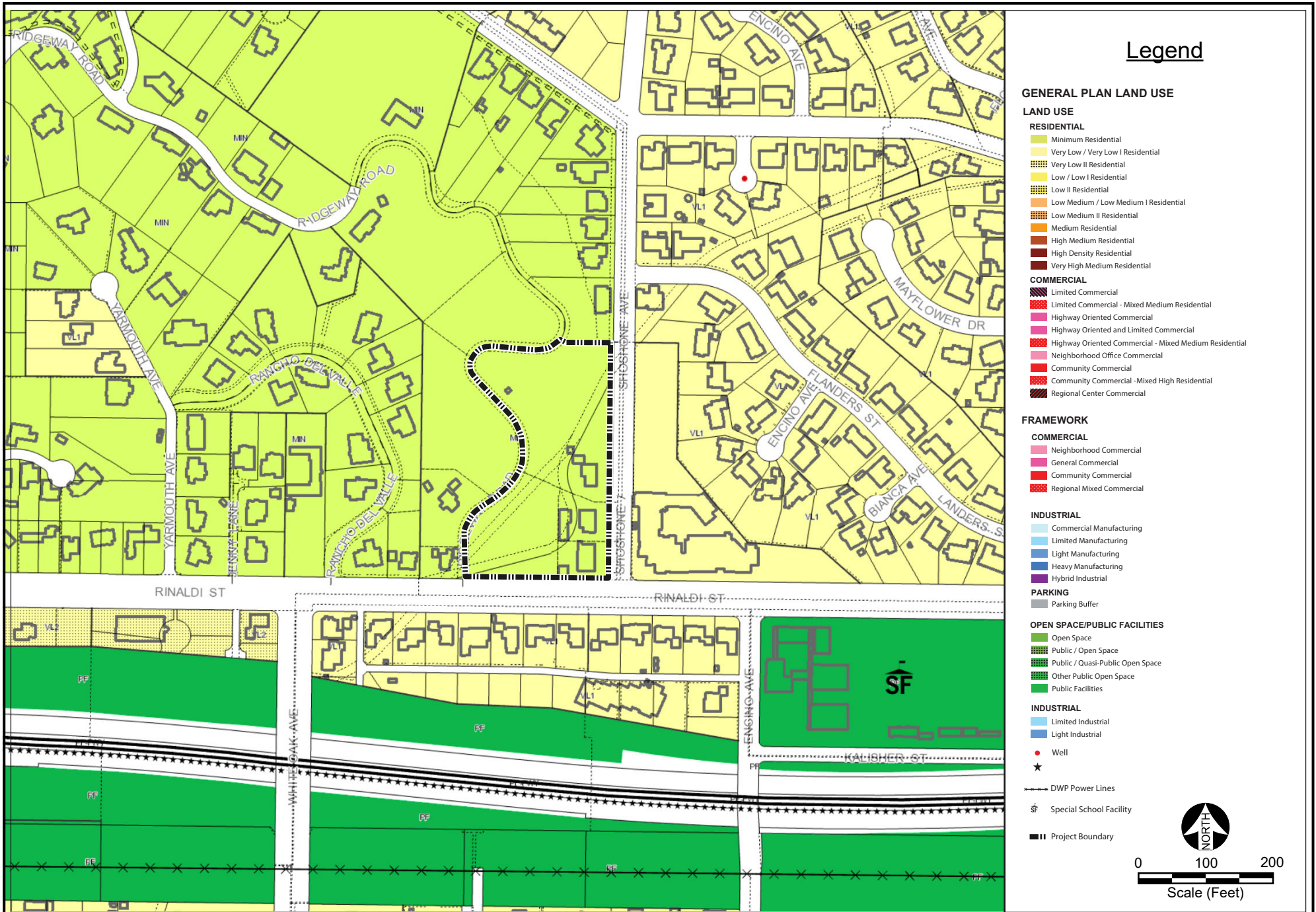
Land uses surrounding the Project Site include single-family residential homes to the west and north, with an undeveloped hillside in between; single-family residential homes to the south; and the Heritage Christian School and associated parking and sports field and the Cross Culture Church to the east. Views of land uses surrounding the Project Site are included in Figures 3-3 through 3-9. The greater Project Site area is largely developed with residential neighborhoods, with various religious and educational institutions located within 1,500 feet of the Site, including Living Water Church, The Islamic Center of Northridge, Granada Hills Masjid, the Rinaldi Adult Center, St. Euphrasia School and St. Euphrasia Church, the Church of Jesus Christ of Latter-Day-Saints, and several preschools/daycare centers.



Source: <http://zimas.lacity.org/>, accessed July 13, 2021.

Figure 3-10  
Existing Zoning





Source: <http://zimas.lacity.org/>, accessed July 13, 2021.

Figure 3-11  
Existing Land Use Designation

### 3.3 DESCRIPTION OF PROJECT

#### 3.3.1 Project Overview

The Project includes the redevelopment of the Project Site with a 98-unit eldercare facility, including 65 assisted living units (AL Units), 30 memory care units (MC units), and 3 independent living units (IL Units). To allow for this redevelopment, the two existing garages and miscellaneous ancillary buildings would be demolished and removed from the Project Site; the three existing single-family residential structures would be retained and incorporated into the Project and converted into the IL Units; and a new 103,873-square-foot building would be constructed in the central portion of the Project Site to house the 65 AL Units and the 30 MC Units (AL/MC Building).<sup>3</sup> A breakdown of the unit mix and count is shown in Table 3-1. Specific Project details are provided below. Project plans are shown in Figures 3-12 through 3-25.

**Table 3-1  
Unit Mix and Count**

<b>Units</b>	<b>Unit Count</b>
<u>Independent Living</u>	
3-Bedroom	3
<b><i>Total Independent Living</i></b>	<b>3</b>
<u>Assisted Living</u>	
Studio	19
1-Bedroom	23
1-Bedroom + Den	4
2-Bedroom	<u>19</u>
<b><i>Total Assisted Living</i></b>	<b>65</b>
<u>Memory Care</u>	
Studio	22
1-Bedroom	<u>8</u>
<b><i>Total Memory Care</i></b>	<b>30</b>
<b>TOTAL</b>	<b>98</b>
<i>Source: HPI Architecture, October 3, 2022.</i>	

<sup>3</sup> Approximately 25 percent of the Project Site would remain in its existing condition.

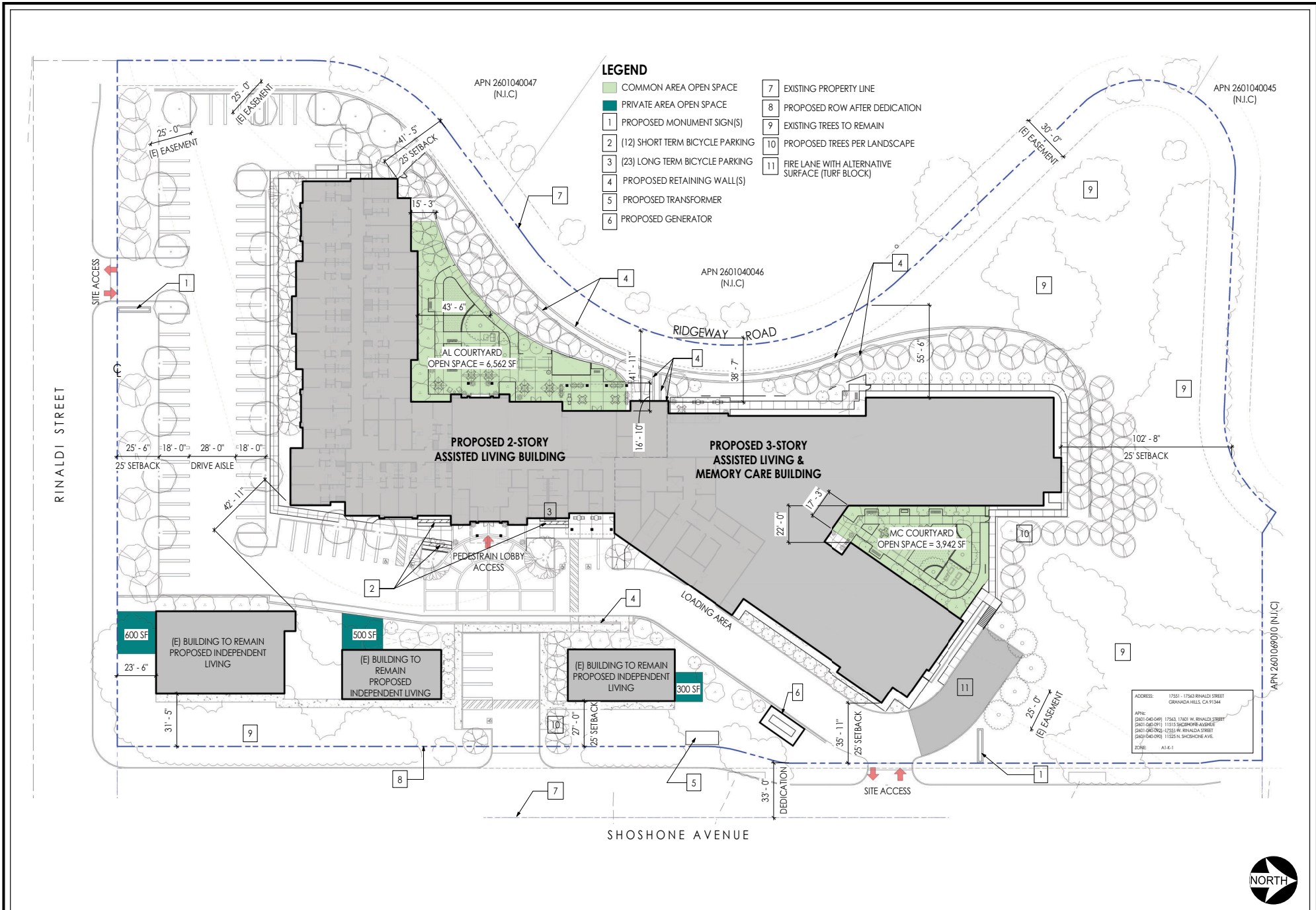
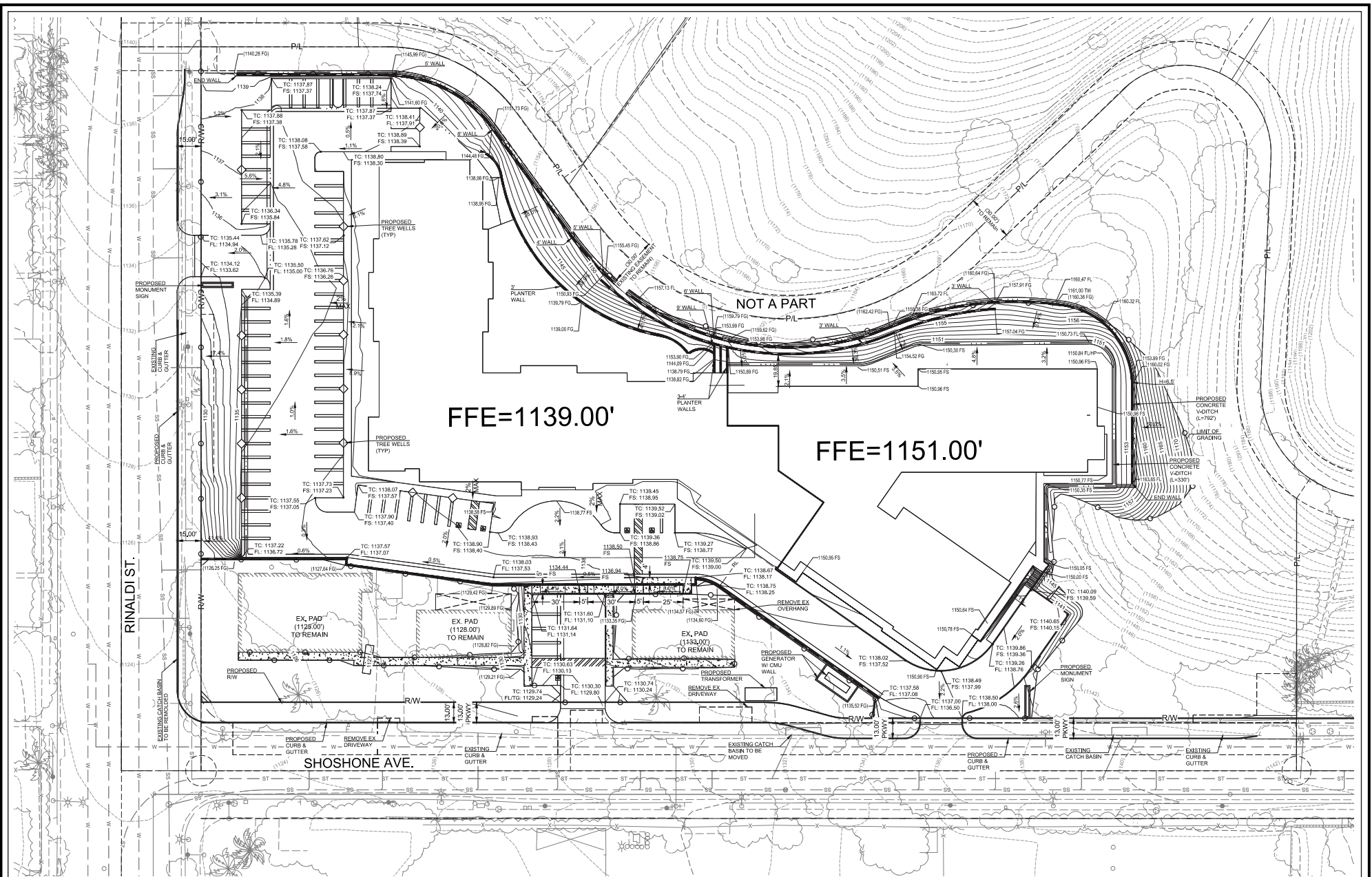


Figure 3-12  
Project Plot Plan

Source: HPI Architecture, 2022.





NOTE: FFE = Finished Floor Elevation



Figure 3-13  
Conceptual Grading Plan

Source: HPI Architecture, 2022.

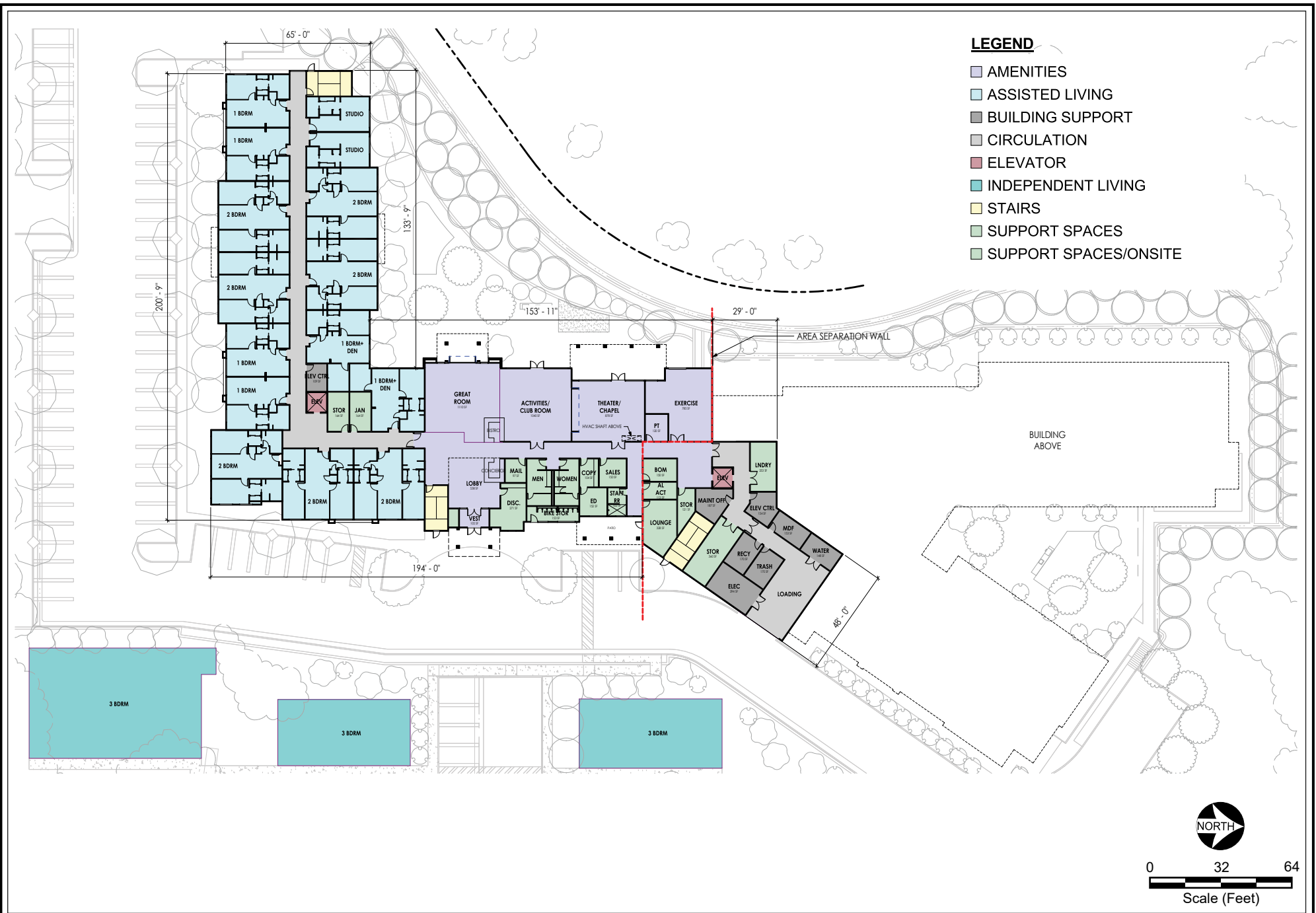


Figure 3-14  
Overall First Floor Plan



Figure 3-15  
Overall Second Floor Plan



**LEGEND**

- AMENITIES
- ASSISTED LIVING
- CIRCULATION
- ELEVATOR
- STAIRS
- SUPPORT SPACES
- SUPPORT SPACES/ONSITE
- TERRACE

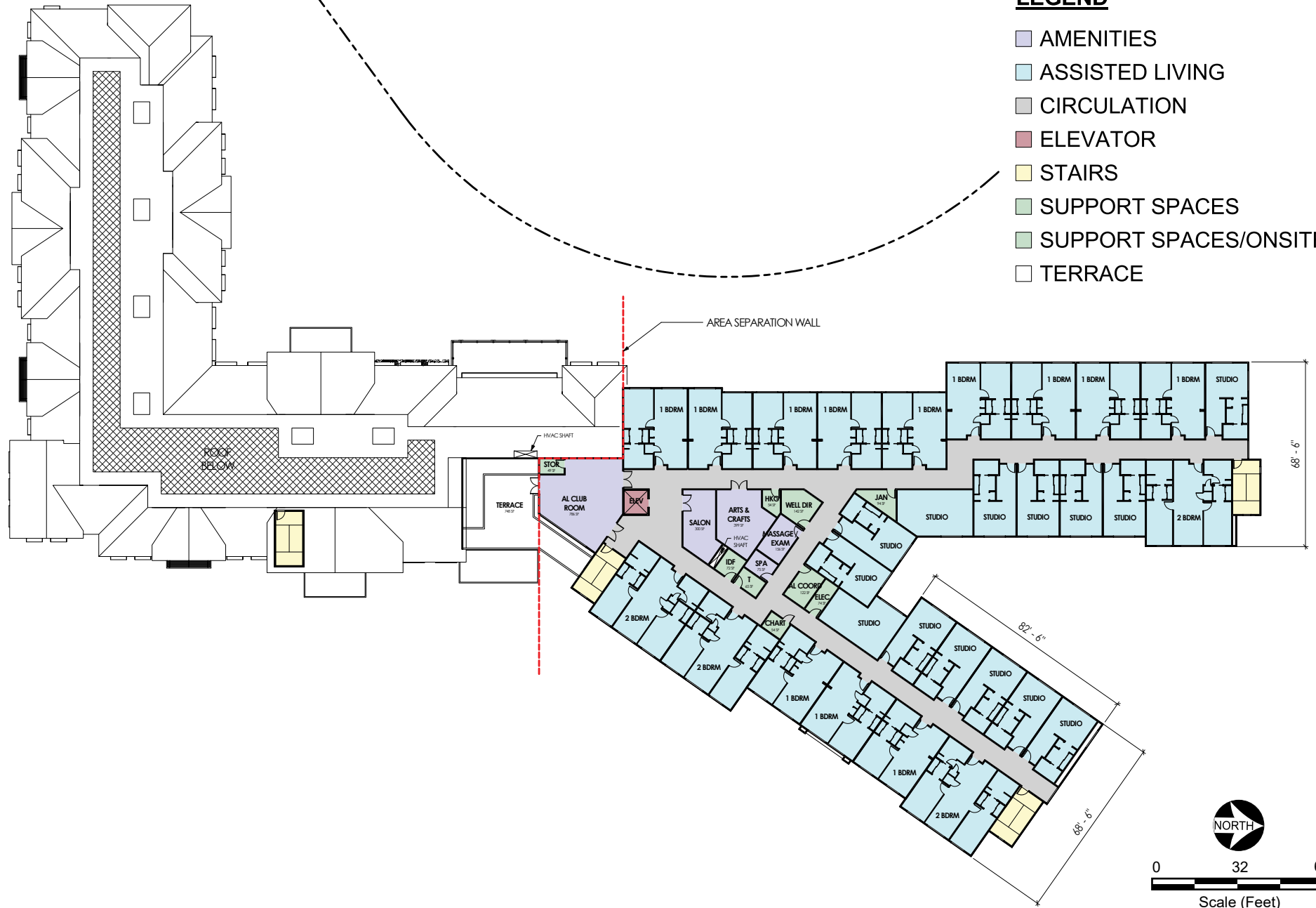
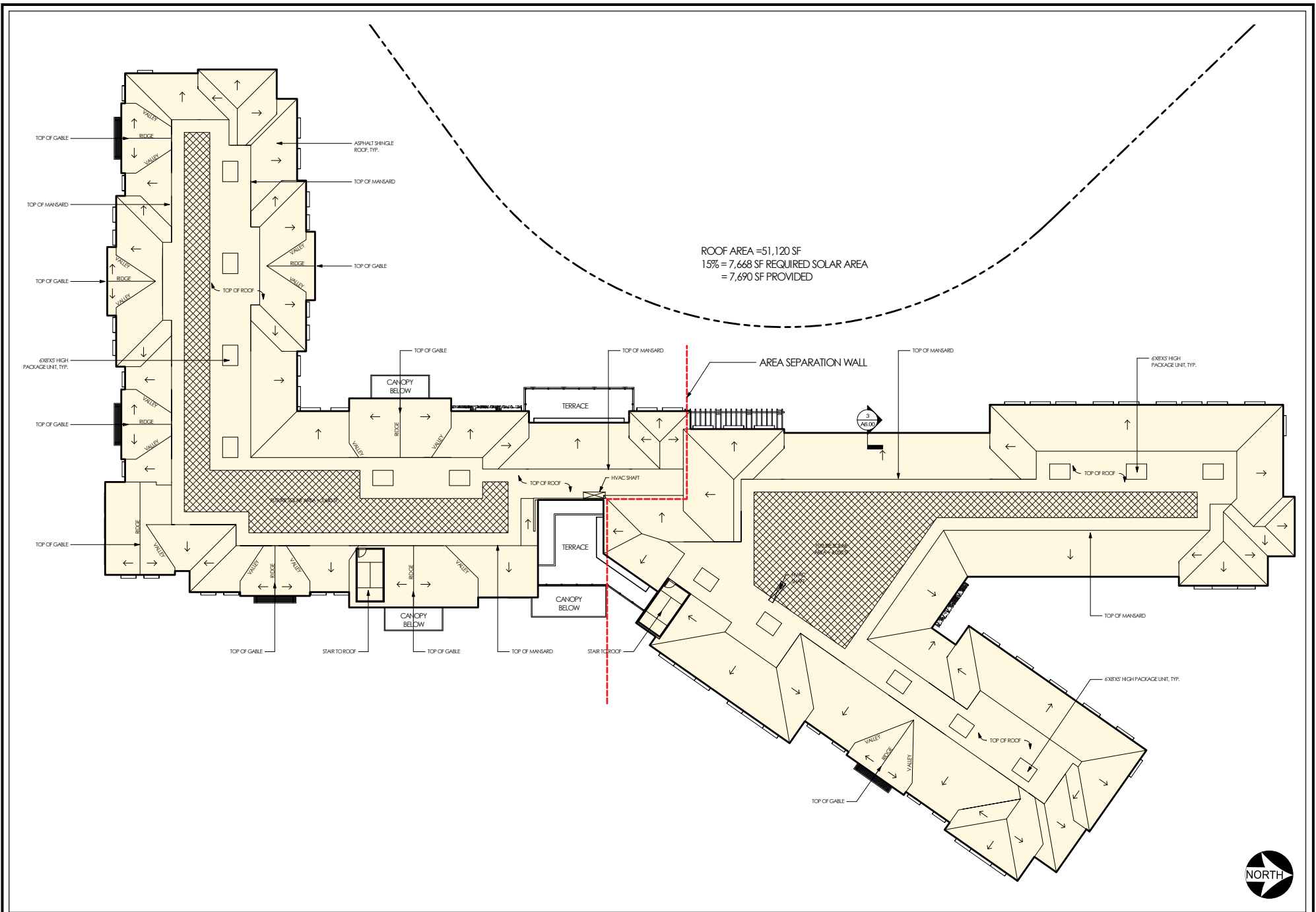
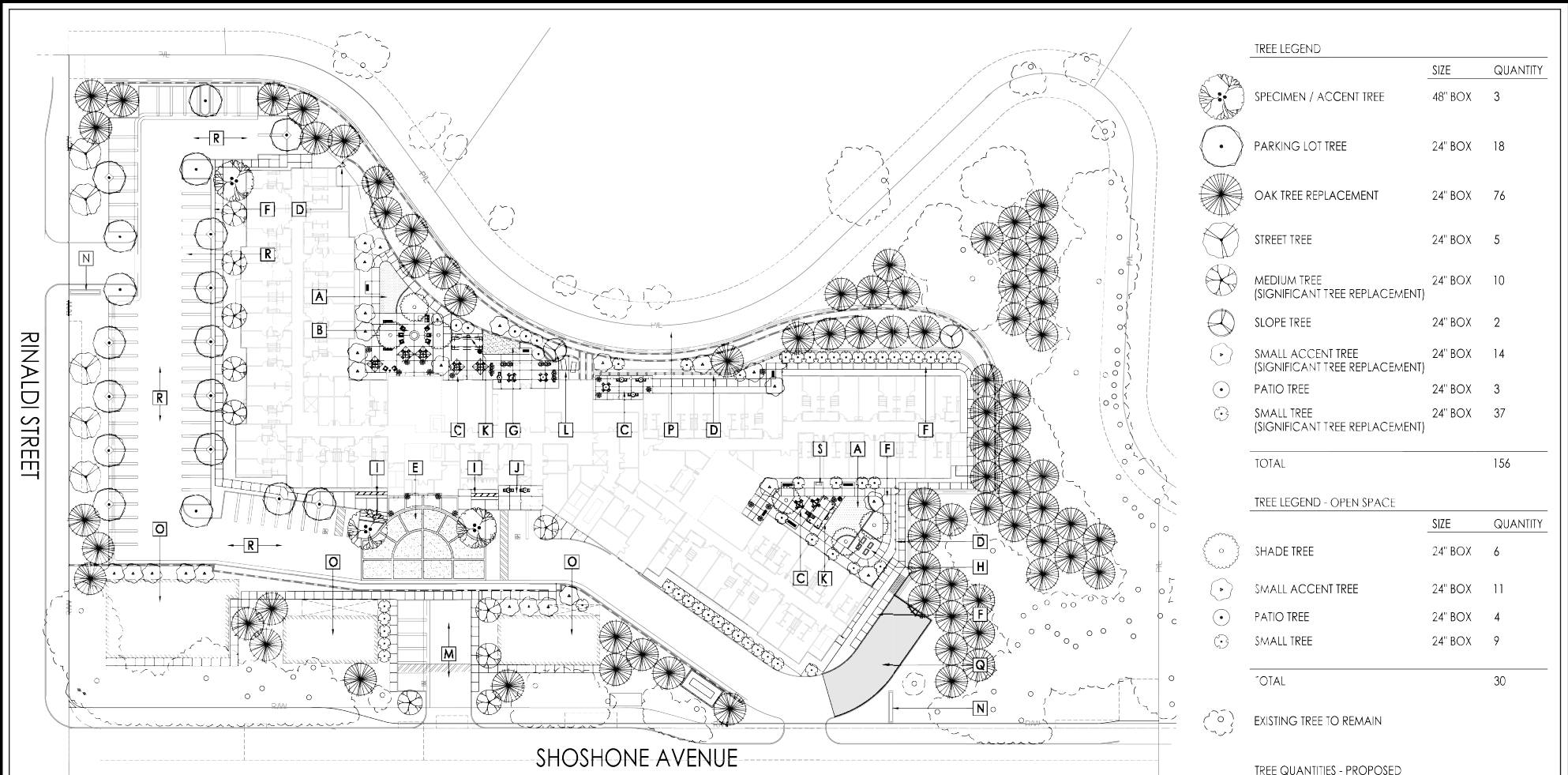


Figure 3-16  
Overall Third Floor Plan



Source: HPI Architecture, 2022.

Figure 3-17  
Overall Roof Plan



TREE LEGEND		
	SIZE	QUANTITY
	48" BOX	3
	24" BOX	18
	24" BOX	76
	24" BOX	5
	24" BOX	10
	24" BOX	2
	24" BOX	14
	24" BOX	3
	24" BOX	37
TOTAL		156

TREE LEGEND - OPEN SPACE		
	SIZE	QUANTITY
	24" BOX	6
	24" BOX	11
	24" BOX	4
	24" BOX	9
TOTAL		30

TREE QUANTITIES - PROPOSED	
SITE TREES	92
OPEN SPACE TREES	30
OAK TREE REPLACEMENTS	76
TOTAL	198

TREE QUANTITIES - REMOVALS	
PROTECTED TREE REMOVALS	19
SIGNIFICANT TREE REMOVALS	50
STREET TREE REMOVALS	6

LEGEND			
A	PUTTING GREEN	H	PORTABLE PLANTER AREA
B	FIRE PIT AREA	I	BICYCLE PARKING
C	OUTDOOR DINING AREA	J	STAFF PATIO AREA
D	TUBULAR STEEL PICKET FENCE AND GATE	K	BARBECUE AREA WITH OVERHEAD SHADE STRUCTURE
E	MAIN DROP-OFF AREA WITH ENHANCED PAVING	L	OUTDOOR EXERCISE AREA
F	CONCRETE WALKWAY	M	INDEPENDENT LIVING UNIT PARKING
G	OPEN TURF AREA	N	MONUMENT SIGN
O	INDEPENDENT LIVING UNIT	P	PRIVATE ROAD
Q	FIRE LANE WITH ALTERNATIVE SURFACE (TURF BLOCK)	R	PARKING
S	WATER FEATURE		

COMMON OPEN SPACE DATA

AL COURTYARD OPEN SPACE - 6,562 SQUARE FEET  
 MC COURTYARD OPEN SPACE - 3,942 SQUARE FEET

TOTAL OPEN SPACE - 10,504 SQUARE FEET

INDEPENDENT LIVING UNIT PRIVATE OPEN SPACE DATA

TOTAL OPEN SPACE - 11,904 SQUARE FEET

RINALDI STREET

SHOSHONE AVENUE



Figure 3-18  
Conceptual Landscape Plan

Source: HPI Architecture, 2023.





CHITALPA TASHKENTENSIS  
CHITALPA



CUPRESSUS SEMPERVIRENS 'MONSHEL'  
ITALIAN CYPRESS



JACARANDA MIMOSIFOLIA  
JACARANDA



AGAVE ATTENUATA  
AGAVE



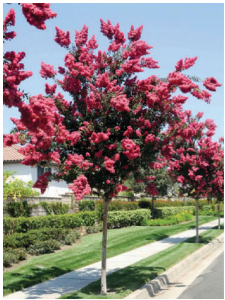
ARTEMISIA 'POWIS CASTLE'  
ARTEMISIA



ASPARGUS 'MEYERI'  
MYERS ASPARAGUS



DIETES BICOLOR  
FORTNIGHT LILY



LAGERSTROEMIA INDICA  
CRAPE MYRTLE



LAURUS NOBILIS  
SWEET BAY



LOPHOSTEMON CONFERTUS  
BRISBANE BOX



DODONAEA VISCOSA  
HOPSEED BUSH



LEUCOPHYLLUM  
TEXAS RANGER



MYRICA CALIFORNICA  
PACIFIC WAX MYRTLE



MYRTUS COMMUNIS  
MYRTLE



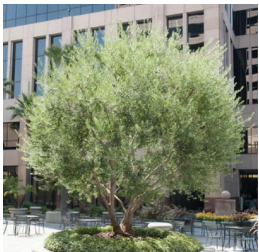
OLEA 'LITTLE OLLIE'  
OLIVE



PELARGONIUM  
GERANIUM



PEROVSKIA  
RUSSIAN SAGE



OLEA EUROPAEA  
OLIVE



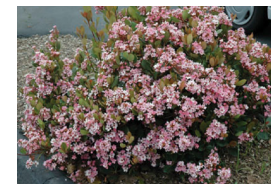
PLATANUS ACERIFOLIA  
LONDON PLAN TREE



RHUS LANCEA  
AFRICAN SUMAC



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'  
PITTOSPORUM



RHAPHIOLEPIS INDICA  
INDIAN HAWTHORN



TEUCRIMUM CHAMAEDRYS  
GERMANDER

TREES

SHRUBS





ARCTOSTAPHYLOS 'EMERALD CARPET'  
MANZANITA



BOUGAINVILLEA  
BOUGAINVILLEA



BOUPELOUA GRACILIS  
GRAMA GRASS



CAREX ELATA  
SEDE



CARISSA 'GREEN CARPET'  
CARISSA



CISTUS 'SUNSET'  
ROCKROSE



DISTICTIS BUCCINATORIA  
BLOOD-RED TRUMPET VINE



GAZANIA  
GAZANIA



JUNIPERUS HORIZONTALIS  
BAR HARBOR JUNIPER



LANTANA CAMARA  
LANTANA



LEYMUS CONDENSATUS  
LYME GRASS



MACFADYENA 'UNGUIS-CATI'  
YELLOW TRUMPET VINE



MYOPORUM PARVIFOLIUM  
MYOPORUM



PENNISETUM 'FAIRY TAILS'  
FOUNTAIN GRASS

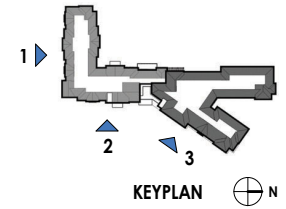


ROSMARINUS 'PROSTRATUS'  
ROSEMARY



SCHIZACHYRIUM SCOPARIUM  
LITTLE BLUESTEM

GROUND COVERS / GRASSES



**ELEVATION KEYNOTES**

- ① FIBER CEMENT BOARD (VERTICAL BOARD & BATTEN)
- ② FIBER CEMENT PANELS (HORIZONTAL SHIPLAP)
- ③ BRICK VENEER
- ④ ASPHALT SHINGLE ROOF
- ⑤ PLASTER
- ⑥ STOREFRONT
- ⑦ SINGLE HUNG VINYL WINDOW, TYP
- ⑧ FIXED VINYL WINDOW
- ⑨ FABRIC WINDOW AWNING
- ⑩ AWNING WITH STEEL CABLES & OUTRIGGERS FOR PLANTING
- ⑪ FOAM WINDOW HEADER
- ⑫ FOAM TRIM
- ⑬ WOOD TRUSS
- ⑭ FIXED WINDOW TRANSOM
- ⑮ PTAC GRILL, TYP
- ⑯ BALCONY WITH GLASS GUARD RAIL
- ⑰ EYEBROW CANOPY WITH TIE-BACKS
- ⑱ RETAINING WALL W/ COBBLESTONE FINISH
- ⑲ TRELLIS

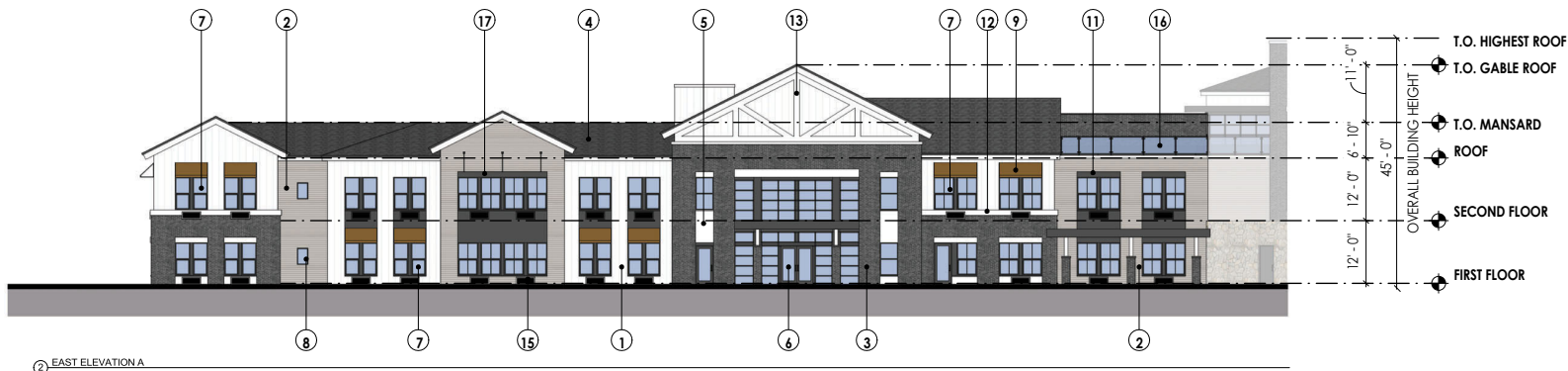
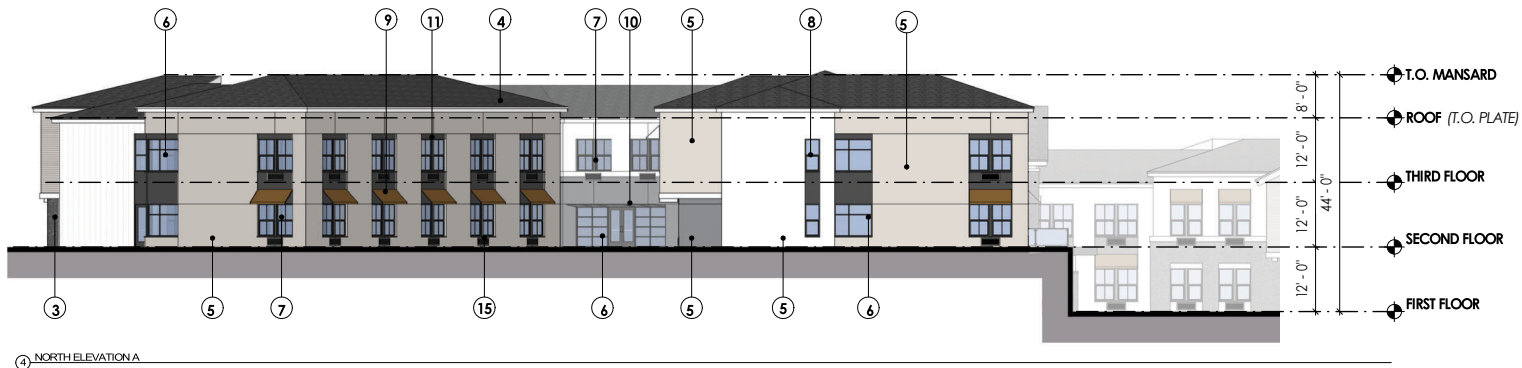
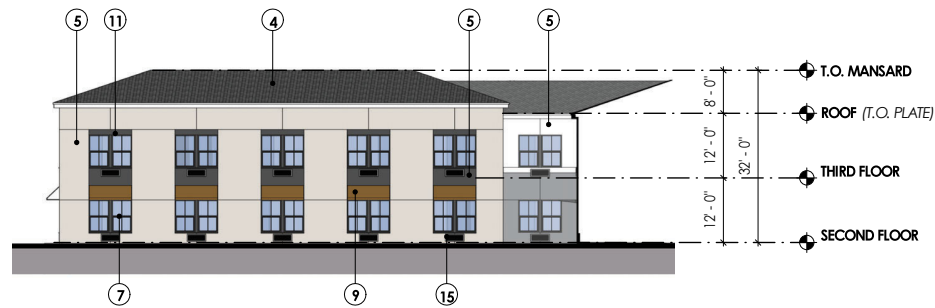


Figure 3-21  
South and East Elevations





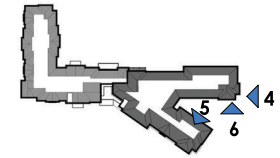
④ NORTH ELEVATION A



⑤ NORTH ELEVATION B



⑥ NORTH ELEVATION C



KEYPLAN N

**ELEVATION KEYNOTES**

- ① FIBER CEMENT BOARD (VERTICAL BOARD & BATTEN)
- ② FIBER CEMENT PANELS (HORIZONTAL SHIPLAP)
- ③ BRICK VENEER
- ④ ASPHALT SHINGLE ROOF
- ⑤ PLASTER
- ⑥ STOREFRONT
- ⑦ SINGLE HUNG VINYL WINDOW, TYP
- ⑧ FIXED VINYL WINDOW
- ⑨ FABRIC WINDOW AWNING
- ⑩ AWNING WITH STEEL CABLES & OUTRIGGERS FOR PLANTING
- ⑪ FOAM WINDOW HEADER
- ⑫ FOAM TRIM
- ⑬ WOOD TRUSS
- ⑭ FIXED WINDOW TRANSOM
- ⑮ PTAC GRILL, TYP
- ⑯ BALCONY WITH GLASS GUARD RAIL
- ⑰ EYEBROW CANOPY WITH TIE-BACKS
- ⑱ RETAINING WALL W/ COBBLESTONE FINISH
- ⑲ TRELLIS



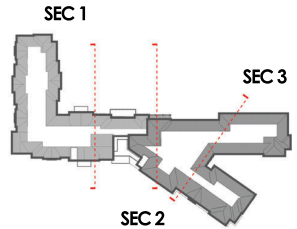
Figure 3-23  
North, South, and West Elevations

Source: HPI Architecture, 2022.

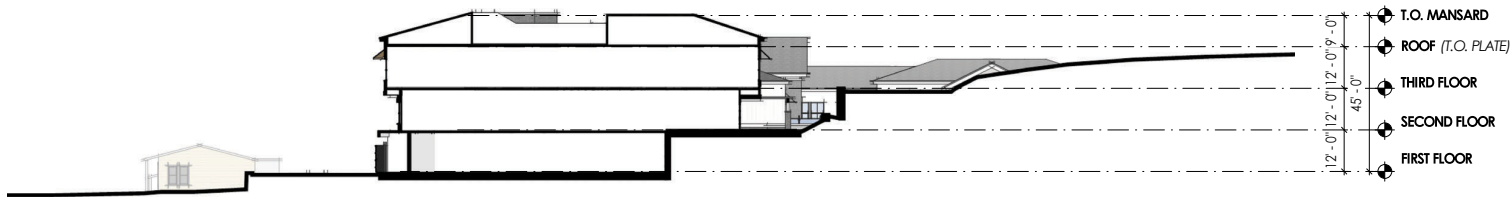




① SECTION 1



KEYPLAN ⊕ N

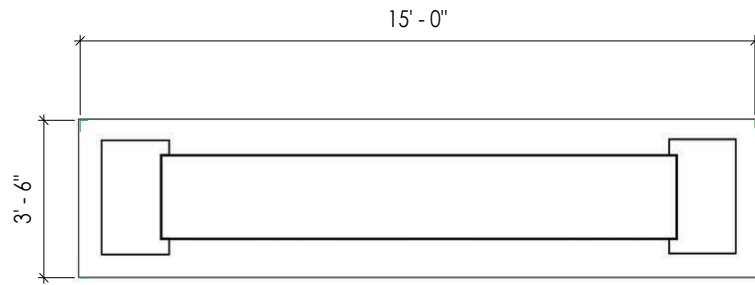


② SECTION 2

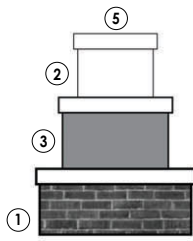


③ SECTION 3

Figure 3-24  
Building Sections



**TOP VIEW**



**SIDE VIEW**



**FRONT VIEW**

**ELEVATION KEYNOTES**

- ① BRICK VENEER
- ② WHITE PLASTER
- ③ DARK PLASTER
- ④ LOGO
- ⑤ CAPS

① Monument Sign

**3.3.2 AL/MC Building Height, Design, and Architecture**

The AL/MC Building would include two stories and a partial third story and would reach a maximum building height of 45 feet. The AL/MC Building has been designed in a "Modern Farmhouse" style in response to the agricultural history of the Site and surrounding area. Elements such as open porches, steep gable roofs, and exposed trusses have been included to further tie the Project design into the architectural style of the surrounding Project Site community. A variety of materials such as horizontal siding, vertical board and batten, brick veneer, and metal roofing, often seen in Farmhouse design, have been incorporated into the design of the Project. Window awnings occur throughout the building to bring a "residential" feel to the facades. Various window sizes and treatments identify different functions within the building (i.e., living spaces, kitchen and restroom spaces, and stairs). Overhangs and trellis features help identify public gathering areas and entry points.

**3.3.3 IL Units**

As stated previously, the three existing single-family residential structures on the Project Site would be retained in place and incorporated into the Project as IL Units. Due to the potential historical significance of the homes, alterations to the homes would occur in accordance with the results of the historical analysis that will be conducted as part of the CEQA process for the Project.

**3.3.4 Open Space, Amenities, and Landscaping**

As shown in Table 3-2, based on open space requirements of the Los Angeles Municipal Code (LAMC), the Project would be required to include a minimum of 10,600 square feet of common outdoor open space. As shown in Table 3-3, the Project would provide 11,904 square feet of open space, exceeding LAMC requirements, including a 6,562-square-foot courtyard for the AL residents, a 3,942-square-foot secure courtyard for the MC residents, and 1,400 square feet of private open space for the IL residents (refer to Figures 3-12 and 3-18).

**Table 3-2  
LAMC Open Space Requirements Summary**

<b>Number of Unit Type</b>	<b>Open Space Requirement</b>	<b>Amount of Open Space</b>
41 Studio Units	100 sf/du	4,100 sf
31 One-Bedroom Units	100 sf/du	3,100 sf
4 One-Bedroom +Den Units	125 sf/du	500 sf
19 Two-Bedroom Units	125 sf/du	2,375 sf
3 Three-Bedroom Units	175 sf/du	525 sf
<b>Total Required</b>		<b>10,600 sf</b>
<i>LAMC = Los Angeles Municipal Code    du = dwelling unit    sf = square feet</i>		
<i>Source: HPI Architecture, October 3, 2022.</i>		

Additionally, the Project would include 2,976 square feet of landscaping, including ground cover, grasses, shrubs, and trees (refer to Figures 3-18 through 3-20).

**Table 3-3  
Project Open Space**

Open Space	Size
Assisted Living Courtyard	6,562 sf
Memory Care Courtyard	3,942 sf
Independent Living Open Space	1,400 sf
<b>Total Provided</b>	<b>11,904 sf</b>
<i>sf = square feet</i>	
<i>Source: HPI Architecture, October 3, 2022.</i>	

In addition to the open space, the Project would provide various on-site amenities for the residents, including the following:

- Theater/chapel
- Activities/club room
- Exercise room
- Great room
- Indoor and outdoor dining
- Library/lounge
- Living room
- Sunroom
- Putting green
- Fire pit
- Barbecue area
- Staff patio

The Project includes 2,976 square feet of landscaped area. The conceptual landscaping plan is included in Figure 3-18. Examples of the types of vegetation that would be included in the landscaping are shown in Figures 3-19 and 3-20.

**3.3.5 Access, Circulation, and Parking**

The Project would remove the eight existing vehicular driveways at the Project Site and would include three ingress/egress vehicular driveways: two on Shoshone Avenue (one for access to the IL Units and one for the AL/MC Building and associated surface parking) and one on Rinaldi Street for access to the AL/MC Building and associated surface parking (refer to Figure 3-12). The driveway locations are sited in relation to the intersection of Rinaldi Street and Shoshone Avenue in compliance with Los Angeles Department of Transportation (LADOT) guidelines. All circulation would be contained on-site. All loading activities would be conducted on-site as well.

Pedestrian access to the Project Site would be provided from existing and new sidewalks along Rinaldi Street and Shoshone Avenue, which would provide direct access to the ground floor lobby facing the intersection of these two streets.

As shown in Table 3-4, the Project would provide 77 automobile parking spaces in surface parking areas, exceeding the parking requirements of LAMC Section 12.21 A.4 by 3 spaces.

**Table 3-4  
Automobile Parking Summary**

<b>Number of Unit Type</b>	<b>Parking Requirement</b>	<b>Spaces</b>
3 Independent Living Units	1.0 space/unit	3
65 Assisted Living Units	1.0 space/unit	65
30 Memory Care Units	0.2 space/unit	6
	<b>Total Required</b>	<b>74</b>
	<b>Total Provided</b>	<b>77</b>
<i>Source: HPI Architecture, October 3, 2022.</i>		

Additionally, as shown in Table 3-5, the Project would provide 12 short-term bicycle parking spaces and 23 long-term bicycle parking spaces, meeting the requirements of Ordinance 185480.

**Table 3-5  
Bicycle Parking Summary**

	<b>Short Term (1.0 space/10,000 sf)</b>	<b>Long Term (1.0 space/5,000 sf)</b>
Required:	12 spaces	23 spaces
Provided:	12 spaces	23 spaces
<i>sf = square feet</i>		
<i>Source: HPI Architecture, October 3, 2022.</i>		

### 3.3.6 Retaining Walls

Pursuant to LAMC Section 12.21 C.8(a), a maximum of two vertical retaining walls up to 12 feet high are allowed in the A Zone in a designated Hillside area. As the Project would maintain the three existing single-family residential structures on the Project Site and transform these into the three IL Units, the footprint of the proposed AL/MC Building would constrain the undeveloped portions of the Site setback from the easterly property line on Shoshone Avenue, where the topography slopes up. As such, the Project includes six retaining walls to allow for the development of the AL/MC Building while maintaining the existing single-family residential structures. The location of the retaining walls is shown in Figure 3-12. One retaining wall is proposed along the rear (west) of the IL Units to hold back earth and support the development pad for the AL/MC Building. Two retaining walls are proposed at the westerly edge of the Project Site to retain earth from the hillside to accommodate the AL/MC Building pad and to create space for the AL courtyard. Additionally, three bisecting retaining walls are proposed at the westerly portion of the Project Site to further support the two westerly retaining walls and the Project design.



**3.3.7 Signage and Lighting**

The Project would include two monument signs (i.e., freestanding signs erected upon existing or created grade), identifying the name of the eldercare facility for wayfinding purposes for visitors, care providers, and emergency responders. (refer to Figure 3-25) One sign would be located on-site along Rinaldi Street, and the other sign would be located on-site along Shoshone Avenue. The signs would be designed to complement the architecture of the eldercare facility and would not be digitized. The monument signs would be lit by ground-mounted fixtures. Other lighting includes light poles in parking areas with shielding to reduce light spillage, exterior wall scones around the building, and surface-mounted lights at trellis canopies.

**3.3.8 Sustainability Features**

The Project would meet all mandatory sustainability measures as defined in Chapter 4 – Residential Mandatory Measures of the Los Angeles Green Building Code (LAMC Chapter IX, Article 9), the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11; referred to as the CALGreen Code), and the California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6; California Energy Code). Such measures would include, but not be limited to: Energy Star appliances; plumbing fixtures and fittings that comply with the performance requirements specified in the Los Angeles Green Building Code; weather-based irrigation systems; water-efficient plantings with drought-tolerant species; shade trees; cool roof systems to help reduce energy use; short- and long-term bicycle parking; use of daylighting where feasible; and energy-efficient lighting.

**3.3.9 Site Security**

The proposed facility would include a visitor check-in at the main arrival entry. Keycard/code access would be provided at doors beyond the main entry for security and resident safety. Video cameras would be located at necessary points for monitoring resident safety and general security and operate 24 hours per day. All doors and windows would be monitored through an emergency call system, which notifies staff when opened.

**3.3.10 Tree Removal and Replacement**

As shown in Table 3-1, the Project would require the removal of 129 on-site trees, including 19 protected trees and 50 non-protected trees, preserving 89 on-site trees. In addition, the Project would require the removal of 6 right-of-way street trees. All removed trees would be replaced in accordance with the City’s tree replacement requirements, which are a 4:1 ratio for protected trees, a 1:1 ratio for non-protected trees, and a 2:1 ratio for right-of-way street trees. No off-site trees located adjacent to the Project Site would be affected by the Project.

**3.3.11 Estimated Construction Schedule**

The estimated Project construction schedule is shown in Table 3-6. The Project’s construction phase is an estimated 21 months. The Project would require the export of approximately 5,605 cubic yards of soil.

**Table 3-6  
Estimated Construction Schedule**

<b>Phase</b>	<b>Approximate Start Date</b>	<b>Approximate Finish Date</b>
Demolition	6/1/25	7/1/25
Grading	7/1/25	9/1/25
Site Prep (trenching)	9/1/25	10/1/25
Building Construction	10/1/25	2/1/27
Finishing (arch coating)	1/1/27	2/1/27
Paving	1/1/27	2/1/27
<i>Source: Confluent, 2022.</i>		

### **3.4 REQUESTED PERMITS AND APPROVALS**

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze the 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:

- A Class 2 Conditional Use Permit for an Eldercare Facility Unified Permit for the construction, use, and maintenance of a 98-unit Eldercare Facility consisting of Assisted Living Care Housing and Alzheimer’s/Dementia Care Housing, and Independent Living Housing in the A1 Zone, with the following deviations from:
  - LAMC Section 12.32 R.4 to permit an existing building to be used for senior IL to remain, encroaching 1-foot 6-inches into the 25-foot Building Line established by Ordinance No. 100,145 along Rinaldi Street.
  - LAMC Section 12.21 C.1(g) to permit an existing building to be used for senior IL to remain within a designated front yard area in lieu of the otherwise required 25-foot front yard setback by the A1 Zone.
  - LAMC Section 12.21 A.7(g), to permit two monument signs in the A1 Zone.
  - LAMC Section 12.21 C.8(a), to permit a maximum of six retaining walls on an A1-zoned lot in a hillside area, in lieu of the maximum permitted two retaining walls, with a maximum height of 12 feet.
- A Project Review for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms or combination thereof.
- 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.

- 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.

### **3.5 RESPONSIBLE PUBLIC AGENCIES**

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (State CEQA Guidelines Section 15381). The list below identifies whether any responsible agencies have been identified for the Project.

- None

# 4 ENVIRONMENTAL IMPACT ANALYSIS

## I. AESTHETICS

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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 type="checkbox"/>            | <input checked="" 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 nonurbanized 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### a. Have a substantial adverse effect on a scenic vista?

**No Impact.** A scenic vista is a view of a valued visual resource. Scenic vistas generally include public views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features. A scenic vista field of view can be wide, extend into the distance, and include focal views that focus on a particular object, scene, or feature of interest for the benefit of the general public. Scenic vistas in the City include those of the Santa Monica Mountains, the San Gabriel Mountains, the Pacific Ocean, and the Downtown skyline.

As discussed in Section 3, Project Description, of this Initial Study, the Project Site is located in an urbanized area of the City that is developed with various land uses, landscaping, and utility and roadway infrastructure. The immediate Project Site area is developed with single-family residential homes to the west and north, with an undeveloped hillside in between; single-family residential homes to the south; and the Heritage Christian School and associated parking and



sports field and the Cross Culture Church to the east. The greater Project Site area is largely developed with residential neighborhoods, with various religious and educational institutions located within 1,500 feet of the Project Site. State Route 118 is located approximately 500 feet to the south of the Project Site. The Pacific Ocean and the Downtown skyline cannot be seen from the Project Site area. Although views of the Santa Monica Mountains and the San Gabriel Mountains are intermittently viewable from the Project Site area, these views are largely obscured by intervening topography and development, including the sloping hillside topography of the Project Site. Scenic vistas of the Santa Monica Mountains and the San Gabriel Mountains that also include views of the Project Site are not available. During the Project's construction phase, none of the construction equipment would obscure any views from off-site locations. Additionally, the proposed assisted living and memory care building would reach a maximum building height of 45 feet and would not further obscure views from elevations above the Site. For these reasons, the Project would not have a substantial adverse effect on a scenic vista. Therefore, no impacts related to scenic vistas would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Less Than Significant Impact.** No rock outcroppings are located on the Project Site. The three single-family residential structures on the Project Site have been identified in Historic Places LA as eligible for historic listing in the California Register of Historic Resources (California Register) through survey evaluation but have not been designated or listed. These homes would be retained and incorporated into the Project as IL Units. Additionally, the Project would require the removal of 129 on-site trees, including 19 protected trees and 50 non-protected trees, preserving 89 on-site trees. In addition, the Project would require the removal of 6 public right-of-way street trees. All removed trees would be replaced in accordance with the City's tree replacement requirements, which are a 4:1 ratio for protected trees, a 1:1 ratio for non-protected trees, and a 2:1 ratio for public right-of-way street trees. However, the Project Site is not visible from a state-designated scenic highway. The closest state-designated scenic highways include a segment of State Route 118 located approximately four miles to the west of the Project Site from its intersection with De Soto Avenue and trending west, and a segment of Interstate 5 located approximately three miles northeast of the Project Site and trending north/northwest. For these reasons, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore, Project impacts related to scenic resources would be less than significant. No further evaluation of this topic in an EIR is required.

**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 Impact.** As discussed previously, the Project Site is located in an urbanized area of the City that is developed with various land uses, landscaping, and utility and roadway infrastructure. The immediate Project Site area is developed with single-family residential homes to the west and north, with an undeveloped hillside in between; single-family

residential homes to the south; and the Heritage Christian School and associated parking and sports field and the Cross Culture Church to the east. The greater Project Site area is largely developed with residential neighborhoods, with various religious and educational institutions located within 1,500 feet of the Site. State Route 118 is located approximately 500 feet to the south of the Project Site.

The Project Site is currently zoned A1-1-K (Agriculture Zone, Height District 1, Equinekeeping District). The A1-1-K zoning permits a building height limit of 45 feet and a floor area ratio (FAR) of 3:1. The proposed Project building would have a maximum height of 45 feet and would have an FAR of 0.51:1. Thus, the Project would be consistent with the allowable height and FAR for the Site.

The Project Site is also located within the A Zone of the City-designated Hillside Area. Pursuant to LAMC Section 12.21 C.8(a), a maximum of two vertical retaining walls up to 12 feet high are allowed in the A Zone in a designated Hillside area. As the Project is maintaining the three existing single-family residential structures on the Site and converting them into the three senior IL units, the proposed AL/MC Building's footprint is constrained to the undeveloped portions of the Site set back from the easterly property line on Shoshone Avenue, where the topography slopes up. As such, six retaining walls are currently proposed to allow for the development of the AL/MC Building while maintaining the existing buildings for the senior IL Units. Firstly, one retaining wall is proposed along the rear of the IL units that will hold back earth and support the development pad for the AL/MC Building. Secondly, two retaining walls are proposed at the westerly edge of the Site to retain earth from the hillside to accommodate the AL/MC Building pad and create space for the two main outdoor recreational courtyards. Additionally, three bisecting walls are proposed at the westerly portion of the Site to further support the two westerly retaining walls and the project design. These three retaining walls and three bisecting walls are necessary to create a safe, open outdoor environment and adequate pads for both the AL/MC Building and the IL Units. As such, the Applicant is requesting to deviate from LAMC Section 12.21 C.8(a) to allow three retaining walls and three bisecting walls at the Project Site in place of two retaining walls otherwise permitted.

Other City regulations governing scenic quality at the Project Site include the General Plan Framework Element, the Granada Hills-Knollwood Community Plan, and the Citywide Urban Design Guidelines. The Project's consistency with the general intent of these plans is briefly discussed below.

**Citywide General Plan Framework Element**

The City of Los Angeles General Plan Framework Element (Framework Element) provides direction regarding the City's vision for future development and includes an Urban Form and Neighborhood Design Chapter to guide the design of future development. One of the key objectives of the Urban Form and Neighborhood Design Chapter is to enhance the livability of all

neighborhoods by upgrading the quality of development and improving the quality of the public realm (Objective 5.5).<sup>4</sup>

The Project Site is mostly undeveloped and vegetated, with the exception of three residential structures, two garages, and miscellaneous ancillary buildings located within the southeastern portion of the Project Site along Rinaldi Street and Shoshone Avenue. Additionally, the Project Site contains 218 trees.<sup>5</sup> Of these 218 on-site trees, 24 trees are considered “protected” as defined by the City, including 23 coast live oaks (*Quercus agrifolia*) and 1 Mexican elderberry (*Sambucus mexicana*), and 112 are considered non-protected trees.<sup>6</sup> Additionally, 6 street trees are located within the right-of-way adjacent to the Project Site on the south and east, and 7 off-site trees are located to the west and north with canopies and/or roots that extend onto the Project Site. The Project includes the redevelopment of the Project Site with a 98-unit eldercare facility, including 65 assisted living (AL) units, 30 memory care units, and three independent living units. To allow for this redevelopment, the two existing garages and miscellaneous ancillary buildings would be demolished and removed from the Project Site; the three existing single-family residential structures would be retained and incorporated into the Project and converted into the IL Units; and a new 103,873-square-foot building would be constructed in the central portion of the Project Site to house the 65 AL Units and the 30 MC Units (AL/MC Building). The Project would require the removal of 129 on-site trees, including 19 protected trees and 50 non-significant trees, while preserving 89 on-site trees. In addition, the Project would require the removal of 6 right-of-way street trees. All removed trees would be replaced in accordance with the City’s tree replacement requirements, which are a 4:1 ratio for protected trees, a 1:1 ratio for non-protected trees, and a 2:1 ratio for right-of-way street trees (refer to Figure 3-18 [Conceptual Landscape Plan]). (No off-site trees located adjacent to the Project Site would be affected by the Project.)

The AL/MC Building would include two stories and a partial third story and would reach a maximum building height of 45 feet, as stated previously. The AL/MC Building has been designed in a "Modern Farmhouse" style in response to the agricultural history of the Site and surrounding area. Elements such as open porches, steep gable roofs, and exposed trusses have been included to further tie the Project design into the architectural style of the Project Site region. A variety of materials such as horizontal siding, vertical board and batten, brick veneer, and metal roofing, often seen in Farmhouse design, have been incorporated into the design of the Project. Window awnings occur throughout the building to bring a "residential" feel to the facades. Various window sizes and treatments identify different functions within the building (i.e., living spaces, kitchen and restroom spaces, and stairs). Overhangs and trellis features help identify public gathering areas and entry points. The Project includes 2,976 square feet of landscaped area,

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<sup>4</sup> Los Angeles Department of City Planning, *The Citywide General Plan Framework: An Element of the City of Los Angeles General Plan, Chapter 5, Urban Form and Neighborhood Design, re-adopted by City Council on August 8, 2001.*

<sup>5</sup> *City of Los Angeles Tree Report, Morningstar Senior Living, Carlberg Associates, August 28, 2023. Refer to Appendix A.*

<sup>6</sup> *Protected trees and shrubs as defined by the City include oak trees (*Quercus spp.*) and Southern California black walnut trees (*Juglans californica*), western sycamore trees (*Platanus racemosa*), California bay trees (*Umbellularia californica*), Mexican elderberry shrubs (*Sambucus mexicana*), and toyon (*Heteromeles arbutifolia*). It should be noted that a Mexican elderberry can also be considered a small tree and is presented as a tree in this Project Description.*

which would include tree-lined driveways and public sidewalks, gardens, wayfinding signage, and on-site passive recreational amenities.

Overall, the Project would be substantially consistent with the applicable objectives and policies that support the goals set forth in the Framework Element’s Urban Form and Neighborhood Design Chapter and would not conflict with the Framework Element policies regarding scenic quality.

**Granada Hills Knollwood Community Plan**

Table I-1 lists applicable policies and residential design guidelines from the Granada Hills-Knollwood Community Plan related to scenic quality and includes a discussion of the Project’s consistency with these policies. As demonstrated, the Project would be substantially consistent with these policies and design guidelines.

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

<b>Policy/Design Guideline</b>	<b>Would the Project Conflict?</b>
<p><b>Policy LU2.1</b> High-Quality Development. Design projects to achieve a high level of quality in accordance with the Granada Hills-Knollwood Community Plan Design Guidelines for Residential Areas, Residential Citywide Design Guidelines, and other applicable design guidelines. Projects are required to incorporate applicable design guidelines to the maximum extent feasible.</p>	<p><b>No Conflict.</b> The Project includes development of a portion of the Project Site with a new eldercare facility, while retaining and reusing the existing single-family residential structures on the Site.</p> <p>The AL/MC Building has been designed in a "Modern Farmhouse" style in response to the agricultural history of the Site and surrounding area. Elements such as open porches, steep gable roofs, and exposed trusses have been included to further tie the Project design into the architectural style of the Project Site region. A variety of materials such as horizontal siding, vertical board and batten, brick veneer, and metal roofing, often seen in Farmhouse design, have been incorporated into the design of the Project. Window awnings occur throughout the building to bring a "residential" feel to the facades. Various window sizes and treatments identify different functions within the building (i.e., living spaces, kitchen and restroom spaces, and stairs). Overhangs and trellis features help identify public gathering areas and entry points. The Project includes 2,976 square feet of landscaped area, which would include tree-lined driveways and public sidewalks, gardens, wayfinding signage, and on-site passive recreational amenities.</p>



**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

Policy/Design Guideline	Would the Project Conflict?
	<p>Additionally, the Project would be required to undergo review by the City to ensure that the Project complies with all applicable design policies, standards, and guidelines.</p>
<p><b>Policy LU2.2</b> Neighborhood Compatibility. Require development, new structures, and additions to be compatible with the suburban characteristics and qualities of existing residential neighborhoods and dwelling units with regard to scale, mass, building orientation, heights, setbacks, and entrances, topography, parking arrangement, landscaping, and parkways.</p>	<p><b>No Conflict.</b> The design and character of the proposed eldercare building would be consistent with the surrounding neighborhood, which includes single-family residential homes to the west and north, with an undeveloped hillside in between; single-family residential homes to the south; and the Heritage Christian School and associated parking and sports field and the Cross Culture Church to the east.</p> <p>The Project incorporates the existing single-story, single-family residential structures on the Site and sites the new, two-to-three-story AL/MC Building behind them and oriented toward Rinaldi Street and Shoshone Avenue. Because the proposed AL/MC Building's footprint is constrained to the undeveloped portions of the Site set back from the easterly property line on Shoshone Avenue, where the topography slopes up, six retaining walls are currently proposed in order to allow for the development of the AL/MC Building while maintaining the existing buildings for the senior IL Units. The building would reach a height of 45 feet, which would still be below the highest point of the Project Site, and a 0.51:1 FAR, both of which are allowed under the existing zoning for the Site.</p> <p>The Project would meet setback and driveway size and location requirements. The AL/MC Building has been designed to include elements such as open porches, steep gable roofs, and exposed trusses to further tie the Project design into the suburban style of the Project Site region.</p>
<p><b>Policy LU2.3</b> Design Standards. Support design standards to achieve transition in scale when neighborhoods planned for multiple-family residential uses abut existing single-</p>	<p><b>No Conflict.</b> Single-family uses abut the Project Site on the west and north. However, the topography of the Site that slopes up toward the west, northwest, and north would create a visual separation of single-family</p>

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

<b>Policy/Design Guideline</b>	<b>Would the Project Conflict?</b>
family residential uses and/or neighborhoods planned for single-family residential uses.	uses from the Project. The Project incorporates the existing single-story, single-family residential structures on the Site and sites the new, two-to-three-story AL/MC Building behind them and oriented toward Rinaldi Street and Shoshone Avenue. The AL/MC Building would be set into the natural topography of the Site to create a transition in scale to achieve the appearance of a two-story building.
<b>Policy LU2.4</b> Utility Design. Integrate service elements and infrastructure such as mechanical equipment, trash enclosures and utilities into the design of projects. Locate service elements and infrastructure away from street views and screen and/or enclose equipment in order to enhance the pedestrian experience and aesthetic appeal of the building and overall neighborhood. Underground utilities where possible.	<b>No Conflict.</b> All mechanical equipment and trash receptacles would be enclosed within the design of the Project and would not be visible from off-site locations. Also, electricity infrastructure would be undergrounded.
<b>Policy LU4.1</b> Hillside Density. Limit the intensity and density in hillside areas to that which can be reasonably accommodated by infrastructure and natural topography. Notwithstanding any land use designation maps to the contrary, all projects with average natural slopes in excess of 15 percent, including Tract Maps and Parcel Maps, shall be limited to the minimum density housing category for the purposes of enforcing the slope density formula of LAMC Sections 17.05C and 17.50E (including as may be amended from time to time).	<b>No Conflict.</b> The topography of the Project Site slopes up from the southeastern corner of the Site toward the west, northwest, and north. To allow for incorporation of the existing single-story, single-family residential structures on the Site, the new, two-to-three-story AL/MC Building would be sited behind the single-family residential structures, and retaining walls would be incorporated into the hillside for structural support. The approximately 25 percent of the hillside on the Project Site would be maintained.
<b>Policy LU4.3</b> Topography Preservation. Use the natural topography as the primary criteria to determine the placement and/or alignment of houses, roads, drainage facilities, equestrian facilities, and other necessary structures. Design developments to be integrated with and visually subordinate to natural features and terrain. Condition new development in the hills to protect views from public roadways and parklands to the maximum extent feasible.	<b>No Conflict.</b> While the topography of the Project Site slopes up from the southeastern corner of the Site toward the west, northwest, and north. The height of the proposed AL/MC Building would not exceed the height of the highest point of the Project Site and would not affect any off-site views.
<b>Policy LU4.4</b> Slope Preservation and Grading. Cluster houses on those portions of	<b>No Conflict.</b> The topography of the Project Site slopes up from the southeastern corner of

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

<b>Policy/Design Guideline</b>	<b>Would the Project Conflict?</b>
<p>undeveloped hillside areas that have less than a 15 percent slope in order to retain the steeper slopes in their natural state or in a natural park-like setting, minimize the amount of grading and the alteration of the natural topography, and provide more open space opportunities for recreation and equestrian use. The density pattern indicated in the Plan may be adjusted to facilitate development on the more level portions of the terrain provided that the total number of dwelling units indicated in any development is not increased over that allowed by the Plan based on the net area of development.</p>	<p>the Site toward the west, northwest, and north. To allow for incorporation of the existing single-story, single-family residential structures on the Site, the new, two-to-three-story AL/MC Building would be sited behind the single-family residential structures, and retaining walls would be incorporated into the hillside for structural support. The vast majority of the hillside on the Project Site would be maintained.</p>
<p><b>Policy LU4.5</b> Mountain Viewshed Protection. Design development near ridgelines so as to avoid breaking the mountain silhouette of a significant ridgeline. Discourage building and grading on ridgelines to protect ridges and environmentally sensitive areas, and to prevent erosion associated with development and visual interruption of the ridge profile.</p>	<p><b>No Conflict.</b> While the topography of the Project Site slopes up from the southeastern corner of the Site toward the west, northwest, and north the height (45 feet) of the AL/MC Building would not exceed the highest point of the hillside that slopes up from the southeastern corner of the Site toward the west, northwest, and north. The topography continues to slope up beyond the Project Site, and the Site is not near a significant ridgeline.</p>
<p><b>Policy LU4.6</b> Retaining Walls. Minimize the use of retaining walls and, when necessary, design them to be compatible with the architectural style, materials, and detail of the principal structure. Utilize stepped or terraced retaining walls with plantings or trails, where appropriate, as an alternative to tall retaining walls. Consider living walls systems as an alternative to concrete where retaining walls are necessary.</p>	<p><b>No Conflict.</b> As the Project would maintain the three existing single-family residential structures on the Project Site and transform these into the three IL Units, the footprint of the proposed AL/MC Building would constrain the undeveloped portions of the Site setback from the easterly property line on Shoshone Avenue, where the topography slopes up. As such, the Project includes six retaining walls, which would be constructed from stone and concrete and would be stepped and landscaped, to allow for the development of the AL/MC Building while maintaining the existing single-family residential structures. Additionally, three bisecting walls are proposed at the westerly portion of the Project Site in order to further support the two westerly retaining walls and the Project design.</p>
<p><b>Policy LU4.7</b> Landscaping. Incorporate landscaping that supports slope stability and provides fire protection.</p>	<p><b>No Conflict.</b> The Project would incorporate drought-tolerant landscaping, as required by the City's landscaping requirements. Additionally, because the Project Site is</p>

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

<b>Policy/Design Guideline</b>	<b>Would the Project Conflict?</b>
	located in a Very High Fire Hazard Severity Zone, the Project would be required to comply with the city's Brush Clearance Requirements of the City's Fire Code.
<b>Policy LU6.1</b> Neighborhood Preservation. Preserve single-family zoned residential neighborhoods, while maintaining existing character and scale.	<b>No Conflict.</b> The Project would not affect any single-family residential neighborhoods. The height and FAR of the AL/MC Building would fall within the allowable limits based on the zoning for the Site. The Project also retains and sites three single family residential units as IL units along the Shoshone Avenue frontage, maintaining the existing single-family character and scale of the area.
<b>Policy LU6.3</b> Character and Design. Require infill development and additions to buildings to be situated and designed to maintain the characteristics and qualities of the existing single-family neighborhoods and dwellings in regard to scale, mass, form, building heights and setbacks, topography, landscaping, parking arrangement, and parkways.	<b>No Conflict.</b> The Project would not affect any single-family residential neighborhoods. The height and FAR of the AL/MC Building would fall within the allowable limits based on the zoning for the Site. Additionally, the design and architecture of the building would be "Modern Farmhouse," which is a style consistent with other residential uses in the area. Thus, the Project would maintain the existing character and scale of the area.
<b>Policy LU6.5</b> Historic Character. Preserve the historic character of neighborhoods such as Old Granada Hills, Balboa Highlands, and other areas with historical significance for education and enjoyment by existing residents and future generations.	<b>No Conflict.</b> Although the Project Site area is not considered historic, the existing single-family residential structures on the Site have been identified in Historic Places LA and SurveyLA as eligible for historic listing in the California Register of Historic Resources (California Register) through survey evaluation but have not been designated or listed. The residential structures would be retained and incorporated into the Project as IL Units.
<b>Guideline G1.</b> Maintain the suburban character of Granada Hills-Knollwood's neighborhoods by configuring buildings to front public streets, rather than driveways. Design corner buildings to be prominent by building to both the front and side property lines facing a street. In detached condominiums or small lot subdivisions, orient the unit located closest to the primary street towards that street.	<b>No Conflict.</b> The AL/MC Building would be oriented toward both Rinaldi Avenue and Shoshone Street and front and side yards of the Site.
<b>Guideline G2.</b> Configure new development so that it continues to engage the street,	<b>No Conflict.</b> The AL/MC Building engages its public surroundings through its orientation



**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

<b>Policy/Design Guideline</b>	<b>Would the Project Conflict?</b>
sidewalk, and public realm by providing individual entrances, large windows, porches, or other entry features to face a street.	toward both Rinaldi Avenue and Shoshone Street. Additionally, the Project includes 2,976 square feet of landscaped area, which would include tree-lined driveways and public sidewalks, gardens, wayfinding signage, and on-site passive recreational amenities. The three IL units are oriented toward Shoshone Ave and have individual entrances.
<b>Guideline G3.</b> Maintain compatible heights with adjacent and nearby buildings to help preserve the existing low-lying character of Granada Hills-Knollwood's single-family residential neighborhoods. Second floor or higher stepbacks should be consistent with prevailing or adjacent buildings.	<b>No Conflict.</b> The Project would not affect any single-family residential neighborhoods. The height of the AL/MC Building would fall within the allowable limits based on the zoning for the Site. Additionally, the Project retains three single-family residential structures as IL Units Shoshone Avenue.
<b>Guideline G4.</b> Modulate building volumes and façade articulation to help convey a sense of individual units and enhance the pedestrian experience. Minimize massing with multiple planes, stepbacks, and architectural treatments such as recessed windows, columns, moldings and projections. Vary heights and rooflines and use offsets in wall planes on all elevations to reduce the visual scale and provide visual interest to buildings and individual units.	<b>No Conflict.</b> Varying façade treatments, colors, textures, and windows would help to modulate the volume of the AL/MC Building would. The building would reach a height of 45 feet, which is a height allowed under the existing zoning for the Site and would include a gabled roof to add visual interest and a connection to nearby residential uses.
<b>Guideline G5.</b> Avoid the repetitive use of a single building configuration or façade design. Provide rhythm to building elevations to contribute to unity and visual interest. Utilize architectural features such as balconies, porches, decks, awnings, arcades, trellises, color, materials, and diverse roof forms or landscape features such as trees, shrubs, and vines to create articulation and a diverse building façade, and to provide shade.	<b>No Conflict.</b> The AL/MC Building has been designed in a "Modern Farmhouse" style in response to the agricultural history of the Site and surrounding area. Elements such as open porches, steep gable roofs, and exposed trusses have been included to further tie the Project design into the architectural style of the Project Site region. A variety of materials such as horizontal siding, vertical board and batten, brick veneer, and metal roofing, often seen in Farmhouse design, have been incorporated into the design of the Project. Window awnings occur throughout the building to bring a "residential" feel to the facades. Various window sizes and treatments identify different functions within the building (i.e., living spaces, kitchen and restroom spaces, and stairs). Overhangs and trellis features help identify public gathering areas and entry points. The Project includes 2,976 square feet

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

Policy/Design Guideline	Would the Project Conflict?
	of landscaped area, which would include tree-lined driveways and public sidewalks, gardens, wayfinding signage, and on-site passive recreational amenities.
<b>Guideline G6.</b> Arrange a collection of buildings to frame outdoor places, such as landscaped focal points or courtyards.	<b>No Conflict.</b> The layout of the AL/MC Building would frame outdoor courtyards and landscaped areas.
<b>Guideline G7.</b> Consider existing road widths and streetscape patterns to avoid unnecessary non-contiguous improvements of sidewalks, curbs, and streets.	<b>No Conflict.</b> The Project would include sidewalk improvements along Rinaldi Street and Shoshone Avenue and would occur within the existing sidewalk areas.
<b>Guideline G8.</b> Consider prevailing garage locations and driveway patterns and incorporate such patterns into the design scheme. Utilize innovative design to minimize the visual impact of garages facing the street.	<b>No Conflict.</b> The Project Site currently has eight driveways – three on Rinaldi Street and five on Shoshone Avenue. The Project would remove the eight existing vehicular driveways at the Project Site and would include three ingress/egress vehicular driveways: two on Shoshone Avenue (one for access to the IL Units and one for the AL/MC Building and associated surface parking) and one on Rinaldi Street for access to the AL/MC Building and associated surface parking. The driveway locations are sited in relation to the intersection of Rinaldi Street and Shoshone Avenue in compliance with Los Angeles Department of Transportation (LADOT) guidelines.
<b>Guideline G9.</b> Minimize the appearance of parking areas by locating parking to the rear of buildings and/or providing parking underground and by landscaping visible parking areas. Parking areas should not be sited on corners adjacent to intersections.	<b>No Conflict.</b> The Project would include a visible surface parking, but it would be surrounded by trees and landscaping.
<b>Guideline G10.</b> Utilize decorative walls and/or landscaping to buffer residential uses from parking areas and structures.	<b>No Conflict.</b> The Project would include surface parking that would be buffered by trees and landscaping.
<b>Guideline G12.</b> Limit the number of curb cuts and width of driveways.	<b>No Conflict.</b> The Project Site currently has eight driveways – three on Rinaldi Street and five on Shoshone Avenue. The Project would remove the eight existing vehicular driveways at the Project Site and would include three ingress/egress vehicular driveways: two on Shoshone Avenue (one for access to the IL Units and one for the AL/MC Building and associated surface parking) and one on Rinaldi Street for access to the AL/MC

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

Policy/Design Guideline	Would the Project Conflict?
	Building and associated surface parking. The driveway locations are sited in relation to the intersection of Rinaldi Street and Shoshone Avenue in compliance with LADOT guidelines.
<b>Guideline G13.</b> Separate pedestrian pathways from auto circulation routes by providing landscaped sidewalks and walkways from sidewalks for homes that are not adjacent to the street. Utilize a change in grade, materials, textures or colors to improve pedestrian visibility and safety. Minimize the amount of elevation changes through careful grading so as to facilitate disabled access.	<b>No Conflict.</b> The developed portion of the Project Site would be relatively flat. Landscaped pedestrian pathways would be separate from the parking areas and vehicle circulation.
<b>Guideline G15.</b> Prohibit gated or walled communities that isolate the project from the neighborhood and surrounding community.	<b>No Conflict.</b> The Project would not be gated or walled.
<b>Guideline G16.</b> Consider alternatives to chain link fencing and utilize native and drought-tolerant plants to screen and enhance the appearance of fences.	<b>No Conflict.</b> The Project would not include chain-link fencing and would include drought-tolerant plants within the landscaping.
<b>Guideline G18.</b> Transition new development with regards to lot size and width, through density fading, so that new lots are compatible with existing adjacent lots and surrounding neighbors.	<b>No Conflict.</b> The natural sloping topography of the Project Site would create a separation of the AL/MC Building from adjacent uses. No transition would be needed.
<b>Guideline G19.</b> Building setbacks for the zoning district should be considered a minimum. Provide larger setbacks for multiple-family projects adjacent to single-family and equinekeeping lots.	<b>Partial Conflict.</b> The Project would meet the setback requirements of the underlying zoning for the Project Site with the exception of the following: <ul style="list-style-type: none"> <li>• A deviation from LAMC Section 12.21.C.1.g to permit an existing building to be used for senior IL to remain within a designated front yard area.</li> <li>• A deviation from LAMC Section 12.05.A.13 to permit two Monument Signs in the A1 zone within designated front yard and side yard areas.</li> </ul>
<b>Guideline G22.</b> Step buildings up or down the hill to retain the natural grade and to limit the amount of grading required.	<b>No Conflict.</b> The Project would maintain the three existing single-story residential structures on the Project Site and site the proposed two-to-three story AL/MC Building behind them, set back from the easterly property line on Shoshone Avenue, where the topography slopes up. As such, the Project steps the proposed buildings up the hill to

**Table I-1  
Project Consistency with Scenic Quality Policies from the  
Granada Hills-Knollwood Community Plan**

Policy/Design Guideline	Would the Project Conflict?
	retain as much of the natural grade as feasible and limit grading.
<b>Guideline G23.</b> Maintain a vertical clearance between ridgelines and structures, siting structures below ridgelines in order to maintain and preserve scenic viewsheds within Granada Hills-Knollwood. Siting structures on top of ridgelines is not permitted.	<b>No Conflict.</b> While the topography of the Project Site slopes up from the southeastern corner of the Site toward the west, northwest, and north, the height (45 feet) of the AL/MC Building would not exceed the highest point of the hillside that slopes up from the southeastern corner of the Site toward the west, northwest, and north. The hillside continues to slope up beyond the Project Site, and the site is not near a ridgeline.
<i>Source: Granada Hills-Knollwood Community Plan, 10/28/2015.</i>	

### Citywide Urban Design Guidelines

The Project has been designed to comply with the *Citywide Design Guidelines* in mind. As demonstrated below, the Project would be substantially consistent with the Guidelines.

***Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all.***

An accessible walking path, open to the sky would circulate around the entire AL/MC Building. The path would travel through active courtyards and by open porches. Trees would be provided for shade, and benches would allow pedestrians to stop and rest. Pole lights and bollards would maximize pedestrian safety. Additionally, the Project would meet all Americans with Disabilities Act (ADA) accessibility requirements.

***Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.***

Vehicular circulation would be provided via a 24-foot-wide drive aisle running parallel to Rinaldi Street and Shoshone Avenue. Passenger drop off would be separated from the main drive aisle and would be identified by enhanced paving. Pedestrian paths would not cross over the drive aisles, and courtyards would be shielded from vehicles by the AL/MC Building.

***Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.***

The main entry to the AL/MC Building is positioned at a 45-degree angle so that the building would be visible from Rinaldi Street and Shoshone Avenue to help support wayfinding for new visitors. Architectural features, such as single-story porches, covered entries, and residential-sized windows would help promote a human scale.

***Guideline 4: Organize and shape projects to recognize and respect surrounding context.***

The AL/MC Building would be developed respecting the topography of the Site and surrounding uses. A variety of materials and colors would be applied to all facades of the building, which would be visible from the adjacent public streets and neighbors to the north and west. Building pop-outs and changes to the roof line would enhance the visual character of the Project and would aid in breaking up the overall scale of the building to better fit into the surrounding neighborhood. Enhanced landscaping treatments would be applied to all facades to soften the building's appearance. Many of the existing trees on the Site would be preserved to maintain a more natural appearance. Additionally, the Project includes an extensive tree-planting program.

***Guideline 5: Express a clear and coherent architectural idea.***

The AL/MC building has been designed in a "Modern Farmhouse" style in response to the agricultural history of the Project Site and surrounding area. Elements such as open porches, a gabled roof, and exposed trusses have been included to further tie into the architectural style. A variety of materials such as horizontal siding, vertical board and batten, brick veneer, and metal roofing are often seen in Farmhouse design and have been incorporated into the Project. Window awnings would occur throughout the building to bring a "residential" feel to the facades. Various window sizes and treatments identify different functions within the building (i.e., living spaces, kitchen and restroom spaces, and stairs). Overhangs and trellis features would help identify public gathering areas and entry points.

***Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.***

The AL/MC Building is organized into two "neighborhoods" - one for AL residents and one for MC residents. Amenities have been spread throughout the building and include multiple dining rooms, an activities and club room, a theater and chapel, an exercise room, a bistro, a sunroom, an arts and crafts room, and a salon.

***Guideline 7: Carefully arrange design elements and uses to protect site users.***

The AL/MC Building and landscaping would buffer the two courtyards from adjacent streets and on-site drive aisles. Curbs or small site walls would separate the pedestrian walkways from the drive aisle.

***Guideline 8: Protect the site's natural resources and features.***

The Project has been designed to protect existing trees while also incorporating the existing single-family residential structures into the Project. Much of the hillside would be preserved, minimizing grading.



**Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.**

Shading, natural light and ventilation, along with building orientation have been incorporated into design, massing and fenestration of the AL/MC building. Fifteen percent of the roof area has been identified for a future solar area. Trees would provide shade in gathering areas. Window awnings, roof overhangs, and canopies would help to minimize heat gain in the AL/MC Building.

**Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.**

The use of bioswales, permeable paving, recycled water for irrigation, and drought-tolerant landscaping would be used in the Project.

**Conclusion**

For reasons presented above, the Project would not conflict with applicable zoning and other regulations governing scenic quality, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**Less Than Significant Impact.** Nighttime illumination of varying intensities is characteristic of most urban land uses, including those in the vicinity of the Project Site. New light sources introduced by a project may increase ambient nighttime illumination levels. Additionally, nighttime spillover of light onto adjacent properties has the potential to interfere with certain functions, including, vision, sleep, privacy, and general enjoyment of the natural nighttime condition. The significance of the impact depends on the type of use(s) affected, proximity to the affected use(s), the intensity of the light source, and the existing ambient light environment. Uses considered sensitive to nighttime light include, but are not limited to, residential, some commercial and institutional uses, and natural areas.

Glare occurs during both daytime and nighttime hours. Daytime glare is caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass or reflective materials, and, to a lesser degree, from broad expanses of light-colored surfaces. Daytime glare generation is common in urban areas and is typically associated with mid- to high-rise buildings with exterior facades largely of entirely comprised of highly reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Daytime glare generation is typically related to sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare can also be produced during evening and nighttime hours by artificial light directed towards a light-sensitive land use.

The Project Site is located in an urbanized area of the City that is developed with a mix of uses and roadway infrastructure. The Project Site is currently developed with three single-family residential structures. Land uses surrounding the Project Site include single-family residential homes to the west and north, with an undeveloped hillside in between; single-family residential

homes to the south; and the Heritage Christian School and associated parking and sports field and the Cross Culture Church to the east. The greater Project Site area is largely developed with residential neighborhoods, with various religious and educational institutions located within 1,500 feet of the Site. State Route 118 is located approximately 500 feet to the south of the Project Site. All of the existing development on the Project Site and within the area includes sources of light and glare.

During the Project's construction phase, construction activities would largely occur during daylight hours and would not require any lighting. Construction activities after the end of Daylight Savings Time could occur during dusk and early evening hours and could require the use of lighting. However, the lighting would be focused on the construction activities and would not extend to off-site properties. Additionally, the use of such lighting would be temporary and would not constitute substantial light or glare which would adversely affect day or nighttime views in the area.

The Project would include interior and exterior lighting that complies with the Los Angeles Municipal Code (LAMC) provision that requires minimizing the effect of the new sources of lighting. Specifically, LAMC Section 91.0117(a) requires that no exterior light source may cause more than two foot-candles (21.5 lx) of lighting intensity or generate direct glare onto exterior glazed windows or glass doors; elevated habitable porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units. Consequently, no substantial changes in nighttime illumination would occur that would adversely affect nighttime views in the area and prevent spillover lighting. The AL/MC Building would not include large expanses of exterior glass windows or any other expanse of building material that would cause glare. Thus, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, Project impacts related to light and glare would be less than significant. No further evaluation of this topic in an EIR is required.

## 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 checked="" type="checkbox"/>	<input 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.** The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the Project Site is not included in the Important Farmland category.<sup>7</sup> Therefore, the Project would not 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, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**Less Than Significant Impact.** The current zoning for the Project Site is A1-1-K (Agriculture Zone, Equinekeeping District), which allows certain agricultural uses at the Project Site but does not preclude development of the Site with other non-agricultural uses, such as residential, parks, playgrounds, community centers, and golf courses. The Project Site is currently developed with three single-family residential structures and auxiliary structures. No agricultural uses are currently located on the Site. The Project Site is not under a Williamson Act contract. The Project Site is located in an urbanized area of the City that is developed with various land uses, landscaping, and utility and roadway infrastructure. The immediate Project Site area is developed with single-family residential homes to the west and north, with an undeveloped hillside in between; single-family residential homes to the south; and the Heritage Christian School and associated parking and sports field and the Cross Culture Church to the east. The greater Project Site area is largely developed with residential neighborhoods, with various religious and educational institutions located within 1,500 feet of the Site. State Route 118 is located approximately 500 feet to the south of the Project Site. Approval of an Eldercare Facility Unified Permit for the Project, pursuant to LAMC Section 14.3.1.B, would allow for the proposed use of the Project Site. For these reasons, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

**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.** The Project Site is not zoned for forest land or timberland. Thus, the Project would not 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)), and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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<sup>7</sup> *State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland, 1998.*

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

**No Impact.** The Project Site does not contain forest land. Thus, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**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.** As stated previously, the Project Site is not designated as Farmland and does not contain forest land. Thus, the Project would not 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, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.



### 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?

**Potentially Significant Impact.** The Project Site is located within the 6,700-square-mile South Coast Air Basin (Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter less than 2.5 microns in size [PM<sub>2.5</sub>], and lead).<sup>8</sup> SCAQMD’s 2020 Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment growth projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment.<sup>9</sup> With regard to future growth, SCAG has prepared their Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which provides population, housing, and employment growth projections for cities under its jurisdiction. The growth projections in the RTP/SCS are based on growth projections in local general plans for jurisdictional in SCAG’s planning area.

<sup>8</sup> Partial non-attainment designation for lead for the Los Angeles County portion of the South Coast Air Basin only  
<sup>9</sup> SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

Construction and operation of the Project could result in an increase in stationary and mobile source air emissions, including but not limited to emissions associated with energy usage, resource and water consumption, and vehicle trips. As a result, development of the Project could have a potential adverse effect on SCAQMD's implementation of the AQMP. An Air Quality Technical Report will be prepared for the Project that will address the Project's consistency with the SCAQMD's current AQMP. This topic will be addressed the EIR.

**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?**

**Potentially Significant Impact.** The Project's construction and operational activities would generate pollutant emissions within the Basin, which is currently in non-attainment of federal air quality standards for ozone, PM<sub>2.5</sub> and lead, and state air quality standards for ozone, particulate matter less than 10 microns in size (PM<sub>10</sub>), and PM<sub>2.5</sub>. As a result, implementation of the Project could potentially result in a cumulatively considerable net increase in criteria pollutants in the Basin. An Air Quality Technical Report will be prepared for the Project that will include estimates of the amount of pollutant emissions that could be generated by the Project during the construction and operational phases and will assess whether these emissions would be cumulatively considerable, based on significance thresholds established by SCAQMD. This issue will be addressed in the EIR.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** The Project would generate pollutant emissions during the Project's construction and operational phases. Sensitive receptors in the vicinity of the Project Site include residential, school, and church uses. An Air Quality Technical Report will be prepared for the Project that will identify sensitive receptors in the vicinity of the Project Site; will include estimates of the amount of pollutant emissions that would be generated by the Project during the construction and operational phases; and will assess whether the identified sensitive receptors would be exposed to substantial pollutant concentrations as a result of the Project, based on significance thresholds established by SCAQMD. This issue will be addressed in the EIR.

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

**Less Than Significant Impact.** No objectionable odors are anticipated as a result of either construction or operation of the Project. Specifically, the Project's construction phase would involve the use of conventional construction equipment and building materials typical of construction projects of similar type and size, including diesel-engine-operated construction equipment, which could generate odor emissions. However, any odors that may be generated from emissions during construction would be intermittent and temporary in nature, would disperse into the atmosphere relatively quickly and would not be sufficient to affect a substantial number of people. Thus, the Project's construction phase would not produce odor emissions that would affect a substantial number of people.

With respect to the Project's operational phase, according to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not involve operation of these types of land uses. The residential portion of the eldercare facility would not create unusual or objectionable odors during long-term operations. Proposed residential uses would not generate objectionable odors. Kitchens associated with the proposed facility could produce food-cooking odor emissions. However, these emissions would be regulated by SCQAMD's Rule 402 (Nuisance), which states the following:

*A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

Additionally, the Project would be required to comply with California Health and Safety Code Section 41700(a), which states the following:

*Except as otherwise provided in Section 41705, a person shall not discharge from any source whatsoever quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any of those persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property.*

Further, the Project's trash receptacles would be located inside the building and not out in the open. Thus, Project operation would not produce odor emissions that would affect a substantial number of people. Therefore, Project impacts related to odor emissions would be less than significant. No further evaluation of this topic in an EIR is required.

## IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input 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?**

**Potentially Significant Impact.** The Project Site contains three single-family residential structures, but the Site is largely undeveloped and vegetated. The Project Site contains 218 on-site trees. Six additional trees are located within the public right-of-way adjacent to the Project

Site on the south and east, and 7 off-site trees to the west and north have canopies and/or roots that extend onto the Project Site that could affect, either directly or through habitat modifications, species identified as candidate, sensitive, or special status species in local regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services. A Biological Resources Report will be prepared for the Project that will determine the potential for the special-status species to occur on the Project Site and the degree to which the Project would 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. This issue will be addressed in the EIR.

**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?**

**Potentially Significant Impact.** The Project Site contains three single-family residential structures, but the Site is largely undeveloped and vegetated. There is no riparian habitat on the Project Site.<sup>10</sup> The Project Site contains 218 on-site trees. Six additional trees are located within the public right-of-way adjacent to the Project Site on the south and east, and 7 off-site trees to the west and north have canopies and/or roots that extend onto the Project Site that could potentially be affected by the Project. A Biological Resources Report will be prepared for the Project that will determine if any other sensitive natural community exists on the Site and the degree to which the Project would 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. This issue will be addressed in the EIR.

**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.** The Project Site contains three single-family residential structures, but the Site is largely undeveloped and vegetated. The Project Site does not contain any wetlands.<sup>11</sup> Thus, the Project would not 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. This issue will be addressed in the EIR.

**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?**

**Potentially Significant Impact.** The Project Site contains three single-family residential structures, but the Site is largely undeveloped and vegetated. The Project Site also contains 218

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<sup>10</sup> U.S. Fish and Wildlife Service, *National Wetlands Inventory*, <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>, accessed October 27, 2022. Refer to Appendix B.

<sup>11</sup> U.S. Fish and Wildlife Service, *National Wetlands Inventory*, <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>, accessed October 27, 2022. Refer to Appendix B.



on-site trees. Six additional trees are located within the public right-of-way adjacent to the Project Site on the south and east, and 7 off-site trees to the west and north have canopies and/or roots that extend onto the Project Site that could potentially be affected by the Project. A Biological Resources Report will be prepared for the Project that will determine if the Project Site is part of a migratory corridor and the degree to which the Project could 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. This issue will be addressed in the EIR.

**e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?**

**Potentially Significant Impact.** The Project Site contains 218 trees.<sup>12</sup> Of these 218 on-site trees, 24 trees are considered “protected” as defined by the City, including 23 coast live oaks (*Quercus agrifolia*) and 1 Mexican elderberry (*Sambucus mexicana*), and 112 are considered non-protected trees.<sup>13</sup> Additionally, 6 street trees are located within the public right-of-way adjacent to the Project Site on the south and east, and 7 off-site trees are located to the west and north with canopies and/or roots that extend onto the Project Site. None of the public right-of-way street trees or off-site trees are considered protected. The Project would include the removal of 129 on-site trees, of which 19 are considered protected trees and 50 non-protected trees, and 6 public right-of-way trees. It is anticipated that all removed trees would be replaced in accordance with the City’s tree replacement requirements, which are a minimum 4:1 ratio for protected trees, a 1:1 ratio for non-protected trees, and a 2:1 ratio for trees located in the public right-of-way. The location of the proposed replacement trees is shown in Figure 3-18 (Conceptual Landscape Plan) in Section 3 (Project Description). Per Ordinance No. 186,873, the size and number of replacement trees shall approximate the value of the tree to be replaced. Therefore, while it is anticipated that the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), this issue will be addressed in the EIR.

**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 is not within the boundaries of a habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this issue in an EIR is required.

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<sup>12</sup> *City of Los Angeles Tree Report, Morningstar Senior Living, Carlberg Associates, August 28, 2023. Refer to Appendix A.*

<sup>13</sup> *Protected trees and shrubs as defined by the City include oak trees (*Quercus spp.*) and Southern California black walnut trees (*Juglans californica*), western sycamore trees (*Platanus racemosa*), California bay trees (*Umbellularia californica*), Mexican elderberry shrubs (*Sambucus mexicana*), and toyon (*Heteromeles arbutifolia*). It should be noted that a Mexican elderberry can also be considered a small tree and is presented as a tree in this Project Description.*

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 pursuant to State CEQA Guidelines §15064.5?

**Potentially Significant Impact.** The three single-family residential structures on the Project Site have been identified in SurveyLA and Historic Places LA as eligible for historic listing in the California Register of Historic Resources (California Register) through survey evaluation but have not been designated or listed. Although the Project would preserve these residential structures and incorporate them into the Project for use as IL units, a Historical Resources Report will be prepared for the Project that will address the potential for the Project to cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines Section 15064.5. This issue will be addressed in the EIR.

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

**Potentially Significant Impact.** The region in which the Project Site is located is known to contain archaeological resources. Additionally, the Project Site was once part of the Sunshine Ranch, a 2,000-acre citrus ranch operated by M.H. Mosier from 1917 to 1925. The degree to which important archaeological resources are located on the Site is unknown at this time. An Archaeological Resources Report will be prepared for the Project that will address the potential for the Project to cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5. This issue will be addressed in the EIR.

### c. Disturb any human remains, including those interred outside of dedicated cemeteries?

**Less Than Significant Impact.** Human remains are not known to exist at the Project Site. However, in the event that unknown human remains are encountered at the Project Site, the Project Applicant would be required to comply with the State's Health and Safety Code Section 7050.5, in the event of discovery or recognition of any human remains at the Project Sites, no

further excavation or disturbance of the Site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Los Angeles County Coroner has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation or his or her authorized representative notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). Through compliance with existing regulatory standards, Project impacts related to human remains would be less than significant. No further evaluation of this topic in an EIR is required.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?**

**Potentially Significant Impact.** Development on the Project Site currently includes three single-family residential structures. The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The Project would consume more energy than the existing uses on the Site. Although it is not anticipated that the Project would result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, the matter of the Project's energy consumption will be addressed in the EIR.

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

**Potentially Significant Impact.** Development on the Project Site currently includes three single-family residential structures. The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The Project would consume more energy than the existing uses on the Site. Although it is not anticipated that the Project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency, the matter of the Project's energy consumption will be addressed in the EIR.

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The analysis and information presented below are primarily based on the following source (refer to Appendix C):

- *Preliminary Geotechnical Investigation Report, GMU, November 11, 2020.*

**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.** The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults are shown crossing the Site on geologic maps.<sup>14</sup> Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**ii. Strong seismic ground shaking?**

**Less Than Significant Impact.** The Project Site is in a seismically active region of Southern California. The nearest known active faults are the Santa Susana and Sierra Madre fault systems, which are located approximately 1.8 and 2.6 miles from the Site (respectively) and are capable of generating a maximum earthquake magnitude (Mw) of 6.9 and 7.3, respectively. Given the proximity of the Project Site to these and numerous other active and potentially active faults in the region, the Site will likely be subject to earthquake ground motions in the future. However, the Applicant would be required to design and construct the Project in conformance to the most recently adopted Building Code and applicable recommendations made in the Preliminary Geotechnical Investigation Report prepared for the Project, dated November 11, 2021 and any updates made in a final geotechnical report. Conformance with the City's current Building Code requirements would minimize the potential for structural failure, injury, and loss of life during an earthquake event and thus, not cause or accelerate geologic hazards or expose people to substantial risk of injury. Therefore, Project impacts related to groundshaking would be less than significant. No further evaluation of this topic in an EIR is required.

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

**No Impact.** Based on a review of the State of California Official Map of Seismic Hazard for the Oat Mountain Quadrangle, the Project Site is not located within a zone of required investigation for liquefaction. In addition, based on the lack of shallow groundwater, dense to very dense nature of the Site soils, relatively shallow depth of bedrock, and the liquefaction analysis, the liquefaction potential at the Site is very low.<sup>15</sup> Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related

<sup>14</sup> *Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.*

<sup>15</sup> *Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.*



ground failure, including liquefaction, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

#### **iv. Landslides?**

**No Impact.** Based on a review of available geologic maps, literature, topographic maps, aerial photographs, and a subsurface evaluation, no landslides or related features underlie or are adjacent to the Project Site. Due to the gently sloping nature of the Site and surrounding areas, the potential for landslides to occur at the Project Site is considered negligible.<sup>16</sup> Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

#### **b. Result in substantial soil erosion or the loss of topsoil?**

**Less Than Significant Impact.** The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The upper five to ten feet of soil at the Project Site is artificial fill and not topsoil.<sup>17</sup> The Project includes removal of the artificial fill and replacement with engineered fill below the proposed building and other site improvements. Thus, the Project would not result in the loss of topsoil.

During the Project's construction phase, soil would be exposed. However, the Applicant would be required to implement SCAQMD Rule 403 (Fugitive Dust) to minimize wind and water-borne erosion at the Site. Also, the Applicant would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), in accordance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to any ground-disturbing activities and would be implemented during Project construction. The SWPPP would include best management practices (BMPs) and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's *Development Best Management Practices Handbook, Part A, Construction Activities*. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if ground-disturbing activities occur during a rainy season, as well as inspections to ensure that sedimentation and

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<sup>16</sup> Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.

<sup>17</sup> Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.

erosion is minimized. Through compliance with these existing regulations, the Project would not result in any significant impacts related to soil erosion during ground-disturbing activities.

During the Project's operational phase, all stormwater that would encounter the developed portion of the Project Site would be directed to storm drainage features and would not come into contact with bare soil surfaces. Thus, through compliance with applicable regulatory requirements, development of the Project would not result in soil erosion during the Project's operational phase.

Therefore, Project impacts related to soil erosion would be less than significant. No further evaluation of this topic in an EIR is required.

**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.** Regarding landslides, refer to the response to Checklist Question VII(a)(iv) above. Regarding liquefaction, refer to the response to Checklist Question VII(a)(iii) above.

Static settlement of the Project Site could be induced by introducing new fills and building loads to existing grades and subsurface soils. The underlying alluvial soils and bedrock materials (i.e., Saugus formation) encountered as part of preparation of the *Preliminary Geotechnical Investigation Report* (refer to Appendix C) were found to be dense to very dense. However, as noted previously, the upper approximately five to ten feet of the Site is artificial fill that is not suitable for support of new foundations and structural features. Grading recommendations in the *Preliminary Geotechnical Investigation Report* include remediating the artificial fill material and providing a uniform blanket of engineered fill below the building pad and site improvements. Through compliance with the recommendations of in the *Preliminary Geotechnical Investigation Report* and the City's Building Code, the Project would not 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. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

**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?**

**No Impact.** Based on the *Preliminary Geotechnical Investigation Report* prepared for the Project, the soils at the Project Site have a low expansion potential. Thus, the Project would not 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, and no impacts would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**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?**

**No Impact.** The Project would connect to the existing local sewer system. The Project would not use septic tanks or an alternative wastewater disposal systems where sewers are not available for the disposal of wastewater, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**Potentially Significant Impact.** No unique geologic features exist at the Project Site. Paleontological resources are known to exist in the Project Site region. The degree to which paleontological resources could exist at the Project Site is unknown. A Paleontological Resources Report will be prepared for the Project to determine the potential for resources to exist at the Site and if they do occur, whether the Project could directly or indirectly destroy a unique paleontological resource or site. This issue will be addressed in the EIR.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Potentially Significant Impact.** The Project would generate greenhouse gas (GHG) emissions during the Project’s construction and operational phases. A GHG Emissions Technical Report will be prepared for the Project that will include estimates of the amount of GHG emissions that would be generated by the Project during the construction and operational phases. The GHG Emissions Technical Report will also include a discussion of the Project’s compliance with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions and will assess the Project’s potential to have a significant impact on the environment. This issue will be addressed in the EIR.

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

**Potentially Significant Impact.** The Project would generate GHG emissions during the Project’s construction and operational phases. A GHG Emissions Technical Report will be prepared for the Project that will include estimates of the amount of GHG emissions that would be generated by the Project during the construction and operational phases. The GHG Emissions Technical Report will also include discussion of the Project’s compliance with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions and will assess the Project’s potential to have a significant impact on the environment. This issue will be addressed in the EIR.

## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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.** During the Project's construction phase, the types of hazardous materials that would be used would be typical of those hazardous materials necessary for construction of a residential development (e.g., paints, solvents, fuel for construction equipment, building materials, etc.). Although construction of the Project would require the temporary

transport, use, and disposal of hazardous waste, construction activities associated with Project would be required to comply with all applicable federal, state, and local regulations governing such activities.

As an eldercare facility, the types of hazardous materials that could be used would include cleaning supplies and lawn/landscaping fertilizers/pesticides that are typical of such a facility. The eldercare facility could require the need for medical waste disposal, for used needles and unused medicine. However, the operators of the facility would be required to comply with existing regulations outlined in Sections 117600-118360 of the California Health and Safety Code to ensure safe and proper disposal. Through compliance with existing regulations, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, Project impacts related to the routine transport, use, or disposal of hazardous materials would be less than significant. No further evaluation of this topic in an EIR is required.

**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 Impact.** A *Phase I Environmental Site Assessment* (Phase I ESA) was prepared for the Project (refer to Appendix D) by Stantec. The purpose of the Phase I ESA was to determine if there are any recognized environmental concerns (RECs) associated with the Project Site.<sup>18</sup> The Phase I ESA included a site reconnaissance, review of current and historical data describing development of the Project Site, and an environmental records search.

Based on a review of historic aerial photographs, the Project Site appears to have been used for agricultural purposes between circa 1938 and the mid-1970s. Historical agricultural use can be a potential concern due to the possible use of pesticides and herbicides containing heavy metals. Accordingly, shallow soil samples were taken at the Project Site for chemical analysis to determine if pesticides or heavy metals associated with herbicides were present at levels that represent an REC for the Project.

All detections of organochlorine pesticides reported were well below the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) and Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) residential screening levels. Minor concentrations of organochlorine pesticides 4,4'-DDE, and Dieldrin were detected in soil sample 3 at 0.0034 and 0.0025 milligrams per kilogram (mg/kg), respectively, and in soil sample 6 at 0.0085 and 0.0029, respectively. Sample 6 also had minor detections of 4,4'-DDT, gamma-Chlordane, and alpha-Chlordane at 0.0050, 0.0064, and 0.0047 mg/kg.

Arsenic was detected in all six soil sample locations with concentrations ranging from 3.7 to 8.3 mg/kg. The arsenic concentrations are above the RSL of 0.68 mg/kg and the DTSC HERO Note

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<sup>18</sup> An REC is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.



3 screening level of 0.41 mg/kg. However, these detections are within the Southern California regional background levels of 0.6 to 11.0 mg/kg, meaning that the arsenic levels at the Site are naturally occurring and are not considered an REC.<sup>19</sup> Thus, no further assessment of the Site is warranted at this time. Lead was detected in all six locations with concentrations ranging from 7.5 to 15 mg/kg, which are below the DTSC HERO Note 3 Residential RSL of 80 mg/kg.

Although minor detections of pesticides, arsenic, and lead were observed throughout the Project Site, the levels are not considered an REC to the Project Site. No further assessment or action is warranted.

Given the age of several of the existing buildings on the Project Site, it is possible that asbestos-containing materials (ACMs) and lead-based paint (LBP) could be encountered at the Project Site during the demolition and remodeling period. As such, the Applicant would be required as part of the Project permitting process to provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no ACMs are present in the buildings. If ACMs are found to be present, the ACMs would need to be abated in compliance with SCAQMD's Rule 1403, as well as other applicable state and federal rules and regulations. Also, the Applicant would be required as part of the Project permitting process to submit an LBP survey to the Department of Building and Safety. Should LBP materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Administration (OSHA) regulations.

For these reasons, the Project would not 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. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

**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 Impact.** Schools within 0.25 miles of the Project Site include the Heritage Christian School, Iqra Elementary School, Kennedy San Fernando Community Adult School, and St. Euphrasia School. As discussed above, during the Project's construction phase, the types of hazardous materials that would be used would be typical of those hazardous materials necessary for construction of a residential development (e.g., paints, solvents, fuel for construction equipment, building materials, etc.). Although construction of the Project would require the temporary transport, use, and disposal of hazardous waste, construction activities associated with Project would be required to comply with all applicable federal, state, and local regulations governing such activities.

Also as discussed above, as an eldercare facility, the types of hazardous materials that could be used would include cleaning supplies and lawn/landscaping fertilizers/pesticides that are typical of such a facility. The eldercare facility could require the need for medical waste disposal, for used needles and unused medicine. However, the Project would be required to comply with existing

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<sup>19</sup> Stantec Consulting Services, Inc., Alicia Jansen, Senior Scientist, Email, October 25, 2022. Refer to Appendix D.

regulations outlined in Sections 117600-118360 of the California Health and Safety Code to ensure safe and proper disposal of medical waste. Through compliance with existing regulations, the Project would not create a significant hazard to the public (particularly schools) or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

**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?**

**No Impact.** The Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, the Project would not create a significant hazard to the public or the environment.<sup>20</sup> No impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**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 airport closest to the Project Site is the Van Nuys Airport, located approximately 5.5 miles to the southeast. Thus, the Project would not result in a safety hazard or excessive noise associated with an airport for people residing or working in the Project Site area, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**Less Than Significant Impact.** The 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. While it is expected that the majority of construction activities for the Project would be confined to the Project Site, temporary and limited off-site construction activities may occur in adjacent street rights-of-way during certain periods of the day, which could potentially affect emergency access adjacent to the Project Site. Access to the Project Site and surrounding area during construction of the Project would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. Prior to issuance of a building permit, the Applicant would be required by the City to develop an emergency response plan in consultation with the Los Angeles Fire Department (LAFD). The emergency response plan shall include but not be limited to: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments. Through compliance with this City requirement, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

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<sup>20</sup> DTSC, *EnviroStor*, [https://www.envirostor.dtsc.ca.gov/public/map/?global\\_id=60000842&zl=12](https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60000842&zl=12), accessed October 13, 2022.

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

**Less Than Significant Impact.** The Project Site is located in an urbanized area of the City that is developed with a mix of residential and commercial uses, roadways, and utility infrastructure. The Project Site contains sloping terrain, with 44 percent of the Project Site undeveloped and vegetated with a mix of grasses and trees. However, the Site is regularly maintained for wildfire prevention purposes. Nonetheless, the Project Site is located in an area designated by the City as a Very High Fire Hazard Severity Zone (VHFHSZ).<sup>21</sup> Users within this zone must comply with the Brush Clearance Requirements of the City's Fire Code to prevent the spread of fire.

The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility. The Project would reduce the amount of undeveloped area on the Site from 44 percent to 25 percent, thus reducing the amount of potential fire fuel (i.e., dry grasses and trees). The AL/MC Building would be constructed using building materials that comply with the City's Fire Code requirements. Additionally, fire-suppression sprinkler systems would be installed in the AL/MC Building and the separate IL units. Further, the Project operator would be required to comply with the City's Brush Clearance Requirements to prevent the spread of fire. Thus, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

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<sup>21</sup> ZIMAS, *Parcel Report*, <http://zimas.lacity.org/map.aspx>, accessed October 14, 2022.

## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

The information and analysis presented below are primarily based on the following sources (refer to Appendix E):

- *Preliminary Low Impact Development (LID) Plan for Morningstar of Granada Hills, David Evans & Associates, Inc., June 28, 2022.*



- *Preliminary Hydrology and Hydraulics Report for Morningstar of Granada Hills, David Evans & Associates, Inc., June 28, 2022.*

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

**No Impact.** The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the existing residential structures on the Project Site (that would remain in place) and vegetation, including 129 on-site trees and 6 public right-of-way street trees, and development of the Site with a 98-unit eldercare facility. A 103,873-square-foot building would be constructed in the central portion of the Project Site to house the 65 AL Units and 30 MC Units (AL/MC Building) and associated parking and landscaping, and the 3 existing residential structures would accommodate 3 IL Units.

During the Project's construction phase, soil would be temporarily exposed. In addition, on-site watering activities to reduce airborne dust would occur. Also, construction-related materials, including adhesives, coatings, lubricants, and fuel would be temporarily stored on the Project Site. However, the Applicant would be required to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs), required to minimize soil erosion/sedimentation and other runoff from the Project Site from entering the storm drains during the construction period. In addition, the Project would be subject to 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 would be minimized for downstream receiving waters. Compliance with the NPDES and implementation of the SWPPP and BMPs, as well as the City's discharge requirements would ensure that any construction stormwater runoff would not violate water quality and/or discharge requirements. The Low Impact Development (LID) Ordinance applies to all development and redevelopment in the City that requires a building permit. LID Plans are required to include a site design approach and BMPs that address runoff and pollution at the source. Further, to comply with the LID Ordinance the Project would be required to capture and treat the first 3/4-inch of rainfall from a storm event or the runoff associated with the 85th percentile, 24-hour storm event, whichever is greater, in accordance with established stormwater treatment priorities.

The Applicant has prepared a preliminary LID Plan to document the Project's storm drain improvements, BMP selection, and BMP maintenance requirements/agreements (refer to Appendix E). The primary long-term BMPs included as part of the Project include a combination of drywells for on-site stormwater treatment and infiltration and storage pipes/tanks for stormwater overflow. To comply with the LID Ordinance the Project would be required to capture and treat the first 3/4-inch of rainfall from a storm event or the runoff associated with the 85th percentile, 24-hour storm event, whichever is greater, in accordance with established stormwater treatment priorities. Compliance with the LID Ordinance would control the amount of surface water runoff leaving the Project Site. Compliance with the LID Plan, including the implementation of BMPs, would ensure that operation of the Project would not violate water quality standards and discharge requirements or otherwise substantially degrade water quality.

Conformance with existing regulations would ensure the Project's construction and operational activities would not violate water quality standards, waste discharge requirements, or otherwise substantially degrade water quality. Given that the Project Site currently does not treat or manage stormwater as would be required during construction and operation of the Project (as discussed above), it is likely that the Project would improve the quality of runoff from the Site. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**No Impact.** The Project Site is located within the boundaries of the San Fernando Groundwater Basin. In its current condition, 44 percent of the Project Site is undeveloped, primarily the western portion of the Site, with three single-family residential structures located toward the southeastern portion of the Site.<sup>22</sup> During storm events, stormwater sheet flows west to east across the Project Site to Shoshone Avenue, where the flows are collected and directed to a catch basin. Due to the topography and geologic conditions of the Project Site, the Site is not a significant source of groundwater recharge. Although the Project would increase the amount of impervious surface on the Project Site, all stormwater that would contact the new impervious surface would be directed toward a drywell for on-site stormwater treatment and infiltration. Thus, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, no impacts related to this issue would occur as result of the Project. No further evaluation of this topic in an EIR is required.

**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.** As discussed previously in response to Checklist Question VII(b) above, during the Project's construction phase, soil would be exposed. However, the Applicant would be required to implement SCAQMD Rule 403 (Fugitive Dust) to minimize wind and water-borne erosion at the Site. Also, the Applicant would be required to prepare and implement a SWPPP, in accordance with NPDES General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to any ground-disturbing activities and would be implemented during Project construction. The SWPPP would include BMPs and erosion control measures to prevent pollution in storm water discharge. Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures

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<sup>22</sup> *Preliminary Low Impact Development (LID) Plan for Morningstar of Granada Hills, David Evans & Associates, Inc., June 28, 2022. Refer to Appendix E.*

(e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's *Development Best Management Practices Handbook, Part A, Construction Activities*. Additionally, all Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if ground-disturbing activities occur during a rainy season, as well as inspections to ensure that the potential for erosion and sedimentation is minimized. Through compliance with these existing regulations, the Project would not result in any significant impacts related to soil erosion during ground-disturbing activities.

During the Project's operational phase, all stormwater that would encounter the developed portion of the Project Site would be directed to storm drainage features and would not come into contact with bare soil surfaces. Thus, through compliance with applicable regulatory requirements, development of the Project would not result in soil erosion during the Project's operational phase. Therefore, Project impacts related to erosion and siltation would be less than significant. No further evaluation of this topic in an EIR is required.

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

**No Impact.** In its existing condition, the Project Site does not have an on-site drainage system. All runoff from the Site is drained onto Shoshone Avenue located to the east of the Project Site and onto Rinaldi Street located to the south of the Site. For purposes of establishing the hydrologic pre-Project conditions of the Project Site, drainage on the Site is split up into four subareas that all drain off-site. The sub-area boundaries were established utilizing the site topography survey map to obtain the pre-development 50-year quantity storm event runoff.

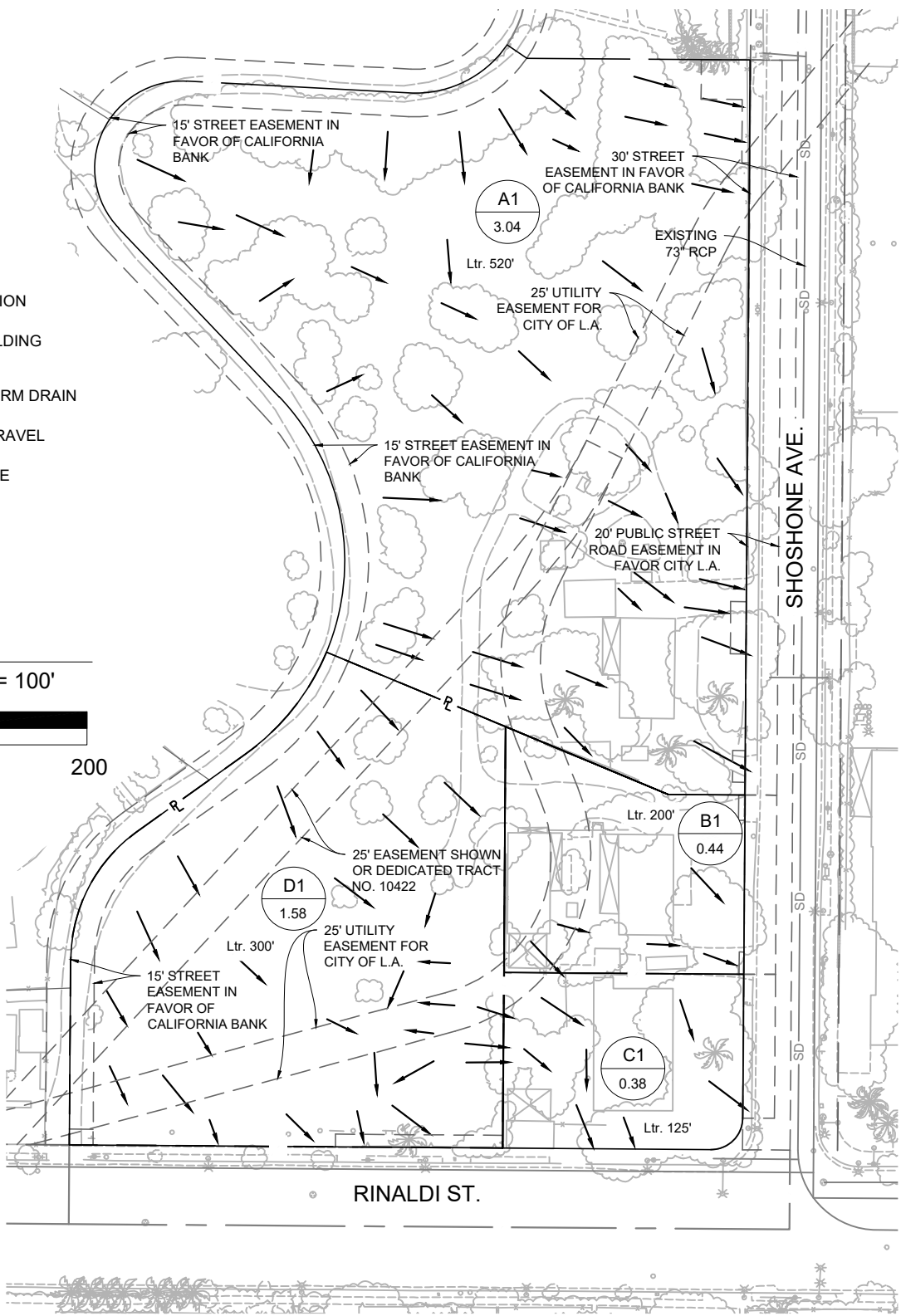
**Sub-Area A1:** This 3.04-acre area is the largest and consists mainly of hilly area with one single-family residential structure. All runoff is drained to the southwest corner of the subarea and onto Shoshone Avenue. The 50-year event quantity is 10.37 cubic feet per second (cfs).

**Sub-Area B1:** This 0.44-acre area consists of a single-family residential structure with most of the area being landscape. The runoff is drained to the southwest corner of the sub-area and then onto Shoshone Avenue. The 50-year event quantity is 1.50 cfs.







**Sub-Area C1:** This 0.38-acre area also consists of a single-family residential structure with the majority of the area being landscape. The runoff drains southerly to the sub-area and drained onto Rinaldi Street. The runoff on Rinaldi Street is caught by an existing catch basin along the road. The 50-year event quantity is 1.30 cfs.

**Sub-Area D1:** This 1.58-acre area is undeveloped and hilly with no drainage system. All runoff is drained onto Rinaldi Street, southerly of the subarea. The 50-year event quantity is 5.38 cfs.

Pre-Project hydrologic conditions are illustrated in Figure 4-1 and Table 4-1.



**LEGEND:**

-  SUBAREA ACREAGE
-  FLOW DIRECTION
-  EXISTING BUILDING
-  EXISTING STORM DRAIN
-  LENGTH OF TRAVEL
-  EXISTING TREE

**PLAN**

SCALE: HORIZ. 1" = 100'



0 100 200



Figure 4-1  
Pre-Development Hydrology Map

**Table 4-1  
Pre-Project Hydrologic Conditions**

Sub-Area	Quantity (cfs)
A1	10.37
B1	1.5
C1	1.3
D1	<u>5.38</u>
<b>Total</b>	<b>18.55</b>
<i>cfs = cubic feet per second</i>	
<i>Source: David Evans &amp; Associates, Inc., June 2022. Refer to Appendix E.</i>	

To assess post-Project conditions, the Project Site has been divided into 15 sub-areas, directing most of the runoff into the proposed on-site drainage system and the remaining runoff onto Shoshone Avenue and Rinaldi Street.

**Sub-Area A2:** This 0.75-acre area consists of existing undeveloped land, an outdoor courtyard, and sidewalk. The stormwater runoff would flow into catch basins that would feed into proposed Storm Drain A. The 50-year event quantity is estimated to be 2.56 cfs.

**Sub-Area A3:** This 0.12-acre area consists of a proposed fire turn-out lane and sidewalk. The stormwater runoff would flow to a catch basin adjacent to the driveway off Shoshone Avenue that would feed into proposed Storm Drain A. The 50-year event quantity is estimated to be 0.41 cfs.

**Sub-Area A4:** This 0.22-acre area consists of a portion of the AL/MC Building roof that would drain to the courtyard from Sub-Area A2. The runoff would then be conveyed to proposed Storm Drain A. The 50-year event quantity is estimated to be 0.76 cfs.

**Sub-Area A5:** This 0.16-acre area consists of a portion of the proposed roof of the AL/MC Building that would flow into Sub-Area A6. The runoff would then be conveyed to proposed Storm Drain A. The 50-year event quantity is estimated to be 0.55 cfs.

**Sub-Area A6:** This 0.20-acre area consists of the proposed dining area and landscaped courtyard. The runoff is conveyed to the proposed Storm Drain A. The 50-year event quantity is estimated to be 0.68 cfs.

**Sub-Area B2:** This 0.47-acre area consists of half an existing access road. The runoff would be conveyed to proposed Storm Drain B. The 50-year event quantity is estimated to be 1.44 cfs.

**Sub-Area B3:** This 0.27-acre area consists of the proposed courtyard and landscaped slopes. The runoff would be conveyed to proposed Storm Drain B. The 50-year event quantity is estimated to be 0.92 cfs.



**Sub-Area B4:** This 1.14-acre area consists of the proposed interior road and curb and gutter, along with landscaping. The runoff would be conveyed to proposed Storm Drain B. The 50-year event quantity is estimated to be 3.32 cfs.

**Sub-Area B5:** This 0.26-acre area consists of a portion of the AL/MC Building roof that slopes to Sub-Area B-3 and would be conveyed to the proposed storm drain labeled Storm Drain B. The 50-year event quantity is estimated to be 0.89 cfs.

**Sub-Area B6:** This 0.49-acre area consists of a portion of the AL/MC Building roof that drains to the parking area and road that collects in a catch basin in Sub-Area B4, which would then be conveyed to the proposed Storm Drain B. The 50-year event quantity is estimated to be 1.58 cfs.

**Sub-Area C2:** This 0.38-acre area consists of the proposed parking area for the existing single-family residential structures. The runoff would be conveyed to proposed Storm Drain C and into the drywell. The 50-year event quantity is estimated to be 1.30 cfs.

**Sub-Area D2:** This 0.35-acre area consists of undeveloped land and existing residential structures. The runoff would flow to the corner of Rinaldi Street and Shoshone Avenue and would be intercepted by the catch basin at the northwest corner of Rinaldi Street and Shoshone Avenue. The 50-year event is estimated to be 1.20 cfs.

**Sub-Area E2:** This 0.44-acre area consists of undeveloped land. The stormwater runoff would flow onto Shoshone Avenue and would flow southerly and intercepted by a catch basin on Rinaldi Street. The 50-year event quantity is estimated to be 1.50 cfs.

**Sub-Area F2:** This 0.12-acre area consists of landscaping and a portion of the driveway off Rinaldi Street that would surface flow to the existing catch basin at the corner of Rinaldi Street. The 50-year event quantity is estimated to be 0.41 cfs.

**Sub-Area G2:** This 0.1-acre area consists of a proposed street area that would flow to the on-site storm drain. The stormwater runoff would flow onto Shoshone Avenue and would flow southerly and intercepted by a catch basin on Rinaldi Street. The 50-year event quantity is estimated to be 0.32 cfs.

The post-Project hydrologic condition is shown in Figure 4-2 and in Table 4-2.

**LEGEND:**

- A1  
1.02 SUBAREA ACREAGE
- FLOW DIRECTION
- PROPOSED BUILDING
- EXISTING STORM DRAIN
- Ltr. LENGTH OF TRAVEL
- IP IMPERVIOUS PERCENTAGE
- PROPOSED CB
- PROPOSED BMP
- PROPOSED SD
- RIGHT OF WAY
- PROP. RETAINING WALL
- SUBAREA DRAINAGE BOUNDARY

**PLAN**

SCALE: HORIZ. 1" = 100'

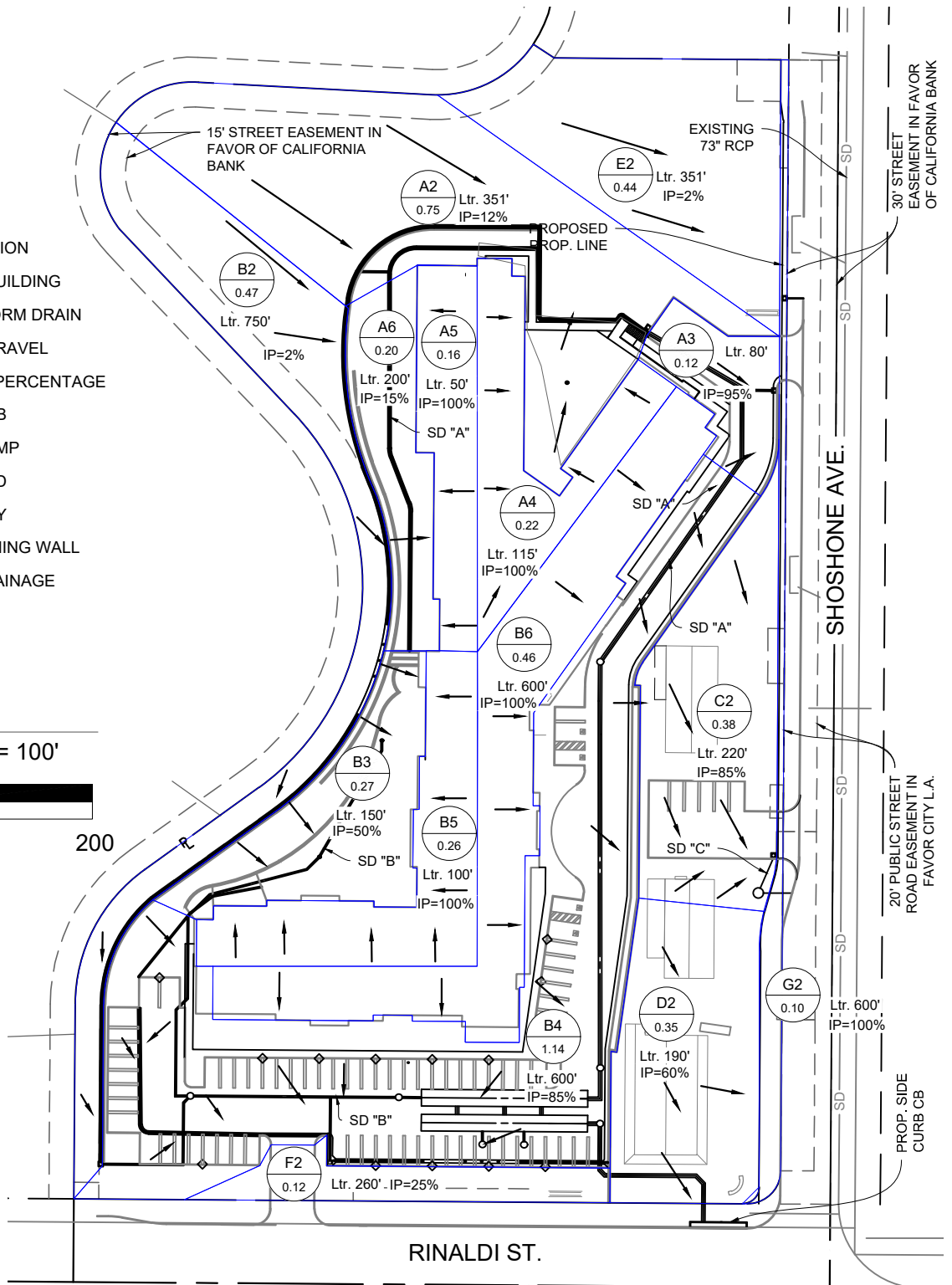
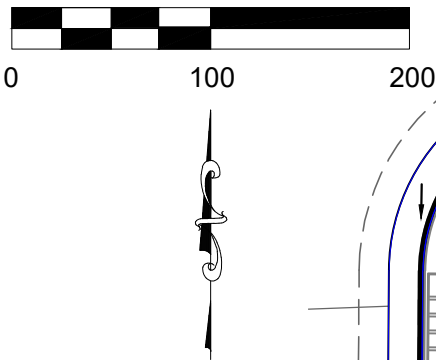


Figure 4-2  
Post-Development Hydrology Map

**Table 4-2  
Post-Project Hydrologic Conditions**

Sub-Area	Quantity (cfs)
A2	2.56
A3	0.41
A4	0.76
A5	0.55
A6	0.68
B2	1.44
B3	0.92
B4	3.32
B5	1.58
C2	1.30
D2	1.20
E2	1.50
F2	0.41
G2	0.32
<b>Total</b>	<b>17.84</b>
<i>cfs = cubic feet per second</i>	
<i>Source: David Evans &amp; Associates, Inc., June 2022. Refer to Appendix E.</i>	

Given the existing conditions of the Project Site, the Project would decrease the runoff from the Site from 18.55 cfs to 17.84 cfs. The overall flow rate into the existing storm drain catch basin would decrease. Thus, the Project would not result in an increase in the amount or rate of runoff from the Site and would not cause on- or off-site flooding. Therefore, no impacts related to this issue would occur as a result of the Project. No further analysis of the issue is required.

**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?**

**No Impact.** Regarding storm drain capacity, as discussed in response to Checklist Question X(c)(ii) above, the Project would result in a decrease in the amount and/or rate of runoff from the Site when compared to existing conditions and would not exceed the capacity of the existing storm drain system. Regarding water quality, as discussed in response to Checklist Question X(a) above, the Project would be required to comply with existing water quality standards, would not degrade stormwater quality, and would likely improve it. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**iv. Impede or redirect flood flows?**

**No Impact.** The Project Site is located in an area of minimal flood risk (Zone X) and is not located within a 100-year zone, as mapped by the Federal Emergency Management Agency (FEMA).<sup>23</sup>

<sup>23</sup> FEMA, <https://msc.fema.gov/portal/search?AddressQuery#searchresultsanchor>, accessed October 13, 2022.

Thus, the Project would not have the potential to impede or redirect flood flows, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**No Impact.** The Project Site is not located on any State of California Tsunami Inundation Map for Emergency Planning.<sup>24</sup> The potential for the Project Site to be adversely impacted by earthquake-induced tsunamis is considered to be negligible, because the Site is located several miles inland from the Pacific Ocean coast at an elevation exceeding the maximum height of potential tsunami inundation.<sup>25</sup> Additionally, the potential for the Project Site to be adversely impacted by earthquake-induced seiches is considered to be negligible due to the lack of any significant enclosed bodies of water located in the vicinity of the Site.<sup>26</sup> Thus, the Project would not risk release of pollutants due to inundation by a flood hazard, tsunami, or seiche, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**No Impact.** Regarding water quality, as discussed in response to Checklist Question X(a) above, the Project would not degrade stormwater quality and would likely improve it. The closest regional groundwater recharge area to the Project Site is the Pacoima Spreading Grounds located approximately 4.28 miles to the southeast.<sup>27</sup> The Project Site is not located in an area designated for groundwater recharge. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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<sup>24</sup> Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.

<sup>25</sup> Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.

<sup>26</sup> Preliminary Geotechnical Investigation Report, GMU, November 11, 2020. Refer to Appendix C.

<sup>27</sup> Los Angeles County Public Works, Pacoima Spreading Grounds, <https://dpw.lacounty.gov/wrd/Projects/PacoimaSG/index.cfm>, accessed June 1, 2023

## XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### a. Physically divide an established community?

**No Impact.** The Project Site is located in an urbanized are of the City with a well-established pattern of development and roadway and utility infrastructure. The Project includes development of an eldercare facility within the confines of the established development pattern and does not include the development of any new uses that would divide an established community. Thus, the Project would not physically divide an established community, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

### 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?

**Potentially Significant Impact.** The Project Site is currently zoned A1-1-K (Agriculture Zone, Height District 1, Equinekeeping District), with a Minimum Residential land use designation. Pursuant to LAMC Section 14.3.1, the Applicant is seeking approval of an Eldercare Facility Unified Permit for the construction, use, and maintenance of the proposed eldercare facility in the A1 zone. LAMC Section 14.3.1.B permits Eldercare Facilities to be located on lot(s) in the A1 zone.

The Project would conform to the requirements of LAMC Section 14.3.1 regarding Eldercare Facilities, including: 1) the Project location, size, height, operations and other significant features would be compatible with and would not adversely affect the surrounding neighborhood and adjacent properties; 2) the Project would provide services for the elderly; 3) the Project would not create an adverse impact on street access or circulation; 4) the Project's arrangement of buildings and open spaces, and other facilities would be compatible with the scale and character of the surrounding neighborhood; and 5) the Project would be in substantial conformance with the purpose and intent of the General Plan and any other applicable specific or community plans.

Although it is not anticipated that the Project would 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, a discussion of the Project's consistency with applicable land



use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect will be included in the EIR.

## 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.** The Project Site does not fall within the boundaries of an oil drilling district, a State Designated Oil Field, a Surface Mining District, or a Mineral Resource Zone-2.<sup>28</sup> No mineral or oil extraction currently occurs at the Project Site. Thus, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**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.** The Project Site does not fall within the boundaries of an oil drilling district, a State Designated Oil Field, a Surface Mining District, or a Mineral Resource Zone-2.<sup>29</sup> No mineral or oil recovery currently occurs at the Project Site. Thus, the Project would not 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, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

<sup>28</sup> City of Los Angeles General Plan, Conservation Element, Exhibit A, page 86.

<sup>29</sup> City of Los Angeles General Plan, Conservation Element, Exhibit A, page 86.

### 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input 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?**

**Potentially Significant Impact.** The Project would generate on- and off-site noise during the Project’s construction and operational phases. The degree to which this noise could temporarily or permanently increase 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 will be assessed in a Noise Report for the Project. This issue will be addressed in the EIR.

**b. Generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** The Project would generate groundborne vibration during the Project’s construction and operational phases. The degree to which this groundborne vibration could exceed applicable thresholds will be assessed in a Noise Report for the Project. This issue will be addressed in the EIR.

**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 airport closest to the Project Site is the Van Nuys Airport, located approximately 5.5 miles to the southeast. Thus, the Project would not expose people residing or working in the

Project Site area to excessive noise levels, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

## 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 checked="" type="checkbox"/>	<input 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.** The Project Site is located within SCAG's jurisdiction. SCAG's mandated responsibilities include development plans and policies with respect to the region's population growth, transportation programs, air quality, housing, and economic development. The 2020-2045 RTP/SCS includes the following proposed growth forecast for population, households, and employment for the City:<sup>30</sup>

- Population: 3,933,800 persons in 2016 and 4,771,300 in 2045;
- Households: 1,367,000 households in 2016 and 1,793,000 in 2045; and
- Employment: 1,848,300 jobs in 2016 and 2,135,900 in 2045.

Table 4-3 lists SCAG's forecasts for population, housing employment, and persons-per-household rate for the City, as well as the number and percent change.<sup>31</sup>

<sup>30</sup> SCAG, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, Demographics and Growth Forecast, Table 14, <https://www.connectsocal.org/Documents/Adopted/0903fConnectSoCal-02-Plan.pdf>

<sup>31</sup> Employment information is provided for informational purposes only.



**Table 4-3  
Population, Housing, Employment,  
and Persons-per-Household Forecasts for the City  
Based on the 2020-2045 RTP/SCS**

<b>Year</b>	<b>Population</b>	<b>Households</b>	<b>Employment<sup>1</sup></b>	<b>Person/Households</b>
2022 <sup>2</sup>	4,104,076	1,454,862	1,843,156	2.82
2027 <sup>3</sup>	4,251,472	1,528,370	1,906,796	2.78
2045	4,771,300	1,793,000	2,135,900	2.66
<b>Change 2022 to 2027<sup>3</sup></b>				
Number Changed	+144,397	+73,508	+63,640	-0.04
Percent Changed	+3.51%	+5.05%	+3.4%	-1.46%
<b>Change 2027 to 2045</b>				
Number Changed	+519,828	+264,630	+229,104	-0.12
Percent Changed	+12.22%	+17.31%	+12.01%	-4.33%
<sup>1</sup> Employment information is provided for informational purposes only. <sup>2</sup> Population, housing, and employment rate data for 2022 (baseline year) and 2027 (anticipated buildout year of the Project) was calculated based on a linear interpolation of growth projections in SCAG's 2020-2045 RTP/SCS. <sup>3</sup> Represents a comparison of baseline year to Project buildout year.				

## **Project Impacts**

### **Construction**

The construction activities associated with the Project would create temporary construction-related jobs. Nevertheless, the work requirements of most construction activities are highly specialized, so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, construction workers would not be anticipated to relocate their residence to the Project area and would not induce substantial population growth and/or require permanent housing. Therefore, the Project's population growth impacts associated with construction activities would be less than significant.

### **Operation**

#### *Indirect Growth*

The Project includes infill development of a site that is located in an urbanized area. The Project would be served by existing infrastructure and would not require or include the development of any new utility or roadway infrastructure beyond what is required to accommodate the Project

only. Thus, the Project would not indirectly induce substantial population growth, and no impacts related to indirect population growth would occur as a result of the Project.

*Direct Growth*

The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The eldercare facility would serve persons 62 years and older and would have a maximum capacity of 123 persons. Additionally, the eldercare facility would have approximately 64 employees. It is likely that these 123 residents and 64 employees would already live in the Project Site region and would not directly result in any increase in the City’s residential population. However, conservatively assuming that all 123 residents and 64 employees would relocate from outside of the City, the Project’s residential population and number of housing units would represent less than one percent of the forecasted growth between 2022 and 2025 and 2025 and 2045 (refer to Table 4-4). Thus, the Project’s population and housing growth would fall within the forecasted growth for the City. Thus, the Project would not represent substantial or significant unplanned growth as compared to projected growth for the City. Therefore, Project impacts related to population and housing growth would be less than significant.

**Table 4-4  
Project Estimated Comparison for the City of Los Angeles**

Project	Comparison Amount <sup>1</sup>	% of Comparison
<b>As compared to Growth Forecast from 2022 to 2027</b>		
123 residents + 64 employees	+144,397	0.12%
98 units	+73,508	0.13%
<b>As compared to Growth Forecast from 2027 to 2045</b>		
123 residents + 64 employees	+519,828	0.03%
98 units	+264,630	0.03%
<sup>1</sup> Refer to Table 4-3.		

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

**Less Than Significant Impact.** The Project Site is currently developed with three single-family residential structures, which would be remodeled and incorporated into the Project as IL Units. The residential structures are currently leased on a month-to-month basis. Based on the City’s current persons-per-household rate of 2.42, approximately eight residents live at the Project Site. The Applicant would be required to comply with the Ellis Act and provide the leasers with adequate notice regarding removal of the homes from the rental market and the need for the leasers to find new accommodations. Although the Project would result in the removal of three residential units and approximately eight residents from the Project Site, this would not represent a substantial

displacement of people or housing and would not require the need to construct replacement housing elsewhere. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?

**Potentially Significant Impact.** The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The eldercare facility would serve persons 62 years and older and would have a maximum capacity of 123 persons. Additionally, the Project would have approximately 64 employees. Although the Project would not likely result in the need for new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services, it is possible that the Project could result in increased calls for fire protection services at the Project Site. This issue will be addressed in the EIR.

### b. Police protection?

**Potentially Significant Impact.** The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The eldercare facility would serve persons 62 years and older and would have a maximum capacity of 123 persons. Additionally, the Project would have approximately 64 employees. Although the Project would not likely result in the need for new or physically altered

governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services, it is possible that the Project could result in increased calls for police protection services at the Project Site. This issue will be addressed in the EIR.

### **c. Schools?**

**No Impact.** As discussed previously, the construction activities associated with the Project would create temporary construction-related jobs. Nevertheless, the work requirements of most construction activities are highly specialized, so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, construction workers would not be anticipated to relocate their residence to the Project Site area and would not create an additional demand for school services within the Project Site area.

The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. Additionally, the Project would have approximately 64 employees. No children would be allowed to live at the facility. Further, any school-aged children of the employees would attend schools near their respective residences. Thus, the Project would not create a demand for school services and would not result in any impacts related to schools. No further evaluation of this topic in an EIR is required.

### **d. Parks?**

**Less Than Significant Impact.** As discussed previously, the construction activities associated with the Project would create temporary construction-related jobs. Nevertheless, the work requirements of most construction activities are highly specialized, so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, construction workers would not be anticipated to relocate their residence to the Project Site area and would not create an additional demand for parks within the Project Site area.

The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The eldercare facility would serve persons 62 years and older and would have a maximum capacity of 123 persons. Also, the Project would have approximately 64 employees. While it is possible that residents could go on outings to local parks, given the type of population the Project would serve, it is unlikely that the Project would create a demand for parks that could not already be served by existing facilities. Additionally, the Project includes 11,904 square feet of open space, exceeding LAMC requirements for open space, including a 6,562-square-foot courtyard for the AL residents, a



3,942-square-foot courtyard for the MC residents, and 1,400 square feet of open space for the IL residents. Further, employees typically do not patronize parks during work hours.

In addition to the open space, the Project would provide various on-site amenities for the residents, including the following:

- Theater/chapel
- Activities/club room
- Exercise room
- Great room
- Indoor and outdoor dining
- Library/lounge
- Living room
- Sunroom
- Putting green
- Fire pit
- Barbecue area
- Staff patio

For these reasons, the Project would not require the need for new or physically altered parks. Therefore, Project impacts related to parks would be less than significant. No further evaluation of this topic in an EIR is required.

**e. Other public facilities?**

**Less Than Significant Impact.** As discussed previously, the construction activities associated with the Project would create temporary construction-related jobs. Nevertheless, the work requirements of most construction activities are highly specialized, so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, construction workers would not be anticipated to relocate their residence to the Project Site area and would not create an additional demand for library services within the Project Site area.

The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The eldercare facility would serve persons 62 years and older and would have a maximum capacity of 123 persons. Also, the Project would have approximately 64 employees. While it is possible that residents could go on outings to local libraries, given the type of population the Project would serve, it is unlikely that the Project

would create a demand for library services that could not already be served by existing facilities. Additionally, the Project would include an on-site library for use by the residents. Further, employees typically do not patronize libraries during work hours. For these reasons, the Project would not require the need for new or physically altered library. Therefore, Project impacts related to library services would be less than significant. No further evaluation of this topic in an EIR is required.

## 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 type="checkbox"/>	<input checked="" 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.** As discussed previously, the construction activities associated with the Project would create temporary construction-related jobs. Nevertheless, the work requirements of most construction activities are highly specialized, so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, construction workers would not be anticipated to relocate their residence to the Project Site area and would not create an additional demand for parks and recreational facilities within the Project Site area.

The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, including a 103,873-square-foot building to house the 65 AL Units and the 30 MC Units. Three IL Units would be housed in the three existing single-family residential structures, respectively. The eldercare facility would serve persons 62 years and older and would have a maximum capacity of 123 persons. Also, the Project would have approximately 64 employees. While it is possible that residents could go on outings to local parks, given the type of population the Project would serve, it is unlikely that the Project would create a demand for parks that could not already be served by existing facilities. Additionally, the Project includes 11,904 square feet of open space, exceeding LAMC requirements for open space, including a 6,562-square-foot courtyard for the AL residents, a 3,942-square-foot courtyard for the MC residents, and 1,400 square feet of open space for the IL residents. Further, employees typically do not patronize parks and recreational facilities during work hours.

In addition to the open space, the Project would provide various on-site amenities for the residents, including the following:

- Theater/chapel
- Activities/club room
- Exercise room
- Great room
- Indoor and outdoor dining
- Library/lounge
- Living room
- Sunroom
- Putting green
- Fire pit
- Barbecue area
- Staff patio

For these reasons, the Project would not 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. Therefore, Project impacts related to parks and recreational services would be less than significant. No further evaluation of this topic in an EIR is required.

**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?**

**No Impact.** Beyond Project-serving amenities and open space that would be provided as part of the Project to serve Project residents, the Project does not include the development or the need for development or expansion of recreational facilities. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

## XVII. TRANSPORTATION

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?**

**Potentially Significant Impact.** The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility. The Project would result in a net increase in the number of traffic trips generated by uses at the Project Site. A Transportation Assessment will be prepared for the Project that will assess the Project's consistency with programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, as required by the Los Angeles Department of Transportation's (LADOT) *Transportation Assessment Guidelines*. This issue will be addressed in the EIR.

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

**Potentially Significant Impact.** The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility. The Project would result in a net increase in the number of traffic trips and vehicle miles traveled (VMT) generated by uses at the Project Site. A Transportation Assessment will be prepared for the Project that will include a calculation of the Project's daily trips and associated VMT and how the Project's VMT compares to LADOT's significance criteria. This issue will be addressed in the EIR.

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

**Potentially Significant Impact.** The Project includes demolition and removal of the two existing garages and miscellaneous ancillary buildings associated with the existing single-family residential structures on the Project Site and development of the Site with a 98-unit eldercare facility, similar to other existing eldercare facilities within the Project Site area, within the established boundaries of the Project Site. The Project would not include development of any new intersections or roadways, nor would the Project include any incompatible uses. However, although it is not anticipated that the Project would increase roadway hazards, a Transportation Assessment will be prepared for the Project that will assess the Project’s roadway-safety aspects, as required by the LADOT *Transportation Assessment Guidelines*. This issue will be addressed in the EIR.

**d. Result in inadequate emergency access?**

**Less Than Significant Impact.** During the Project’s construction phase, occasional and temporary lane closures could occur to allow for construction equipment movement, while construction equipment would be staged on-site, and construction workers would park at an off-site location. Emergency access would be maintained at all times during Project Construction.

All ingress/egress associated with the Project would be designed and constructed in conformance to all applicable City Building and Safety Department, Bureau of Engineering, and the Los Angeles Fire Department’s (LAFD) standards and requirements for design and construction. The drivers of emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic. As such, existing emergency access to the Project Site and surrounding uses would be maintained during construction and operation of the Project. Also, prior to issuance of a building permit, the Applicant would be required to submit parking and driveway plans to the Bureau of Engineering, LAFD, and LADOT for approval to ensure that the Project complies with code-required emergency access. Thus, the Project would not result in inadequate emergency access, and no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.



## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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)?**

**Potentially Significant Impact.** The Project Site region is known to contain tribal cultural resources. The degree to which such resources could occur at the Project Site is unknown. If tribal cultural resources exist at the Site, it is possible that they could be encountered during the Project’s ground-disturbing activities associated with the construction phase. As part of the EIR process, the City will be required to comply with Assembly Bill (AB) 52, notifying local Native American tribes of the Project and undergoing consultation, if required by the tribe(s). The results of the AB 52 process will be included in the EIR.

**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.**

**Potentially Significant Impact.** The Project Site region is known to contain tribal cultural resources. The degree to which such resources could occur at the Project Site is unknown. If tribal cultural resources exist at the Site, it is possible that they could be encountered during the Project's ground-disturbing activities associated with the construction phase. As part of the EIR process, the City will be required to comply with Assembly Bill (AB) 52, notifying local Native American tribes of the Project and undergoing consultation, if required by the tribe(s). The results of the AB 52 process will be included in the EIR.

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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?**

### Water Facilities

**Potentially Significant Impact.** The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility, which would consume more water than the existing uses at the Site. The degree to which the Project's water needs could be accommodated by existing water facilities will be addressed in the EIR.

## Wastewater Treatment Facilities

**Potentially Significant Impact.** The Project Site is located within the Hyperion Service Area (HAS), which ultimately drains to the Hyperion Water Reclamation Plant (HWRP), while portions of the flows to the HWRP are treated at the Donald C. Tillman Water Reclamation Plant (DCTWRP) and the Los Angeles-Glendale Water Reclamation Plant (LAGWRP).<sup>32</sup> As shown in Table 4-5, the design capacity of the HSA is approximately 550 million gallons per day (MGD). The HWRP currently treats an average of 275 MGD of wastewater on a dry-weather day.<sup>33</sup> Thus, the HWRP has a remaining daily dry-weather capacity of approximately 175 MGD.

**Table 4-5  
Hyperion Service Area Design Capacity**

<b>Reclamation Plant</b>	<b>Design Capacity (MGD)</b>
Hyperion Water Reclamation Plant	450
Donald C. Tillman Water Reclamation Plant	80
Los Angeles-Glendale Water Reclamation Plant	20
<b>Total</b>	<b>550</b>
<i>MGD = million gallons per day</i>	
<i>Source: LASAN, <a href="https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-dctwrp?_adf.ctrl-state=124juepoz_20&amp;_afLoop=3701920003214853#!">https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-dctwrp?_adf.ctrl-state=124juepoz_20&amp;_afLoop=3701920003214853#!</a>, accessed, June 1, 2023.</i>	

The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility. Wastewater would not be generated during the Project's construction phase. During its operational phase, the Project would generate approximately 20,468 gallons of wastewater per day (or 0.02 MGD) (refer to Table 4-6). With a remaining daily treatment capacity of 175 MGD, the Project's contribution to the remaining treatment capacity would be approximately 0.01 percent. Thus, the HWRP would have adequate capacity to accommodate the Project.

However, the degree to which the existing sewer conveyance infrastructure near the Project Site could accommodate the Project's wastewater flows will be determined in consultation with the City's Department of Public Works – Sanitation Bureau as part of preparation of the EIR. Thus, this issue will be addressed in the EIR.

<sup>32</sup> LASAN, *One Water LA 2040 Plan*, April 2018.

<sup>33</sup> City of Los Angeles Sanitation, [https://www.lacitysan.org/san/faces/wcnav\\_externalId/s-lsh-wwd-cw-p-hwrp-tp?\\_adf.ctrl-state=vqllreek0\\_5&\\_afLoop=17425161479656393#!](https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp-tp?_adf.ctrl-state=vqllreek0_5&_afLoop=17425161479656393#!), accessed October 14, 2022.

**Table 4-6  
Estimated Wastewater Generation**

<b>Land Use</b>	<b>Size</b>	<b>Wastewater Generation Rate<sup>1</sup></b>	<b>Total (gpd)</b>
<u>Residential</u>			
Studio	41 units	75 gpd/unit	3,075
1-Bedroom	35 units	110 gpd/unit	3,850
2-Bedroom	19 units	150 gpd/unit	2,850
3-Bedroom	3 units	190 gpd/unit	570
Eldercare Common Area	40,493 sf	250 gpd/1,000 sf	10,123
<b>Total</b>			<b>20,468</b>
<i>gpd = gallons per day                      sf = square feet</i>			
<sup>1</sup> <i>Source: City of Los Angeles Bureau of Sanitation, Sewer Generation Rates Table, April 6, 2012. This rate does not assume the effectiveness of any current water conservation measures that are required in the City.</i>			

**Stormwater Drainage Facilities**

**No Impact.** As discussed in response to Checklist Question X(a)(ii) (Hydrology and Water Quality – Increase in Runoff) and Checklist Question X(a)(iii) (Hydrology and Water Quality – Storm Drain Capacity), the Project would result in a reduction in the amount and/or rate of runoff from the Site when compared to existing conditions and would not exceed the capacity of the existing storm drain system. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

**Electric Power Facilities**

**Potentially Significant Impact.** The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility, which would consume more electricity than the existing uses at the Site. The degree to which the Project’s electric power facilities could be accommodated by existing electric power facilities will be addressed in the EIR in concert with the Checklist Topic “Energy.”

**Natural Gas Facilities**

**Potentially Significant Impact.** The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility, which would consume natural gas. The degree to which the Project’s natural gas facilities could be accommodated by existing natural gas facilities will be addressed in the EIR in concert with the Checklist Topic “Energy.”

## **Telecommunications Facilities**

**No Impact.** In the Project Site area, existing telephone service is typically provided by AT&T, and existing cable television/internet is typically provided by Spectrum (formerly Time Warner Cable), and these services are also provided by Frontier Communications. The Project Site could be served by existing telecommunications facilities that are available in the Project Site area. Although the Project would require Project- and site-specific infrastructure to connect to the existing telecommunications facilities, the Project would not require or result in the relocation or construction of new or expanded telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Therefore, no impacts related to telecommunications facilities would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

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

**Potentially Significant Impact.** The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility, which would consume more water than the existing uses at the Site. The degree to which the Project's water needs could be accommodated by existing water supply will be addressed in the EIR.

### **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.** As discussed in response to Checklist Question XIX(a) above, The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility. The Project would generate approximately 20,468 gallons of wastewater per day (or 0.02 MGD) (refer to Table 4-6). With a remaining daily treatment capacity of 175 MGD, the Project's contribution to the remaining treatment capacity would be approximately 0.01 percent. Thus, the HWRP would have adequate capacity to accommodate the Project. As such, the Project would not 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. Therefore, Project impacts related to wastewater treatment would be less than significant. No further evaluation of this topic in an EIR is required.

### **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.** The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility.



The landfills that serve the City and the capacity of these landfills are noted in Table 4-7. As shown, the landfills have an approximate available daily intake of 16,531 tons.

**Table 4-7  
Landfill Capacity**

Landfill Facility	Estimated Remaining Life (years)	Estimated Remaining Disposal Capacity (million tons)	Permitted Intake (tons/day)	Daily Disposal (tons/day)	Available Daily Intake (tons/day)
Sunshine Canyon	17	65.9	12,100	7,420	4,680
Chiquita Canyon	27	54.4	12,000	6,114	5,886
Antelope Valley	13	10.1	3,600	2,785	815
Lancaster	81	9.8	3,000	395	2,605
Calabasas	14	1.0	3,500	955	2,545
<b>Total</b>					<b>16,531</b>
<i>Source: County of Los Angeles, Countywide Integrated Waste Management Plan, 2020 Annual Report, September 2021.</i>					

During the Project’s construction phase, the Project would generate approximately 6,552 tons of debris from demolition and construction, as shown in Table 4-8. However, the Project would be required to recycle the demolition and construction debris in accordance with the City’s Citywide Construction and Demolition Waste Recycling Ordinance. Thus, the Project’s construction activities would not generate solid waste in excess of local landfill capacity.

**Table 4-8  
Estimated Project Demolition and Construction Waste Generation**

Waste Type	Size	Generation Rate (lbs/sf) <sup>1</sup>	Total (tons) <sup>2</sup>
Demolition	11,253 sf	3.89	22
Construction	90,697 sf	144	6,530
<b>Total</b>			<b>6,552</b>
<i>lbs = pounds                      sf = square feet</i>			
<sup>1</sup> <i>United States Environmental Protection Agency, Report No. EPA530-98-010, Characterization of Building-Related Construction and Demolition Debris in the United States, June 1998, Tables 3 – 6.</i>			
<sup>2</sup> <i>Numbers have been rounded to the nearest 10.</i>			

The Project would generate a net increase of approximately 0.29 tons of solid waste per day (refer to Table 4-9), representing approximately 0.001 percent of the available daily remaining landfill capacity. This total is a conservative estimate and does not account for the net decrease associated with the previous use and the effectiveness of recycling efforts, which the Project would be required by the City to implement. With a remaining daily intake capacity of

approximately 16,531 tons of solid waste per day, the landfills serving the City could accommodate the Project’s approximately net increase of 0.29 tons of solid waste per day.

**Table 4-9  
Estimated Solid Waste Generation**

<b>Land Uses</b>	<b>Size</b>	<b>Solid Waste Generation Rate<sup>1</sup></b>	<b>Total (tpd)</b>
Residential	98 du	4 lbs/day/du	0.19
Non-Residential	40,493 sf	5 lbs/day/1,000 sf	0.10
<b>Total</b>			<b>0.29</b>
<i>tpd = tons per day      du = dwelling unit      sf = square feet</i>			
<sup>1</sup> <a href="http://www.calrecycle.ca.gov/wastechar/wastegenrates/">http://www.calrecycle.ca.gov/wastechar/wastegenrates/</a>			

The Project’s solid waste would be handled by private waste collection services. Pursuant to Section 66.32 of the LAMC, the Project’s solid waste contractor must obtain, in addition to all other required permits, an Assembly Bill 939 (AB 939) Compliance Permit from the Los Angeles Bureau of Sanitation (LASAN). The Project would be required to comply with LAMC Section 12.21 A.19, which requires new development to provide an adequate recycling area or room for collecting and loading recyclable materials. Additionally, the Project would be required to comply with CALGreen Code waste reduction measures for the operation of the Project. Recycling bins shall be provided at appropriate locations to promote the recycling of paper, metal, glass, and other recyclable materials. These bins shall be emptied and recycled accordingly as a part of the Project’s regular solid waste disposal program. For these reasons, the Project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure and would not otherwise impair the attainment of solid waste reduction goals. Therefore, no significant Project impacts related to solid waste would occur. No further evaluation of this topic in an EIR is required.

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

**No Impact.** As discussed in response to Checklist Question XIX(d), the Project would comply with all City recycling requirements, including LAMC Section 12.21 A.19, which requires new development to provide an adequate recycling area or room for collecting and loading recyclable materials, and CALGreen Code waste reduction measures for the operation of the Project. Recycling bins shall be provided at appropriate locations to promote the recycling of paper, metal, glass, and other recyclable materials. These bins shall be emptied and recycled accordingly as a part of the Project’s regular solid waste disposal program. Thus, the Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, no impacts related to this issue would occur as a result of the Project. No further evaluation of this topic in an EIR is required.

## XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones 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 County of Los Angeles (County) identifies State Route 118, which is located just to the south of the Project Site, as a “Disaster Route” for emergency evacuation.<sup>34</sup> The Project includes infill development of the Project Site with an eldercare facility within an urbanized area of the City, surrounded by established land use patterns and roadway and utility infrastructure. The Project does not include the development of any new roadways that would alter or interfere with existing emergency evacuation routes. Additionally, as a matter of practice, the operators of the proposed eldercare facility would prepare and implement an on-site emergency evacuation plan for the facility that would outline the following:

- Determining when evacuation and/or relocation is necessary
- Assembly points
- Emergency Contacts and assignments
- Evacuation routes
- How to evacuate

<sup>34</sup> County of Los Angeles, Public Works, Disaster Route Maps (by City), <https://pw.lacounty.gov/dsg/DisasterRoutes/city.cfm>, accessed April 20, 2023.

- Transportation resources
- Temporary relocation procedures

The Project's facility-specific emergency evacuation plan would further ensure that the Project would not impair any outside emergency response or evacuation plan. Thus, the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

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

**Less Than Significant Impact.** The Project Site is located in an urbanized area of the City that is developed with a mix of residential and commercial uses, roadways, and utility infrastructure. The Project Site contains sloping terrain, with 44 percent of the Project Site undeveloped and vegetated with a mix of grasses and trees. However, the Site is regularly maintained for wildfire prevention purposes. Nonetheless, the Project Site is located in an area designated by the City as a Very High Fire Hazard Severity Zone (VHFHSZ).<sup>35</sup> Users within this zone must comply with the Brush Clearance Requirements of the City's Fire Code to prevent the spread of fire.

The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility. The Project would reduce the amount of undeveloped area on the Site from 44 percent to 25 percent, thus reducing the amount of potential fire fuel (i.e., dry grasses and trees). The AL/MC Building would be constructed using building materials that comply with the City's Fire Code requirements. Additionally, fire-suppression sprinkler systems would be installed in the AL/MC Building and the separate IL units. Further, the Project operator would be required to comply with the City's Brush Clearance Requirements to prevent the spread of fire. Thus, the Project would not exacerbate wildfire risks and would not expose Project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

**c) Requires 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.** The Project Site is located in an urbanized area of the City that is developed with a mix of residential and commercial uses, roadways, and utility infrastructure. The Project Site contains sloping terrain, with 44 percent of the Project Site undeveloped and vegetated with a mix of grasses and trees. However, the Site is regularly maintained for wildfire prevention purposes. Nonetheless, the Project Site is located in an area designated by the City

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<sup>35</sup> ZIMAS, *Parcel Report*, <http://zimas.lacity.org/map.aspx>, accessed October 14, 2022.

as a VHFHSZ.<sup>36</sup> Users within this zone must comply with the Brush Clearance Requirements of the City's Fire Code to prevent the spread of fire.

The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility. The Project Site would be served by existing roadways, fire hydrants, utilities, and public services (such as the LAFD). The AL/MC Building would be constructed using building materials that comply with the City's Fire Code requirements. Additionally, fire-suppression sprinkler systems would be installed in the AL/MC Building and the separate IL units. Further, the Project operator would be required to comply with the City's Brush Clearance Requirements to minimize the potential for the spread of fire. Electricity infrastructure that serves the Project would be installed underground. The Project would not 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. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.

**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 located in an urbanized area of the City that is developed with a mix of residential and commercial uses, roadways, and utility infrastructure. The Project Site contains sloping terrain, with 44 percent of the Project Site undeveloped and vegetated with a mix of grasses and trees. However, the Site is regularly maintained for wildfire prevention purposes. Nonetheless, the Project Site is located in an area designated by the City as a Very High Fire Hazard Severity Zone (VHFHSZ).<sup>37</sup>

The Project includes demolition and removal of two existing garages and miscellaneous ancillary buildings associated with the single-family residential structures on the Project Site (that would remain in place) and development of the Site with a 98-unit eldercare facility. The Project would reduce the amount of undeveloped area on the Site from 44 percent to 25 percent, thus reducing the amount of potential fire fuel (i.e., dry grasses and trees). Additionally, the Project Site includes installation of retaining walls to stabilize the hillside on the western and northern portions of the Project Site. Further, the Project would incorporate vegetation and water diversion infrastructure around throughout the Site and including near the retaining walls as part of the Project's hydrology and water quality regulatory requirements to prevent erosion and to control runoff from the Site. The Project would not strip the Site of vegetation. The Project would be required to incorporate landscaping into the Project, and the Project's replacement of trees to be removed would result in more trees than currently exist at the Site, adding to the stability of the Site. In the event of a fire, Project residents would be evacuated and would only return to the Project Site after an inspection of the Site confirmed that the Site was safe for occupation. Thus, the Project would not

<sup>36</sup> ZIMAS, *Parcel Report*, <http://zimas.lacity.org/map.aspx>, accessed October 14, 2022.

<sup>37</sup> ZIMAS, *Parcel Report*, <http://zimas.lacity.org/map.aspx>, accessed October 14, 2022.

expose people or structures to significant flooding or drainage risks. Therefore, Project impacts related to this issue would be less than significant. No further evaluation of this topic in an EIR is required.



## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?**

**Potentially Significant Impact.** As discussed in this Initial Study, the Project could result in potentially significant impacts related to air quality, biological resources, cultural resources, GHG emissions, and tribal cultural resources. These issues will be addressed in detail in the EIR.

**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)?**

**Potentially Significant Impact.** The number and types of other projects in the vicinity of the Project Site that have been approved, are proposed, or are reasonably foreseeable that, in concert with the Project, could result in significant cumulative impacts is unknown at this time. Thus, cumulative impacts will be addressed in detail in the EIR.

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

**Potentially Significant Impact.** As discussed in this Initial Study, the Project could result in potentially significant impacts related to air quality, GHG emissions, noise, and transportation. These issues will be addressed in detail in the EIR.