

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

Mar 28 2024

STATE CLEARINGHOUSE

April 1, 2024

Correy Kitchens
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 91401

RE: Ararat Homes Residential & Nursing
Facility Project: Mitigated Negative
Declaration (MND)
Vic. LA-5/40.92, LA-405, 47.723
SCH # 2024021138
GTS # 07-LA-2024-04470

Dear Correy Kitchens:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The proposed project would be an addition to the pre-existing Ararat Nursing Home located at 15105 Mission Hills Road. The proposed project would consist of a three-story lower campus with an underground parking garage and a four-story upper campus with both surface parking and an underground parking garage. The proposed building footprint of the lower campus would be 51,000 square feet (sf) for the skilled nursing facility and 96,150 sf for the assisted living (third floor) and memory care (first and second floors) facility. The skilled nursing in-patient building would provide 96 beds in 84 double rooms and 12 semi-private rooms, while the memory care and assisted living facility would provide 234 beds in 117 double rooms (39 rooms per floor). The upper campus would consist of a 61-unit apartment building and 40 townhouse units in four buildings. The building footprint of the upper campus would be 90,460 sf in size. In total, the proposed project would result in 101 new residential units (townhomes and apartments) and 330 new assisted living, memory care, or in-patient beds. The large unoccupied areas of the site would be used as open space and would be landscaped accordingly. A total of 299 parking spaces for the project will be provided in the underground parking garages and the proposed small surface parking lot. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facilities are I-5 and I-405. After reviewing the project's documents, Caltrans has the following comments:

- Caltrans has the following comments applicable to the construction period:

- Work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
- Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours.
- Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04470.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse