



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

March 21, 2024

Correy Kitchens,  
City Planner  
City of Los Angeles, City Planning Department  
6262 Van Nuys Blvd. Room 430  
Van Nuys, CA 91401

[correy.kitchens@lacity.org](mailto:correy.kitchens@lacity.org)



RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE ARARAT HOMES RESIDENTIAL CARE & NURSING FACILITY PROJECT (ENV-2021-0833-MND) DATED FEBRUARY 28, 2024 STATE CLEARINGHOUSE NUMBER [2024021138](#)

Dear Correy Kitchens,

The Department of Toxic Substances Control (DTSC) received a MND for the Ararat Homes Residential Care & Nursing Facility Project (ENV-2021-0833-MND). 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 a 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. In particular, 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 proposed small surface parking lot.

In the Phase I Environmental Site Assessment Section 8.1 Asbestos-Containing Materials states, "An asbestos survey of the property was not conducted as part of this scope of work. The structures on the residential parcels were constructed in 1948 according to the property owner, Dr. Otto Klinger. Suspect material was identified in the ceiling between the living room and dining room. This material did not appear damaged. Based on the age of the building other suspect materials may be present and a survey is warranted prior to any major remodels or demolition." And in Section 8.2 Lead-Based Paint it states, "Based on the age of the onsite structures (1948) there is a potential for the presence of LBP. Prior to any renovation, remodeling or demolition activities, all painted surfaces should be surveyed for the presence of lead-based paint (LBP). The potential presence of suspect LBP is considered another environmental concern to the Subject Property." This information has not been incorporated in the MND and Mitigation Measures are not discussed under Section IX Hazards and Hazardous Materials of the MND. DTSC recommends the City of Los Angeles to consider the following comments:

1. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be

conducted in accordance with DTSC's [Update to June 2006 Phase I Addendum Guidance](#).

2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

DTSC appreciates the opportunity to comment on the MND for the Ararat Homes Residential Care and Nursing Facility Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

*Tamara Purvis*

Tamara Purvis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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Correy Kitchens

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cc: (via email)

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