

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 3
PROJECT TITLE ENV-2012-1147-MND	CASE NO. ZA-2012-1146-ELD-SPR

PROJECT LOCATION
23200 W. SHERMAN WAY

PROJECT DESCRIPTION
The proposed project involves the construction, use and maintenance of an Eldercare Facility comprised of two buildings bisected by the unimproved Woodlake Avenue:

- a four-story, 44.5-foot high, approximately 108,866 square-foot building with 200-units (will include 184 one-bedroom units and 16 two-bedroom units) for Senior Independent Living (parcels A & B) on a 2.52 acre site west of Woodlake Avenue. Proposed ancillary facilities include a recreation room, fitness room, library, computer room, an open courtyard, and a pool including a total of 28,611 square feet of common and private open space, and 224 on-site parking spaces.
- a three-story, 35.5-foot high, approximately 78,408 square-foot building with up to 110 guest rooms (providing a maximum of 110 occupied beds) for Assisted Living Care (parcel C) on a 1.94 acre site east of Woodlake Avenue. Proposed ancillary facilities include a fitness center, game rooms, media rooms, library, an open courtyard, outdoor covered dining patio, and dining room including a total of 21,190 square feet of common and private open space, and 97 on-site parking spaces.

The project site is zoned A1-1 and is currently vacant. The proposed eldercare facility will provide independent and assisted residential living space for senior citizens, and will be non-institutional in nature.

Entitlements requested include the following:

1. An Eldercare Unified Permit to allow a 310-unit Senior Independent/Assisted Living Care Facility; and, to allow reductions in yard setbacks as follows: zero-foot front yard for parcels A, B & C, 6-foot side yard for parcels A & B, and a 15-foot rear yard for parcels A & B, all in lieu of the 25 feet required for all yards in the A1-1 Zone.
2. Site Plan Review for a project creating more than 50 residential dwelling units.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Sherman Way-West Hills Partners, LLC Michael Harris
22801 Ventura Boulevard, Suite 111
Woodland Hills, CA 91364

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
SARAH HOUNSELL	City Planning Associate	(818) 374-9909
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		08/15/2012

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

I-50. Aesthetics (Surface Parking)

- Environmental impacts may result from project implementation due to excessive ambient heat gain resulting from the new open-spaced parking lot. However, these impacts will be mitigated to a less than significant level by the following measures:
- A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces.
- The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. An automatic irrigation plan shall be approved by the Department of City Planning.
- Palm trees shall not be considered in meeting this requirement.
- The genus or genera of the tree(s) shall provide a minimum crown of 30'- 50'. Please refer to City of Los Angeles Landscape Ordinance (Ord. No.170,978), Guidelines K - Vehicular Use Areas.

I-80. Aesthetics (LA River)

- Environmental impacts to the Los Angeles River may result in substantial degradation of the existing visual character or quality of the site and its surroundings. However, the impacts will be mitigated to a less than significant level by the following measures:
- Design requirements to minimize visibility of parking areas from the river right-of-way.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

I-140. Aesthetics (LA River - Light/Glare)

- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area
- Lighting abutting the river right-of-way shall not impose undue glare to the area such that it may harm a users enjoyment and/or safety.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

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- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-50. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

III-60. Objectionable Odors (Commercial Trash Receptacles)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent residences. However, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use.

IV-70. Tree Removal (Non-Protected Trees)

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

V-10. Cultural Resources (Designated Historic-Cultural Resource)

- Environmental impacts may result from project implementation due to impacts on a City designated Historic-Cultural Monument located on the project site. However, the potential impact will be mitigated to a less than significant level though compliance with the Secretary of the Interior's Standards for Historical Resources by the following measures:
- Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-40. Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)

- Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- Movement and removal of approved fencing shall not occur without prior approval by LADBS.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

VIII-20. Explosion/Release (Methane Gas)

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a less than significant level by the following measures:

- All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

VIII-40. Hillside Construction Staging and Parking Plan

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- No construction equipment or material shall be permitted to be stored within the public right-of-way along Sherman Way.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

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- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

IX-40. Standard Urban Stormwater Mitigation Plan (Hillside Residential and All 10-or-more-unit Subdivisions and Multi-Family Dwellings)

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>):
- **(Multiple Residential Dwellings of 10+ Units of Single- or Multi-Family, incl. Subdivisions):**
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- Guest parking lots constitute a significant portion of the impervious land coverage. To reduce the quantity of runoff, parking lots can be designed one of two ways: i. Hybrid Lot - parking stalls utilize permeable materials, such as crushed aggregate, aisles are constructed of conventional materials such as asphalt; ii. Parking Grove - is a variation on the permeable stall design, a grid of trees and bollards are added to delineate parking stalls. This design presents an attractive open space when cars are absent, and shade when cars are present.
- Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Runoff from hillside areas can be collected in a vegetative swale, wet pond, or extended detention basin, before it reaches the storm drain system.

IX-50. Standard Urban Stormwater Mitigation Plan (Parking Lots with 25+ Spaces or Greater than 5,000 s.f.; Food Service Industry)

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- **(Parking Lots with 25 or More Spaces or 5,000 Square feet of Lot Area: Residential, Commercial, Industrial, Public Facility)**
- Trash container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- Trash container areas must be screened or walled to prevent off-site transport of trash.
- Reduce impervious land coverage of parking lot areas.
- Infiltrate runoff before it reaches the storm drain system.
- Runoff must be treated prior to release into the storm drain. Three types of treatments are available, (1) dynamic flow separator; (2) a filtration or (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater table.
- Prescriptive Methods detailing BMPs specific to this project category are available. Applicants are encouraged to incorporate the prescriptive methods into the design plans. These Prescriptive Methods can be obtained at the Public Counter or downloaded from the City's website at: www.lastormwater.org. (See Exhibit D).

IX-100. Hydrology and Water Quality (LA River)

- 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.
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

IX-120. Flooding/Tidal Waves

- Environmental impacts may result due to the location of the proposed project in an area which is potentially subject to flood hazards. However, any flood hazard that exists will be mitigated to a less than significant level by the following measure:
- The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

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- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XII-30. Increased Noise Levels (Parking Wall)

- Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a less than significant level by the following measure:
- A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- **(Apartments)** Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

XVI-30. Transportation (Haul Route)

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- **(Non-Hillside):** Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

XVI-40. Safety Hazards

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff
 - Matched precipitation (flow) rates for sprinkler heads
 - Drip/microspray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - Use of landscape contouring to minimize precipitation runoff
 - A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
 - If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
 - Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
 - Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
 - Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
 - Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
 - Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
 - **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
 - **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

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- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
 (CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 3 - DENNIS P. ZINE	DATE: 07/05/2012
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2012-1147-MND	RELATED CASES: ZA-2012-1146-ELD-SPR	
PREVIOUS ACTIONS CASE NO.: AA-2012-948-PMEX, ENV-2012-947-CE	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: 3 TO 4 STORY ELDER CARE FACILITY COMPRISED OF A 310 SENIOR INDEPENDENT/ASSISTED LIVING CARE FACILITY		
ENV PROJECT DESCRIPTION: The proposed project involves the construction, use and maintenance of an Eldercare Facility comprised of two buildings bisected by the unimproved Woodlake Avenue:		
<p>- a four-story, 44.5-foot high, approximately 108,866 square-foot building with 200-units (will include 184 one-bedroom units and 16 two-bedroom units) for Senior Independent Living (parcels A & B) on a 2.52 acre site west of Woodlake Avenue. Proposed ancillary facilities include a recreation room, fitness room, library, computer room, an open courtyard, and a pool including a total of 28,611 square feet of common and private open space, and 224 on-site parking spaces.</p> <p>- a three-story, 35.5-foot high, approximately 78,408 square-foot building with up to 110 guest rooms (providing a maximum of 110 occupied beds) for Assisted Living Care (parcel C) on a 1.94 acre site east of Woodlake Avenue. Proposed ancillary facilities include a fitness center, game rooms, media rooms, library, an open courtyard, outdoor covered dining patio, and dining room including a total of 21,190 square feet of common and private open space, and 97 on-site parking spaces.</p>		
The project site is zoned A1-1 and is currently vacant. The proposed eldercare facility will provide independent and assisted residential living space for senior citizens, and will be non-institutional in nature.		
Entitlements requested include the following:		
<ol style="list-style-type: none"> 1. An Eldercare Unified Permit to allow a 310-unit Senior Independent/Assisted Living Care Facility; and, to allow reductions in yard setbacks as follows: zero-foot front yard for parcels A, B & C, 6-foot side yard for parcels A & B, and a 15-foot rear yard for parcels A & B, all in lieu of the 25 feet required for all yards in the A1-1 Zone. 2. Site Plan Review for a project creating more than 50 residential dwelling units. 		
ENVIRONMENTAL SETTINGS: The subject site is comprised of 194,122 square feet (4.46 acres) of lot area and is vacant. The surrounding area is urban and improved with major, local and collector streets. To the north across Sherman Way are three condominium developments in the (Q)RD3-1 and (Q)CR-1VL Zones, abutting on the north is Canoga Mission Gallery (Monument No. LA-135) in the A1-1 Zone, to the east along Vose Street is a single-family neighborhood in the RS-1 Zone, the Los Angeles County Flood Control Channel (Bell Creek) is to the south in the OS-1XL Zone and beyond is a single-family in the RS-1 Zone along Schoolcraft Street, to the west is vacant land abutting the creek in the A1-1 Zone, and to the northwest is a single-family neighborhood in the RE11-1 Zone. Further east is the West Hills Station Post Office and West Hills Hospital.		
Woodlake Avenue is a Secondary Highway dedicated to 90 feet within the property and is not improved. Sherman Way is a Major Highway Class II and improved to a 100-foot width at the project's street frontage. The site is located within the West Hills Neighborhood Council, Urban and Build-Up Land, a Methane Buffer Zone, and located 13.21794 km from the Simi-Santa Rosa Fault Zone.		

PROJECT LOCATION: 23200 W. SHERMAN WAY		
COMMUNITY PLAN AREA: CANOGA PARK - WINNETKA - WOODLAND HILLS - WEST HILLS STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: SOUTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: WEST HILLS
EXISTING ZONING: A1-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: one-unit	LA River Adjacent: NO
GENERAL PLAN LAND USE: Low Medium I Residential, Low Residential, Very Low Residential	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 81-units	
	PROPOSED PROJECT DENSITY: 310-units	

Determination (To Be Completed By 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.

City Planning Associate

(818) 374-9909

Signature

Title

Phone

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 Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever 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.

Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:
 Sherman Way-West Hills Partners, LLC
 Michael Harris

PHONE NUMBER:
 (818) 322-6777

APPLICANT ADDRESS:
 22801 Ventura Boulevard, Suite 111
 Woodland Hills, CA 91364

AGENCY REQUIRING CHECKLIST:
 Department of City Planning

DATE SUBMITTED:
 04/30/2012

PROPOSAL NAME (if Applicable):
 West Hills Senior

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓	
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓		
II. AGRICULTURE AND FOREST RESOURCES				
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 nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
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))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
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?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓		
c.	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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?	✓		
e.	Create objectionable odors affecting a substantial number of people?		✓	
IV. BIOLOGICAL RESOURCES				
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 Game or U.S. Fish and Wildlife Service?		✓	
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓	
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
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?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓		
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?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	

VI. GEOLOGY AND SOILS

a.	Expose people or structures to 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? Refer to Division of Mines and Geology Special Publication 42.			✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓	
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓	
e.	Result in substantial soil erosion or the loss of topsoil?			✓	
f.	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?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
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?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?		✓		
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 for people residing or working in the project area?			✓	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		✓		
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IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		✓		
e.	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?		✓		
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		✓		
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j.	Inundation by seiche, tsunami, or mudflow?				✓

X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

XI. MINERAL RESOURCES

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?				✓
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?				✓

XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial 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)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	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: Fire protection?		✓		
b.	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: Police protection?			✓	
c.	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: Schools?			✓	
d.	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: Parks?			✓	
e.	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: Other public facilities?			✓	

XV. RECREATION

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?		✓		
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?			✓	

XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓		
e.	Result in inadequate emergency access?	✓		
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓		
e.	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?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	✓		

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2012-1147-MND** and the associated case(s), **ZA-2012-1146-ELD-SPR** . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
SARAH HOUNSELL	City Planning Associate	(818) 374-9909	07/17/2012

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	No scenic vista has been officially designated for the area. No impact would result. (The applicant stated that Sherman Way is a Scenic Major Highway, but it is only designated as such between Variel Avenue and Kester Avenue, more than two miles east of the project site.)
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located along a State Scenic Highway and will not substantially damage any scenic resources. However, a portion of the site does contain a City designated Historic Monument (LA-135, "Canoga Mission Gallery"). The site plan is designed around the monument building within the northeast corner of the parcel.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	As a result of increased building height and amount of development, views of the project site from the adjacent uses would change in character. However, the project is not expected to substantially degrade the existing visual character or quality of the site and its surroundings, as long as sufficient landscaping is provided.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will likely result in an increase in light and glare. Mitigate of these possible impacts will reduce them to less than significant levels.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is zoned for agricultural land, but is not designated as prime farmland nor is it currently used as farmland. In addition, the Community Plan designates the land for multiple-family and single-family residential uses.
b.	NO IMPACT	The site has not been used for agricultural purposes and will not conflict with the Williamson Act. No impact will result.
c.	NO IMPACT	Neither the site nor its surrounding is located within forest land, timberland, or timberland zone production. No impact will result.
d.	NO IMPACT	Neither the site nor its surrounding is located within forest land. No impact will result.

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	No farmland impact would result with this development being that it is located in a suburban area and is presently development. No impact will result.	
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III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project shall be consistent with the goals of the SCAQMND & AQMP for reducing the emissions associated with new development and therefore would be consistent and would result in a less than significant impact.	
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction there may be an increase to the existing basin-wide air quality violations, but this will only be a temporary impact. With mitigation measures, the project's air quality impact should be less than significant.	III-10
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c.	LESS THAN SIGNIFICANT IMPACT	Construction related and operational daily emissions associated with the project should not exceed SCAQMD's recommended thresholds. Therefore, the project would not be cumulatively considerable and this impact would be less than significant.	
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Being that the use is proposed for Elder Care Facility and fronting Major and Secondary Highways, automobile pollution could be a concern for future occupants. Further being such a large scale project, placement of trash receptacles could post an impact to neighboring single-family to the east. Implementation of mitigation measures will result in less than significant impacts.	III-50, III-60
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e.	LESS THAN SIGNIFICANT IMPACT	During construction, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors. These odors would be a temporary nuisance to adjacent properties, but because they are temporary and intermittent in nature, would not be considered a significant environmental impact.	
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IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The project could have effects on habitat modifications, however, no effects 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 Game or U.S. Fish and Wildlife Service is anticipated on the portion of the site that is being	
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Impact?	Explanation	Mitigation Measures
	developed.	
b. LESS THAN SIGNIFICANT IMPACT	As Bell Creek, abutting on the south of the project site, is currently a Flood Control Channel, it is not likely that there is riparian habitat or other sensitive natural community on-site.	
c. NO IMPACT	No wetlands are found on-site. No impact will result.	
d. NO IMPACT	The site is not located within a wildlife corridor, nor is it used as a nursery. No impact will result.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	There are 51 trees on site scheduled for removal, however a registered consulting arborist has stated that none are protected tree species. Replacement of all significant trees over eight inches in diameter on a 1:1 basis will mitigate the impact to a less than significant level.	IV-70 In a letter from
f. NO IMPACT	The project is not located within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	

V. CULTURAL RESOURCES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The existing building on a portion of the site is a historic resource, therefore mitigation has been added to ensure a less than significant impact.	V-10 The northeast portion of the site contains the
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	This site is located within an archaeological survey area. The area is substantially developed & has had past grading soil disturbance activities, so historical find are not anticipated, however mitigation measures have been added to ensure less than significant impacts occur.	V-20
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located in an area known paleontological resources and impacts should be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	No human remains are anticipated to be located on-site, so impacts should be less than significant.	

VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist-Priolo Zone nor within a Fault Rupture Study Area.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is subject to strong seismic shaking during earthquakes. However, this impact will be reduced to a less than significant level by the following the International Building Code standards during construction.	VI-10, VI-20, VI-40

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	The property is not located within an area susceptible to liquefaction. The department of Building & Safety Grading Division will require a soils report & require the applicant to comply with mitigation measures to reduce the impact to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	The site is located in an area known for clusters of small shallow surface landslides. Construction-related activity, rainstorms or earthquakes may trigger landslide activities; however, proper construction should minimize the risk to a less than significant level.	
e.	LESS THAN SIGNIFICANT IMPACT	Environmental impacts may result from the grading of approximately 21,650 cubic yards of dirt and the hauling of removed plant materials and dirt. However, these impacts will be reduced to a less than significant level by the incorporation of construction mitigation measures.	
f.	LESS THAN SIGNIFICANT IMPACT	Compliance with Building and Safety's Grading Division will ensure a less than significant impact.	
g.	NO IMPACT	The project site is not prone to expansive or unstable soil conditions. No impact would result.	
h.	NO IMPACT	No septic tanks are proposed for this project. No impact would result.	

VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction the project could generate greenhouse gas emissions, either directly or indirectly, however, being a tenant improvement without major construction the emission will be at less than significant levels.	VII-10
b.	LESS THAN SIGNIFICANT IMPACT	Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. As a note, the California Building Code was recently updated to specifically address green house gas emissions and if followed will reduce potential impacts to less than significant levels.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	No hazardous materials are proposed to be routinely transported or used for this residential project.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	No hazardous materials are anticipated to be created or released with the construction of this project. Therefore, the project could not involve a reasonably foreseeable upset and accidental condition involving the release of hazardous materials into the environment.	
c.	LESS THAN SIGNIFICANT IMPACT	The site is less than one-quarter mile from two schools; however, no hazardous emissions are proposed to be release with the building of this project.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	This area is identified by the City of Los Angeles as a	VIII-20
e.	LESS THAN SIGNIFICANT IMPACT	The area is not within an airport land use plan or within two miles of a public airport. Therefore, the project would not result in a safety hazard to an airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Sherman Way is a selected disaster route which is the primary thoroughfare for movement of emergency response traffic and access to critical facilities. Construction vehicles shall not be left unattended along this route.	VIII-40
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in a Low Fire Hazard Severity area, which tends to be hillside areas with moderate topography. To improve fire protection additional mitigation measures have be added.	XIV-10

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction activities associated with the project will be required to meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality. The contractor will also be required to implement BMPs to control erosion & to protect the quality of surface water runoff during the construction period. With appropriate design & compliance with the applicable federal, state & local regulations, Code requirements and permit provisions, impacts will be reduced to less than significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would not involve any wells used to extract groundwater, nor would it involve excavations that are deep enough to require dewatering of the project site. The project should not cause depletion of groundwater supplies or interfere with recharge and will be supplied with water	

Impact?	Explanation	Mitigation Measures
	by the LADWP.	
c. LESS THAN SIGNIFICANT IMPACT	The site is within an urbanized area and no natural watercourses on located on-site. However the Los Angeles County Flood Control Channel is located to the south of the site. Stormwater runoff from the site and surrounding area is removed by way of street flows and storm drains. Therefore, the project will not alter the existing drainage pattern.	
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is currently vacant and does not contain streams or rivers, but the location to Bell Creek (LACFC) is located to the south of the site. Increased rate or amount of surface runoff could in off-site runoff volumes during construction; however mitigation will assist to lessen impacts to less than significant levels.	IX-20, IX-40
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, Stormwater will be controlled using best management practices to ensure pollution control measures. With implementation the mitigation measures will reduce stormwater runoff impacts to a less than significant.	IX-50, IX-100
f. LESS THAN SIGNIFICANT IMPACT	This residential is not expected to degrade water quality by contamination or any other means as long as best management practices are used.	
g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Bell Creek (LACFCD) is located adjacent to the property on the south, which is designated a 100-year flood plain.	IX-120
h. LESS THAN SIGNIFICANT IMPACT	The project will not impede or redirect flood flows of the Floor Control Channel and will be subject to the guideline for development in Special Flood Hazard Areas.	
i. LESS THAN SIGNIFICANT IMPACT	The project is not located in an area at risk of levee or dam failure since there are no levees or dams in the project vicinity. However, inundation could occur if the flood channel has a 100-year storm.	
j. NO IMPACT	The site is not located within an inundation area of seiches, tsunamis nor mudflows. Therefore, no impact would occur with respect to risk of loss, injury or death by seiche, tsunami or mudflow.	

X. LAND USE AND PLANNING

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The project would not involve the permanent closure of any streets or sidewalks, and no separation of uses or disruption of access between land use types will occur. Therefore, the senior residential project will not physically divide the established community and no impact would occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is subject to the provisions of the Los Angeles Municipal Code, Section 14.3.1. The project is subject to the discretionary actions of the City, via a Zoning Administrator's Determination for the Eldercare Facility Unified Permit. The zoning ordinance requires specific entitlements to allow the proposed senior housing project. Therefore, with the approval of the requested entitlements, the project will not be in conflict with the zoning code, and impacts will be less than significant if the findings are sustained.	
c.	NO IMPACT	The site is located within an urban area and is not part of any habitat or natural community conservation plan.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known area of mineral resources.	
b.	NO IMPACT	The site is not designated as a locally important mineral resource recovery area.	

XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Implementation of the project would result in an increase in ambient noise levels during construction.</p> <p>Construction of the project would require the use of heavy equipment for site demolition, grading and excavation, the installation of utilities, paving and building fabrication. On site operational noise would be generated by heating, ventilation & air conditioning (HVAC) equipment.</p> <p>Therefore mitigation is required to reduce the project to less than significant noise levels.</p>	XII-20, XII-30
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Construction activities that would occur on site have the potential to generate low levels of groundborne vibration and will be temporary.</p>	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	Due to the increase of density on site, noise levels are anticipated to rise. However, this is an infill project and is anticipated to result in a less than significant increase in the ambient noise levels.	

Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During project construction, the applicant will be required to comply with the City's Noise Ordinance and with the City's policies governing construction activities. Also, the development of a wall along the property line will lessen noise to adjacent single-family sites and sound proofing due to the proximity of the a Major Highway will buffer noise for future tenants.	XII-170 XII-30
e.	NO IMPACT	The site is not located within an airport land use area and no impacts are anticipated.	
f.	NO IMPACT	The proposed project is not located within the vicinity of a private air strip and no impacts are anticipated.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project will result in the construction of 310-units senior housing facility, which would likely be filled by the existing population. The project would not affect the City's housing stock. The increase of unit is not substantial and is anticipated in the Community Plan as indicated by the underlying General Plan Land Use Designation of residential for the project parcels.	
b.	NO IMPACT	No net housing will be displaced as a result of the project as the site is currently vacant.	
c.	NO IMPACT	Displacement of substantial numbers of people will not occur, being that the site is currently vacant.	

XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Although the site is located within 1.5 miles of a Fire Station (13200 Burbank Boulevard) and is within a Very High Fire Hazard Severity Zone. To improve fire protection additional mitigation measures have be added.	XIV-10
b.	LESS THAN SIGNIFICANT IMPACT	Police service and response times should be adequate, being that the project is located in a developed area. Being such the project should have a less than significant impact.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not increase the demand on area schools as the use is solely for senior housing.	
d.	LESS THAN SIGNIFICANT IMPACT	The project may result in an increase in the use of Parks; however, this impact will be reduced to a less than significant level by the payment of Quimby fees.	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	The project will not induce significant population growth, as the use is for an elder care facility, and is not expected to generate significant demand on governmental facilities as stated herewith.	
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XV. RECREATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The increased use of parks by this residential project will be mitigated by the payment of Quimby fees.	XV-10
b.	LESS THAN SIGNIFICANT IMPACT	The subdivision could result in the need for construction or expansion of recreational facilities in the area. However, being that other land is not available for donation; Quimby Fees shall be paid to off set the need.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The Department of Transportation has estimated that there will be approximately 989 daily trips for the proposed project with 41 AM peak hour trips and 57 PM peak hour trip. Therefore, the increase in traffic is not anticipated to exceed the capacity of the street system. However, if the project increase the number of occupied bed within the assisted living building above 210 or adds units to the senior housing building, a traffic study will be required as the number of trips will increase above a 1,000 trip threshold.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to exceed the standard level of service of the area, in that the streets shall be dedicated in accord with the Generalized Circulation Plan for Major and Secondary Highways.	
c.	NO IMPACT	No change in air traffic patterns will result from this senior development project.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is subject to driveway and circulation will be reviewed by the departments of Transportation and Fire prior to final approval to ensure a less than significant impact. Likewise, the haul route will be approved by Building and Safety.	XVI-30, XVI-40
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Review of the proposed project's emergency access and parking plan will ensure impacts are mitigated to a less than significant level.	XVI-40
f.	LESS THAN SIGNIFICANT IMPACT	The elder care development will not conflict with any alternative transportation policies. Further, Platt Avenue/Sherman Way is proposed for a 2.8 mile Class II Bike Lane that extends from Valley Circle to Fallbrook (2010 Bicycle Plan: adopted March 1, 2011).	

Impact?	Explanation	Mitigation Measures
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XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The project should not exceed the wastewater treatment requirements of the LA Regional Water Quality Control Board as long as water saving measures are conducted.	
b.	LESS THAN SIGNIFICANT IMPACT	This project will not require the construction of a new water or wastewater treatment facility in that it is currently serviced by the West Valley Tributary Facility.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not likely result in a new stormwater drainage facility. New construction activities are subject to storm water run off controls and Bureau of Engineering standards for public improvement adjacent to the site.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Water supply issues have been of growing concern for the Department of Water & Power (DWP); therefore to maintain a sustainable water supply for the City all new construction subject to discretionary review shall include water conserving measures.	XVII-10, XVII-20, XVII-40
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider in accordance with the DWP. The impact will be less than significant.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Local landfills have sufficient capacity to serve this project, as long as the project take advantage of the recycling systems provided.	XVII-90
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to provide on-site recycling to reduce the amount of trash going into landfills. This will reduce the solid waste impact to a less than significant level.	XVII-100

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is located in a developed and populated urban area. Mitigation measures are included that would ensure the project will not degrade the quality of the environment, reduce or threaten any fish or wildlife species, or eliminate important examples of California historic resources. Implementation of the mitigation measures provide potential adverse environmental impact associated with the project would be reduced to less than significant levels.	
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Impact?	Explanation	Mitigation Measures
b. LESS THAN SIGNIFICANT IMPACT	The General Plan land use designation is for residential and the zoning ordinance requires specific entitlements to allow the proposed senior housing project which will be consistent with applicable land use standards. The 310-unit senior residential will result in environmental impacts; however, the project's incremental contribution to cumulative impacts would be less than significant and would result in a less than significant cumulative impacts in all areas analyzed.	
c. LESS THAN SIGNIFICANT IMPACT	The project will not result in environmental effects that will cause substantial adverse effects on human beings through the implementation of mitigation measures listed above.	