

City of Los Angeles

Department of City Planning • Major Projects Section
6262 Van Nuys Boulevard, Room 351 • Van Nuys, CA 91401



INITIAL STUDY

CANOGA PARK – WINNETKA – WOODLAND HILLS – WEST HILLS COMMUNITY PLAN AREA

Treeland Homes Project

Case Number: ENV-2016-3636-EIR

Project Location: 23475 and 23485 Long Valley Road, Woodland Hills, California 91367 (APNs 2047001004; 2024001005; 2047001001; 2044020022; 2047001002)

Council District: 3 - Blumenfield

Project Description: The Applicant proposes development of the Treeland Homes Project on the property located at 23475 and 23485 Long Valley Road (APNs 2047001004; 2047001005; 2047001001; 2044020022; 2047001002) (Project Site) in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area of the City of Los Angeles, north of the US 101 (Ventura Freeway). The approximately 32.41-acre Project Site is currently developed with Boething Treeland Nursery, which houses a retail nursery and greenhouse and associated buildings and structures, including a single-family house and the nursery's administrative headquarters, all of which are to be demolished. The Project would include an eldercare building with Assisted Living Care and Memory Care rooms (Eldercare Building), residential small lot single family dwelling units (Small Lot Homes), and single-family dwelling units (Single Family Homes), for a total of 121 residential dwelling units proposed.

The proposed Eldercare Building would be located in the southernmost portion of the Project Site west of Valley Circle Boulevard and would contain approximately 87 beds for Assisted Living and Memory Care rooms in a two-story building of approximately 60,527 square feet in floor area and a maximum height of 30 feet. Approximately 95 three-story Small Lot Homes are proposed, each at a maximum height of 37 feet, with 70 small lot units on the central portion of the Project Site west of Valley Circle Boulevard and 25 units on the east side of Valley Circle Boulevard, at a maximum height of 28 feet. The 26 one- and two-story Single Family Homes and would be located in the northwestern portion of the Project Site west of Valley Circle Boulevard. The Project would incorporate approximately 22 acres of landscaped open space. Proposed amenities include walkways, community gardens, a pet park, a community pool, a children's playground, a community room, and a hiking or fitness trail. The Project would develop a total of approximately 413,588 square feet of floor area for an overall floor area ratio (FAR) of approximately 0.29:1. The Project proposes 32 parking spaces and 18 bicycle parking spaces for the Eldercare Building, 190 parking spaces for the Small Lot Homes, in addition to 61 guest parking spaces and at least 10 bicycle parking spaces, and 52 parking spaces for the Single Family Homes. A total of 335 vehicle parking spaces, including 61 guest stalls, will be provided for the entire Project. The Applicant requests a General Plan Amendment, Vesting Zone and Height District Change, Vesting Tentative Tract Maps, Haul Route Approval, Approval for the Removal/Relocation of Protected Trees, potential Removal of Street Trees, a Zoning Administrator's Determination for retaining walls, Site Plan Review, Density Bonuses, certification of an Environmental Impact Report, and other permits and approvals as deemed necessary, including possible variance, quasi-judicial or legislative approvals as required by the City to implement development of the Project.

APPLICANT:

Mr. Bruce E. Pherson, Jr.

PREPARED BY:

ESA PCR

ON BEHALF OF:

The City of Los Angeles
Department of City Planning

June 2017

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CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**INITIAL STUDY
AND CHECKLIST**

(Article IV B City CEQA Guidelines)

LEAD CITY AGENCY City of Los Angeles Planning Department	COUNCIL DISTRICT 3	DATE June 19, 2017
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RESPONSIBLE AGENCIES

Responsible Agencies may include Los Angeles Regional Water Quality Control Board, South Coast Air Quality Management District (SCAQMD), Los Angeles Building and Safety Department, Los Angeles Department of Water and Power (Board of Water and Power Commissioners), Los Angeles Board of Public Works, Los Angeles Department of Transportation, Caltrans, California Department of Fish and Wildlife, United States Fish and Wildlife Service.

PROJECT TITLE/NO.

Treeland Homes Project

CASE NO.

ENV-2016-3636-EIR

PREVIOUS ACTIONS CASE NO.

- DOES have significant changes from previous actions.
- DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION:

On behalf of the Boething family (the owners of the subject property), the Applicant, Mr. Bruce E. Pherson, Jr., proposes the development of the Treeland Homes Project, which includes an eldercare building with Assisted Living Care and Memory Care rooms (Eldercare Building), small lot single-family dwelling units (Small Lot Homes), and single-family dwelling units (Single Family Homes), on a total of approximately 32.41 acres at 23475 and 23485 Long Valley Road (Project Site) in the Canoga Park–Winnetka–Woodland Hills–West Hills community of the City of Los Angeles. Please refer to Attachment A, Project Description, for more detailed information. The Applicant is requesting a General Plan Amendment, a Vesting Zone Change and Height District Change, Vesting Tentative Tract Maps, Haul Route Approval, Approval for the Removal/Relocation of Protected Trees, potential Removal of Street Trees, a Zoning Administrator’s Determination for retaining walls, Site Plan Review, Density Bonuses, certification of an Environmental Impact Report, and other permits and approvals as deemed necessary, including possible variance, quasi-judicial or legislative approvals as required by the City to implement development of the Project.

The Project Site is located north of the US 101 (Ventura Freeway) across Long Valley Road and is currently developed with Boething Treeland Nursery, which encompasses a former single-family house (now used as office space), retail nursery, greenhouse, and associated buildings and structures including the nursery’s administrative headquarters, all of which are to be demolished for the development of the Proposed Project.

The Eldercare Building would be approximately 60,527 square feet on the southernmost portion of the Project Site. The facility would contain approximately 56 Assisted Living Care rooms and 16 Memory Care rooms (with up to 87 beds total), in a building with a maximum height of 30 feet.

A total of approximately 121 dwelling units are proposed, consisting of 95 Small Lot Homes and 26 Single Family Homes. The Small Lot Homes would consist of approximately 95 units of three-story homes ranging from approximately 1,860 to 2,175 square feet each, with a maximum height of 37 feet. The Single Family Homes would be located in the central portion of the project site west of Valley Circle Boulevard (with 70 homes) and on a lot east of Valley Circle Boulevard (with 25 homes). The central portion of the Small Lot Homes will include pedestrian walks, community gardens, a pet park, a community pool, a community room, children’s playground, and other common amenities. The Single Family

Homes would contain 26 one- and two-story homes on the northern portion of the Project Site, with a maximum height of 28 feet. The one-story homes would be approximately 3,170 square feet in size and the two-story homes would range from approximately 3,450 to 4,393 square feet. The Project would incorporate approximately 22.25 acres of landscaped open space. Proposed amenities include pedestrian walkways, community gardens, a pet park, a community pool, a children’s playground, a community room, and a hiking or fitness trail. The Project will include a total of approximately 413,588 square feet of floor area and a floor area ratio of approximately 0.29:1.

The Project proposes 32 parking spaces and 18 bicycle parking spaces for the Eldercare Building, 190 parking spaces for the Small Lot Homes (in addition to 61 guest stalls and at least 10 bicycle parking spaces), and 52 parking spaces for the Single Family Homes.

ENVIRONMENTAL SETTING:

The Project Site encompasses approximately 32.41 acres and is currently developed with Boething Treeland Nursery, which houses a retail nursery and greenhouse and associated buildings and structures, including a former single-family house (now used as office space) and the nursery’s administrative headquarters. The Project Site has been developed with the Boething Treeland Nursery since approximately 1952. The Project Site has varied natural terrain and supports naturally occurring trees, shrubs, and ruderal areas as well as nursery stock in defined planting storage areas. For further discussion, see Attachment A, Project Description, and Attachment B, Explanation of Checklist Determinations.

PROJECT LOCATION:

The Project Site is located at 23475 and 23485 Long Valley Road and is bordered by Long Valley Road to the south, which provides local access, and Valley Circle Boulevard to the east and west. The Project Site is served by a network of regional transportation facilities. Regional access is provided by the Ventura Freeway, located south of the Project Site.

For further discussion, see Attachment A, Project Description.

PLANNING DISTRICT Canoga Park–Winnetka–Woodland Hills–West Hills		STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED
EXISTING ZONING RA-1VL, RA-1, A1-1, A1-1XL, PF-1XL, RE11-1	MAX. DENSITY ZONING	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN AS PROPOSED TO BE AMENDED
PLANNED LAND USE & ZONE C1.5-1VL, RD5-1, RE11-1 Commercial, Residential	MAX. DENSITY PLAN	<input type="checkbox"/> DOES NOT CONFORM TO PLAN
SURROUNDING LAND USES See Attachment A, Project Description	PROJECT DENSITY FAR of 0.29:1	<input type="checkbox"/> NO DISTRICT PLAN



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.

Ewa Hino-O'Donnell

SIGNATURE

City Planner

TITLE

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 Section XVII, "Earlier Analysis," cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - 1) Earlier Analysis Used. Identify and state where they are available for review.
 - 2) 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.
 - 3) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

- 1) The significance criteria or threshold, if any, used to evaluate each question; and
- 2) 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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)



BACKGROUND

PROponent NAME Mr. Bruce E. Pherson, Jr.	PHONE NUMBER (818) 316-2024
PROponent ADDRESS 23475 Long Valley Road, Woodland Hills, California 91367	
AGENCY REQUIRING CHECKLIST Department of City Planning	DATE SUBMITTED June 19, 2017
PROPOSAL NAME (If Applicable) Treeland Homes Project	

 **ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

a. Conflict with or obstruct implementation of the applicable air quality plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction caused in whole or in part by the project's exacerbation of the existing environmental condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse caused in whole or in part by the project's exacerbation of the existing environmental conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property caused in whole or in part by the project exacerbating the expansive soil conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment caused in whole or in part by the project exacerbating the expansive soil conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 caused in whole or in part by the project exacerbating the expansive soil conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY. Would the project result in:

a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with 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, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. NOISE. Would the project result in:

a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING. Would the project:

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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other governmental services (including roads)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Result in inadequate emergency access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVII. TRIBAL CULTURAL RESOURCES. Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVIII. UTILITIES. Would the project:

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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

PREPARED BY Anne Collins-Doehne ESA 80 S. Lake Boulevard, Suite 570 Pasadena, CA 91101	TITLE Associate Principal	TELEPHONE # (626) 714-4612	DATE June 19, 2017
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INITIAL STUDY

Attachment A: Project Description

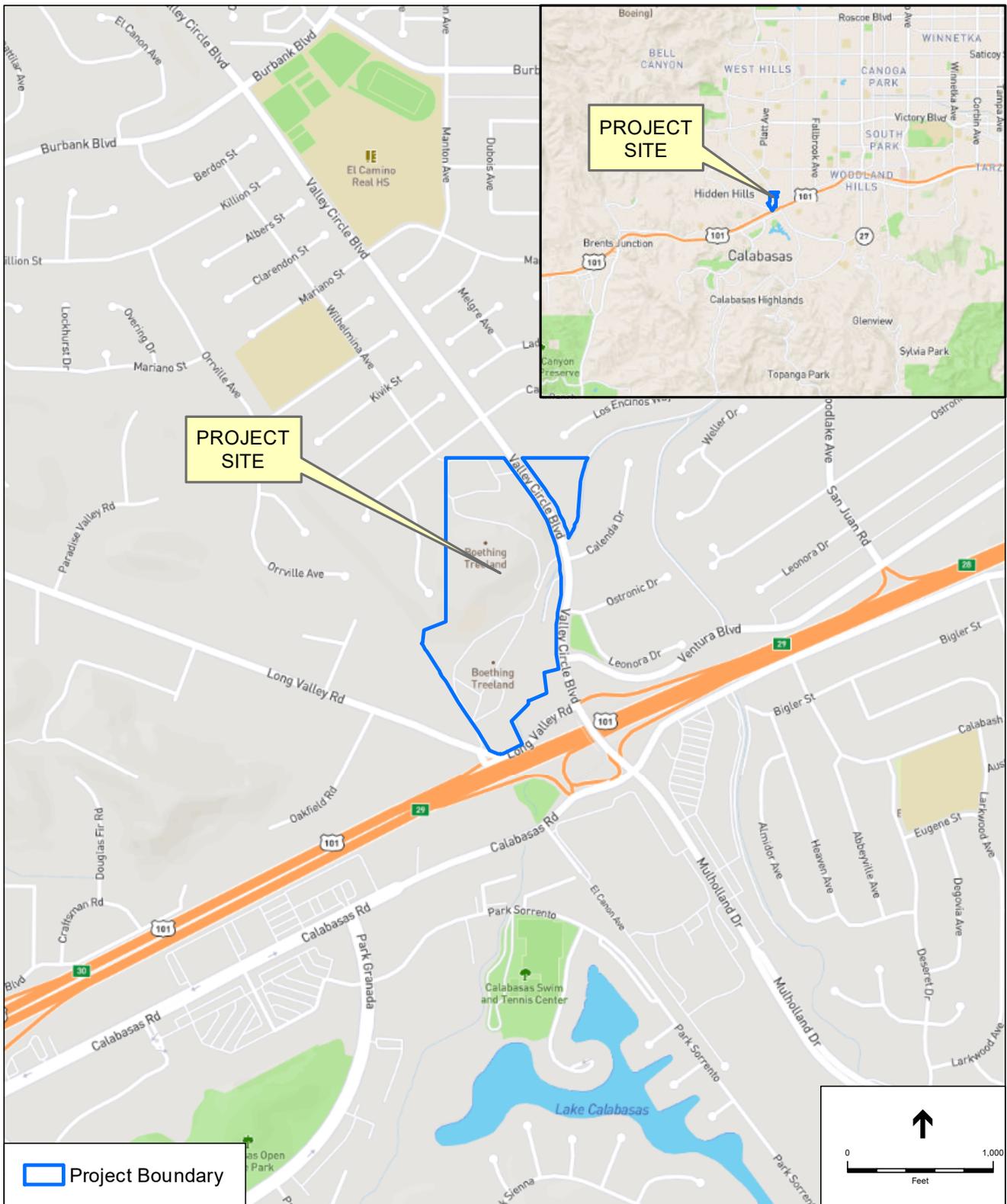
A. Introduction

On behalf of the Boething family (the owners of the subject property), the Applicant, Mr. Bruce E. Pherson, Jr., proposes to develop the Treeland Homes Project (the Project) on the site of the Boething Treeland Nursery, which is a retail nursery located at 23475 and 23485 Long Valley Road (Project Site) in the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area of the City of Los Angeles, north of US 101 (Ventura Freeway). The approximately 32.41-acre Project Site is currently developed with a retail nursery and greenhouse and associated buildings and structures, including a single-family house and the nursery’s administrative headquarters, all of which are to be demolished for the development of the proposed Project.

The Applicant proposes to replace the existing Boething Treeland Nursery with approximately 121 single-family dwelling units consisting of 70 small lot single-family dwelling units (Small Lot Homes) in the central portion of the Project Site, 25 Small Lot Homes in the east side of Circle Valley Boulevard, and 26 single-family dwelling units (Single Family Homes) in the northern portion of the Project Site. The Project would also include an approximately 87-bed, 60,527-square-foot eldercare building with Assisted Living and Memory Care rooms (Eldercare Building). The Project would incorporate approximately 22.25 acres of landscaped privately and publically accessible open space. Proposed amenities include pedestrian walkways, community gardens, a pet park, a community pool, a children’s playground, a community room, and a hiking or fitness trail. The Project would develop a total of approximately 413,588 square feet of floor area for a site-wide floor area ratio (FAR) of approximately 0.29:1. The Applicant requests a General Plan Amendment, a Vesting Zone and Height District Change, Vesting Tentative Tract Maps, Haul Route Approval, and Site Plan Review, among other approvals which are listed in full in Section F, Project Approvals, to permit development of the Project.

B. Project Location and Surrounding Uses

The Project Site is located near the southwestern end of the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area in the Woodland Hills community of the City of Los Angeles, north of the Ventura Freeway). The Project Site consists of two areas; one area is generally bounded by Long Valley Road to the south and Valley Circle Boulevard to the east; the second area is generally bound by the Arroyo Calabasas Channel and Calenda Drive to the south and Valley Circle Boulevard to the west. The Project Site’s location is shown in **Figure A-1**, *Regional Location Map*.



SOURCE: Mapbox, 2015.

Treland Homes Project
Figure A-1
 Regional Location Map

As described above, the Project Site consists of two areas totaling approximately 32.41 acres. The first of these areas is approximately 29.87 acres located west of Valley Circle Boulevard that is bounded by residential uses along Boda Place and the City of Hidden Hills to the west, Valley Circle Boulevard to the east, residential uses and Canzonet Street to the north, and Long Valley Road to the south. The second area of the Project Site is an approximately 2.54-acre triangular parcel located directly across Valley Circle Boulevard to the east. The second area is bordered by Valley Circle Boulevard to the west, residential uses and Canzonet Street to the north, and Arroyo Calabasas drainage channel and Calenda Drive to the south. The Ventura Freeway is located south of the Project Site, on the other side of Long Valley Road. The Project Site is currently developed with Boething Treeland Nursery, which houses a retail nursery and greenhouse and associated buildings and structures, including a former single-family house now used as office space and the nursery's administrative headquarters.

As shown in **Figure A-2, Existing Aerial**, land uses surrounding the Project Site are predominantly characterized by single-family residential neighborhoods to the west, north, and east of the Project Site. Commercial uses and a shopping center with restaurant and retail uses are located south of the Project Site across Long Valley Road and the Ventura Freeway. Project Site access is provided from Valley Circle Boulevard, which has an interchange with the Ventura Freeway to the south, and the Ventura Freeway. Other major roadways in the Project vicinity include Ventura Boulevard to the east, Mulholland Drive to the south, and Calabasas Road to the southwest. Regional access is provided by the Ventura Freeway.

The Project Site is served by a variety of transit options. Bus service is provided by Metro and LADOT. To the east of the Project Site, Metro Local & Limited Bus Line 169, located at the intersection of Valley Circle Boulevard and Ostronic Drive, provides eastbound/westbound service between Warner Center and Woodland Hills and Burbank. This line includes service from the Project Site north to the West Hills Medical Center and then east to the Van Nuys Airport via Local Limited Bus Line 169 with additional connections to other local limited bus lines (164 and 165) that provide eastbound service to Westfield Shopping Center, Pierce College and other destinations. To the southeast of the Project Site, Metro Local & Limited Bus Line 161, located at the intersection of Mulholland Drive and Calabasas Road, provides westbound service to Calabasas, Agoura Hills, Thousand Oaks and Westlake Village and eastbound service to Warner Center and Canoga Park. To the southeast of the Project Site, LADOT Commuter Express 423, located near the intersection of Mulholland Drive and Avenue San Luis, provides service to and from Downtown Los Angeles, Hollywood, Agoura Hills, Thousand Oaks and the San Fernando Valley. Additional connections are also available in Warner Center from these transit lines to the Metro Orange Line and the Metro Rapid (Line 750).



SOURCE: Google Map, 2017 (Aerial).

Treeland Homes Project
Figure A-2
Existing Aerial

C. Site Background and Existing Conditions

The Project Site encompasses approximately 32.41 acres and is currently developed with Boething Treeland Nursery, which houses a retail nursery and greenhouse and associated buildings and structures, including a former single-family house (now used as office space) and the nursery's administrative headquarters. Supporting surface parking lots are located in various areas of the Project Site but mainly around the Long Valley Road entrance, and dirt roads accessing various areas of the nursery operations are also present. The Project Site has been developed with the Boething Treeland Nursery since approximately 1952. The Project Site exhibits marked variations in natural terrain with sloping and hilly areas, supporting naturally occurring trees, shrubs, and ruderal areas, as well as nursery stock in defined planting and storage areas. On the western portion of the Project Site, the minimum elevation is approximately 912 above mean sea level (msl), and the maximum elevation is approximately 1,039 feet above msl. On the eastern portion of the Project Site, the minimum elevation is approximately 905 above msl, and the maximum elevation is approximately 920 above msl. An open-air segment of the Arroyo Calabasas, a concrete-encased flood control channel originating south of the Project Site and discharging to the Los Angeles River to the north, crosses the Project Site just west of Valley Circle Boulevard and runs along the eastern edge of the area across Valley Circle Boulevard.

D. Existing Planning and Zoning

The Project Site (APN 2047001004, 2047001005, 2047001001, 2044020022, and 2047001002) is located within the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area of the City of Los Angeles. The City's 35 community plans collectively comprise the Land Use Element of the General Plan, which is the official guide to the future development in the City of Los Angeles. Under the Canoga Park –Winnetka–Woodland Hills–West Hills Community Plan, the Project Site is located in multiple zones – RA-1VL (Suburban Zone), RA-1 (Suburban Zone), A1-1 (Agricultural Zone), A1-1XL (Agricultural Zone), PF-1XL (Public Facilities), and RE11-1 (Residential Estate Zone). In addition, City Zoning Information (ZI) files are applicable to the Project Site, including ZI No. 2348, "Equine Keeping in the City of Los Angeles," and ZI No. 2427, "Freeway Adjacent Advisory Notice for Sensitive Uses."

Under the Community Plan, the Project Site has multiple designations that include General Commercial, which corresponds with the C1 (Limited Commercial), C1.5 (Limited Commercial), C2 (Commercial), C4 (Commercial), RAS3 (Residential/Accessory Services), and RAS4 (Residential/Accessory Services) Zones; Very Low Residential, which corresponds with the RE20 (Residential Estate-20,000 square feet per lot), RA (Suburban), RE15 (Residential Estate-15,000 square feet per lot), and RE11 (Residential Estate – 11,000 square feet per lot) Zones; Open Space (on portions where the flood control channel lies) which corresponds with OS (Open Space), ; and Public Facilities, which corresponds with the PF Zone (Public Facilities).

An update to the Community Plan (CPC-1997-0041-CPU; Council File 98-1957) redesignated the southern 3.8 acres of the Subject Property General Commercial and established Footnote 2. However, this 3.8-acre area appears to have been incorrectly labeled as Neighborhood Commercial on the Community Plan Map. As such, development on the Project Site is limited by Footnote 2 on the

General Plan Land Use Map for the Canoga Park –Winnetka–Woodland Hills–West Hills Community Plan. Footnote 2 reads as follows:

“Commercial Development Limitations Treeland Nursery

If any future zone change to a commercial zone is approved on this property, the ordinance shall be [sic] include permanent [Q] conditions limiting maximum square footage over the 3.8 acres currently designated General Commercial to a Floor Area Ratio of .5:1, and limiting the maximum square footage of development over the entire 10.5 acre ownership to a Floor Area Ratio of .5:1, up to 228,690 sq.ft. [sic] limiting uses [sic] to those first permitted in the C1.5 zone, limiting the maximum height of any structures to 30 feet, and providing an equestrian trail easement to the major backbone of the Santa Monica Mountains Conservancy Trail System, establishing minimum landscape setbacks from adjacent residential property and from the property line along the Long Valley Road frontage of 25 feet, and limiting primary ingress and egress to Valley Circle Boulevard. Any use of Long Valley Road for ingress or egress shall be determined after the Department of Transportation conducts a traffic study as part of any future discretionary review. Any modification of these conditions shall be through a Plan Amendment or Zone Change that will include its own environmental determination.

E. Description of the Proposed Project

1. Development Program Summary

The Applicant proposes to replace the existing Boething Treeland Nursery with the Project’s residential uses and nursing facility. The Project is proposed as a residential community with distinct neighborhoods that serve different ages and populations, within an area that incorporates many of the distinctive natural features and existing trees of the existing property. The Project would introduce residential uses, including Single-Family Homes, Small Lot Homes, and the Eldercare Building. The Project would replace the existing retail nursery and attendant operations, structures, including a single-family dwelling (currently used as office space) and the nursery’s administrative headquarters, agricultural cultivation, commercial deliveries, and other practices.

The site’s most intensive proposed use, the Eldercare Building, would be located on the southern portion of the Project, adjacent to the intersection of Long Valley Road and Valley Circle Boulevard. The Project progressively transitions to less intense uses to the north, with Small Lot Homes located in the central portion of the Site and Single-Family Homes proposed for the northernmost portion of the Project Site, adjacent to off-site single-family homes. Additional Small Lot Homes are proposed across Valley Circle Boulevard fronting the eastern side of Valley Circle Boulevard. All proposed uses would be accessed from Valley Circle Boulevard.

The proposed Eldercare Building would total approximately 60,527 square feet on the southwestern portion of the Project Site. The building would be up to 30 feet in height and would contain approximately 56 assisted living rooms and approximately 16 memory care rooms (approximately 72 rooms total with up to approximately 87 beds total). The area of the proposed location of the Eldercare Building would encompass approximately 2.93 acres of lot area, having a Floor Area Ratio (FAR) of up to 0.5:1 (consistent with Footnote 2 under the Community Plan), and is proposed to be

re-zoned from the current RA-1VL Zone to the proposed C1.5-1VL Zone, consistent with the existing General Commercial designation and Footnote 2. A General Plan Amendment is also requested to correct the land use designation on the Community Plan Map from Neighborhood Commercial (mapped in error) to General Commercial (as approved).

The Small Lot Homes would include approximately 95 units of 3-story homes ranging from approximately 1,860 to 2,175 square feet per unit. The Small Lot Homes subdivisions would include, respectively, 70 units (with 50 guest parking stalls) in the central portion of the Project Site west of Valley Circle Boulevard and 25 units (with 11 guest parking stalls) on the east side of Valley Circle Boulevard. For the area west of Valley Circle Boulevard, a Zone Change is requested from the current RA-1, RA-1VL, A1-1, PF-1XL and RE11-1 Zone to the proposed RD5-1 Zone. A concurrent General Plan Amendment is requested to amend the land use designation from Very Low Residential and Public Facilities to Low Residential and confirm that a maximum height of 30 feet, per Footnote 2, is limited to commercial uses, allowing the approximately 37-foot high Small Lot Homes. For the area east of Valley Circle Boulevard, a Zone Change from the existing A1-1 Zone to the proposed RD5-1 Zone is requested, with a concurrent General Plan Amendment from the existing Very Low Residential designation to Low Residential.

The Single-Family Homes would include 26 one- and two-story residences. The one-story homes would be approximately 3,170 square feet and the two-story homes would range from approximately 3,450 to 4,393 square feet, with a maximum height of 28 feet. For the Single-Family Homes, a Zone Change is requested from the existing A1-1 Zone to the proposed RE11-1 Zone, for consistency with the current Very Low Residential designation under the General Plan. No General Plan Amendment is proposed for this area.

The Project would encompass a total of approximately 413,588 square feet of developed floor area for a site-wide floor area ratio (FAR) of approximately 0.29:1. The proposed development program is discussed in detail below and summarized in **Table A-1, Development Program Summary**. The locations of the Project's key components are shown in **Figure A-3, Conceptual Site Plan**.

2. Open Space and Landscaping

The Project would include approximately 22.25 acres of landscaped open spaces within large, park-like areas, of which approximately 18.63 acres are made up of landscaped areas and approximately 3.62 acres consist of hardscape, such as walkways, interior sidewalks and decomposed granite paths. Walkways are proposed from Valley Circle Boulevard into the interior of the Project Site, on the west side, providing pedestrian connections to and from Ventura Boulevard. Significant amenities are also proposed within the Project's open space for active uses. These amenities include community gardens, a fruit tree orchard, a dog park, a community pool, a children's playground, and an approximately 1,200-square foot community room. A hiking or fitness trail of approximately 1,400 linear feet is also proposed within the central portion of the Project Site. A wide multi-use trail off of Valley Circle Boulevard to the west would wind through the Project Site and provide pedestrian connectivity to the project amenities listed. The entrance off of Valley Circle Boulevard to the Small Lot Homes would be marked by a large existing native oak tree with low stone walls and pedestrian lighting, to establish the character of the Treeland Homes development and complement the existing natural setting. The open lawn area along Valley Circle Boulevard is intended for passive uses like

picnics, yoga, or walking. The oval-shaped common lawn area would support more active use such as outdoor movies, concerts, or a farmer’s market. Continuing along Valley Circle Boulevard, native sycamore trees would line both sides of the pedestrian sidewalk, reinforcing the natural setting of the Project Site.

**Table A-1
 Proposed Development Program**

Use	Unit
Eldercare (Assisted Living and Memory Care)	
Total Beds	87 beds
Lot Area	127,605 sf
Total Building Floor Area	60,527 sf
FAR	0.5:1
Maximum Height	30'
Small Lot Homes (west of Valley Circle)	
Units	70 du
Lot Area	627,675 sf
Total Building Floor Area	178,530 sf
FAR	0.4:1
Maximum Height	37'
Small Lot Homes (east of Valley Circle)	
Units	25 du
Lot Area	110,467 sf
Total Building Floor Area	63,603 sf
FAR	0.6:1
Maximum Height	37'
Single-Family Homes	
	26 du
Lot Area	546,411 sf
Total Building Floor Area	110,928 sf
FAR	40% plus bonuses
Maximum Height	28'
Overall Site	
Total Lot Area	1,412,158 sf
Total Floor Area	413,588 sf
Overall FAR	0.29:1
Parking Supply	
Assisted Living and Memory Care	32
Single-Family Homes	54
Small Lot Homes (west) (includes 50 guest stalls)	190
Small Lot Homes (east) (includes 11 guest stalls)	61
Total Parking	337

3. Access and Circulation, Parking, and Bicycle Amenities

Primary vehicular access to the Project Site would be provided off of Valley Circle Boulevard, which ranges from four lanes to eight lanes of traffic nearer to the Ventura Freeway ramps. Two driveways are proposed on the west side of Valley Circle Boulevard, with the southern driveway providing access to the Eldercare Building and the Small Lot Homes to the west, and the northern driveway providing access to the Single-Family Homes. Secondary access for emergencies only is also proposed from an existing secondary driveway off Long Valley Road for the Eldercare Building and southernmost Small Lot Homes. Two driveways on the eastern side of Valley Circle Boulevard would provide access to the 25 Small Lot Homes located on the eastern side of Valley Circle.

Pursuant to LAMC 12.21.A.4, code-compliant parking is proposed within each proposed area to serve the respective proposed uses. The Eldercare Building parking requirements are subject to LAMC Section 12.21.A.4(d)(5), as follows: one space per assisted living room (resulting in 56 spaces) and 0.2 spaces per memory room (resulting in 4 spaces), which would result in a total of 60 stalls required for the Eldercare Building. The Project proposes to meet the requirements of LAMC 12.21.A.4(u) to reduce the parking required by 50 percent, reducing the Eldercare Parking requirement to 30 stalls. A total of 32 parking spaces are proposed to serve the Eldercare Building. Residential parking for the Small Lot Homes and Single-Family Homes would be provided in private garages at a rate of 2 spaces per dwelling unit, as required pursuant to LAMC Section 12.21.A.4(a). The 95 Small Lot Homes would provide a combined total of 251 resident stalls, including 190 resident stalls and 61 guest stalls. The Single-Family Homes would provide 54 parking stalls within the garages. Guest parking for the Single-Family Homes would be available in the driveways in front of the garages as well as on the private streets. There would also be a total of 18 bicycle parking spaces for the Eldercare Building and at least 10 bicycle parking spaces for the Small Lot Homes.¹

¹ Currently, bicycle parking is not required by the LAMC for Small Lot Subdivisions, which are proposed for both of the Project's Small Lot Homes areas. However, the proposed revised Small Lot Subdivision Ordinance, which has not yet been adopted and is pending with the Los Angeles Department of City Planning as currently written requires short-term bicycle parking for all Small Lot Subdivisions of 20 or more units at a ratio of 1 bicycle parking space per 10 dwelling units. While the Project is not required to comply with the pending/future Small Lot Subdivision Ordinance, the Project nonetheless has been designed to be compliant with the pending/future Small Lot Subdivision Ordinance as currently written, and therefore proposes at least 10 bicycle parking spaces for the Small Lot Homes.



SOURCE: Di Cecco Architecture Inc., 2017

Treeland Homes Project
Figure A-3
 Conceptual Site Plan

4. Sustainability Features

The Project would comply with the City of Los Angeles Green Building Code and the sustainability intent of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program to meet the standards of LEED® Silver or equivalent green building standards for the Eldercare Building. The Project would be constructed in compliance with Title 24 California Green Building Standards and incorporate various sustainability features, including but not limited to low-flow plumbing fixtures in residential uses, Energy Star appliances, and landscaping that incorporates a plant palette of native and drought-tolerant plantings and uses low-flow irrigation. In accordance with CEQA Guidelines Appendix F, the EIR will provide further information as to energy conservation, energy implications, and the energy-consuming equipment and processes that would be used during Project construction and operation. Design features of the Project, energy supplies that would serve the Project, and total estimated daily vehicle trips that would be generated by the Project will also be analyzed. In addition, while development of the Project would not be anticipated to cause the wasteful, inefficient, and unnecessary consumption of energy and would be consistent with the intent of Appendix F of the CEQA Guidelines, further analysis of the Project's consistency with Appendix F will also be provided in the EIR.

5. Anticipated Construction Schedule

Construction of the Project is anticipated to begin in 2020/2021, pending Project consideration and approval, and would be completed in 2026. Construction is expected to take place in multiple potentially overlapping phases; however, construction activities may take place on an intermittent basis, and not all portions of the Project site would be under construction concurrently. Approximately 279,500 cubic yards of soil are anticipated to be excavated during Project construction, of which 156,000 cubic yards would require export and disposal off-site.

F. Project Approvals

It is anticipated that discretionary entitlements, reviews, and approvals required for the proposed Project would include, but may not be limited to, the following:

- Certification of the Environmental Impact Report;
- Two Vesting Tentative Tract Maps (VTTM-74532 and VTTM-74533) including haul route approval, approval for removal and/or relocation of protected trees on-site and potential Removal of Street Trees, and a requested waiver of the dedication and improvement requirement along Long Valley Road;
- A General Plan Amendment to amend the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan land use designation of certain portions of the property which may also include a General Plan Amendment to Footnote 2 of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, a Vesting Zone Change and Height District Change for certain portions of the property for Project uses;
- Zoning Administrator Determination per LAMC Section 12.24.X.26 for approval of the height, location, and number of retaining walls proposed;

- Site Plan Review;
- An approximately 13% Density Bonus for the area east of Valley Circle Boulevard, to permit 25 single-family homes (21 market rate and 4 moderate-income homes) in lieu of the 22 homes otherwise permitted in the proposed RD5-1 Zone; this is a ministerial request which does not require discretionary approval, since the Applicant is not requesting any on- or off-menu incentives;
- Grading, excavation, foundation, and associated building permits; and
- Other permits and approvals as deemed necessary, including possible variance, quasi-judicial or legislative approvals as required by the City to implement the project.

INITIAL STUDY

Attachment B - Explanation of Checklist Determinations

I. AESTHETICS

Would the project:

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

Potentially Significant Impact. A scenic vista is a view of a valued visual resource. Scenic vistas generally include views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest. The Project Site is located in the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area of the City of Los Angeles (City).

The property is currently improved with Boething Treeland Nursery (the nursery), a retail nursery with associated buildings and structures, including a former single-family house (currently used as office space) and the nursery's administrative offices. The Project would redevelop the Boething Treeland Nursery property with the Treeland Homes Project (the Project), which would include Assisted Living and Memory Care rooms (Eldercare Building), small lot single-family dwellings (Small Lot Homes), and single-family dwellings (Single Family Homes). Proposed development may be visible within scenic vistas of valued visual resources from locations in the project vicinity. Thus, it is recommended that this topic be analyzed further in an EIR.

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

Potentially Significant Impact. The Project Site is located adjacent to Valley Circle Boulevard and Ventura Boulevard, both of which are City-designated scenic highway or associated view corridor.¹ The introduction of the two-story Eldercare Building and Single-Family Homes may affect scenic resources within the City-designated scenic highway corridor, including in the nearby Calabasas Creek Park and Calabasas Lake areas. In addition, the Los Angeles General Plan Conservation Element includes an

¹ City of Los Angeles Department of City Planning, Mobility Element 2035, An Element of the General Plan; Approved by the City Planning Commission December 17, 2015; Adopted by City Council January 20, 2016; Citywide General Plan Circulation System, Map A2 – Valley Subarea. Available at: <http://planning.lacity.org/documents/policy/mobilityplnmemo.PDF>. Accessed September 14, 2016.

objective and related policy that encourage the retention of commercial nurseries in the San Fernando Valley, and an evaluation of the Project's consistency with the Conservation Element is recommended.² Therefore, it is recommended that this topic be analyzed further in an EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The Project would replace the existing Boething Treeland Nursery with the Treeland Homes Project, which would include a two-story Eldercare Building, three-story Small Lot Homes, and one- and two-story Single-Family Homes. The surrounding area is predominantly characterized by single-family residential neighborhoods, commercial uses, a shopping center with restaurant and retail uses, and the US 101 (Ventura Freeway). As the Project would alter the existing visual character of the Project Site and its surroundings by intensifying development on-site and introducing new land uses, it is recommended that this topic be analyzed further in an EIR.

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

Potentially Significant Impact. The Project Site is surrounded by single-family residential neighborhoods, commercial uses, a shopping center with restaurant and retail uses, and the Ventura Freeway. At night, surrounding development generates moderate to high levels of ambient lighting related to architectural and landscaping/decorative lighting and security. Streetlights and traffic on local streets and the nearby Ventura Freeway also contribute to the high ambient light levels in the area. The Project would increase existing ambient nighttime light levels through the introduction of architectural lighting and security lighting. Some lighting would be visible from nearby off-site vantages, including residential uses west and north of the Project Site. Therefore, it is recommended that light and glare effects be analyzed further in an EIR.

Shading impacts are influenced by building height and bulk, the time of year, the duration of shading during the day, and the proximity of shade-sensitive land uses (receptors). Some of the residential and commercial uses in the Project vicinity may be considered shade-sensitive receptors. As the Project would increase the height and massing of on-site development, and thus the potential area of shading, it is recommended that this topic be analyzed further in an EIR.

II. AGRICULTURE AND FOREST RESOURCES

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

² Conservation Element of the City of Los Angeles General Plan; Adopted by the Los Angeles City Council September 26, 2001; Approved by the City Planning Commission March 10, 2001. Chapter II, Section 2, Animal Keeping, Nurseries, Crop Gardens. Available at: <https://planning.lacity.org/cwd/gnlpln/consvelt.pdf>. Accessed May 24, 2017.

Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

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

Potentially Significant Impact. The Project Site has been developed with Boething Treeland Nursery since approximately 1952. The Project Site largely comprises Urban and Built-up Land and includes sections classified as Unique Farmland, as designated on maps prepared pursuant to the Farmland Mapping and Monitoring Program, which provides maps and statistical data used to analyze impacts on California's agricultural resources and land uses.³ As the active nursery operations are classified as agricultural uses, and the Project is converting agricultural land to non-agricultural uses, Project implementation could have a potentially significant impact on designated farmland. Therefore, it is recommended that this topic be analyzed further in an EIR.

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

Potentially Significant Impact. The Project Site includes multiple zones: RA-1 VL (Suburban Zone), RA-1 (Suburban Zone), A1-1 (Agricultural Zone), A1-1XL (Agricultural Zone), PF-1XL (Public Facilities), and RE11-1 (Residential Estate Zone). Because multiple lots on the Project Site are designated as Agricultural Zones, there may potentially be a significant impact on conflicts with existing zoning for agricultural uses, although the Project Site is not a designated Williamson Act contract location.⁴ Therefore, it is recommended that this topic be analyzed further in an EIR.

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))?

Less Than Significant Impact. As discussed in the response to Checklist Question II(b), the Project Site has several zoning designations, including RA-1 VL (Suburban Zone), RA-1 (Suburban Zone), A1-1 (Agricultural Zone), A1-1XL (Agricultural Zone), PF-1XL (Public Facilities), and RE11-1 (Residential Estate Zone). The Project Site is currently occupied by Boething Treeland Nursery and associated buildings and structures. No forest land or land zoned for timberland production is present on the Project Site or in the surrounding area. The Project Site has been operating as a commercial nursery and does not

³ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Los Angeles County Important Farmland 2012. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/los12.pdf>. Accessed August 11, 2016.

⁴ California Department of Conservation, Los Angeles County Williamson Act FY 2015/2016. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf. Accessed August 11, 2016.

support any recreational forest land for public use or timberland used for the production of lumber and forest products. As such, the Project would not conflict with existing zoning for forest land or timberland, and impacts would be considered less than significant. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

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

Less Than Significant Impact. The Project Site is currently developed and no forest land exists in the Project vicinity, although riparian vegetation exists adjacent to the Project Site. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would be considered less than significant. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

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

Potentially Significant Impact. As discussed in the response to Checklist Question II(b), the Project Site has several zoning designations, including RA-1 VL (Suburban Zone), RA-1 (Suburban Zone), A1-1 (Agricultural Zone), A1-1XL (Agricultural Zone), PF-1XL (Public Facilities), and RE11-1 (Residential Estate Zone). As Boething Treeland Nursery contains agricultural and other similar uses within the Project Site, and the Project could possibly convert agricultural land or farmland to non-agricultural uses, there may potentially be a significant impact. Furthermore, as described in Section I(b) above, an evaluation of the General Plan Conservation Element's objective and related policy regarding the retention of commercial nurseries in the San Fernando Valley is recommended. Therefore, it is recommended that this topic be analyzed further in an EIR.

III. AIR QUALITY

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

Would the project:

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

Potentially Significant Impact. The Project Site is located within the 6,600-square-mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) together with the Southern California Association of Governments (SCAG) is responsible for formulating and implementing air pollution control strategies throughout the Basin. The AQMP also includes policies and measures to achieve Federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several Federal planning requirements and incorporates updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from that included in earlier AQMPs. The SCAQMD and California Air Resources Board adopted the 2016 Air

Quality Management Plan (AQMP) on March 3, 2017 and outlines the air pollution control measures needed to meet 24-hour PM_{2.5} standards by 2019, annual PM_{2.5} standards by 2025, 1-hour ozone (O₃) standards by 2022, and 8-hour O₃ standards by 2023. The AQMP also includes policies and measures. Approval of the 2016 AQMP by the United States Environmental Protection Agency (USEPA) is pending, but is a necessary requirement before the 2016 AQMP can be incorporated into the State Implementation Plan (SIP). Until such time as the 2016 AQMP is approved by the USEPA, the 2012 AQMP remains the applicable AQMP.

The Project would support and be consistent with several key policy directives set forth in the AQMP. For example, the Project would provide for new residential uses and an Eldercare Building in proximity to other residential and commercial uses, as well as a range of employment opportunities, locate new development in proximity to existing public transit facilities, including various bus stops, and would redevelop a Project Site already served by existing infrastructure. Notwithstanding these attributes, the Project has the potential to increase the amount of traffic in the area which would consequently generate operational air emissions that could affect implementation of the AQMP. Pollutant emissions resulting from construction of the Project would also have the potential to affect implementation of the AQMP. Therefore, it is recommended that this topic be analyzed further in an EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The Project Site is located within the Basin, which is characterized by relatively poor air quality. State and Federal air quality standards are often exceeded in many parts of the Basin, with Los Angeles County among the highest of the counties that comprise the Basin in terms of non-attainment of the standards. The Basin is currently in non-attainment for O₃, particulate matter less than 10 microns in diameter (PM₁₀)⁵, and PM_{2.5} under the Federal and/or State air quality standards. The Los Angeles County portion of the Basin is also designated as a non-attainment area for the Federal lead standard on the basis of source-specific monitoring at two locations, as determined by USEPA using 2007 through 2009 data. However, all other stations in the Basin, including the near-source monitoring in Los Angeles County, have remained below the lead National Ambient Air Quality Standards (NAAQS) for the 2012 through 2015 period. SCAQMD is therefore requesting that the USEPA re-designate the Los Angeles County portion of the Basin as attainment for lead. The Project would result in increased air emissions associated with construction and operational traffic. Therefore, it is recommended that this topic be analyzed further in an EIR.

⁵ As noted in the 2012 AQMP, the Basin has met the PM₁₀ standards at all stations and a request for re-designation to attainment status is pending with U.S. Environmental Protection Agency.

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)?

Potentially Significant Impact. As discussed in the response to Checklist Question III(b), the Project would result in increased air emissions from construction and operational traffic in the Basin, an air quality management area currently in non-attainment of Federal and State air quality standards for O₃, PM₁₀, and PM_{2.5}. As such, implementation of the Project could potentially contribute to cumulatively significant air quality impacts in combination with other existing and future emission sources in the Project area. Therefore, it is recommended that this topic be analyzed further in an EIR. The EIR's cumulative air quality analysis will be conducted in accordance with procedures established by the SCAQMD and will address the degree to which the Project could contribute to a cumulatively considerable net increase of any criteria pollutant, including those for which the Basin is classified as non-attainment under an applicable federal or State ambient air quality standard.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project Site is located in a residential and commercial area. Construction activities and operation of the Project could increase air emissions above current levels, thereby potentially affecting nearby sensitive receptors. Therefore, it is recommended that this topic be analyzed further in an EIR.

e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact. According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. The Project would not involve such uses.

The Project involves residential uses and an Eldercare Building, and would not introduce any new major odor-producing uses that would have the potential to affect a substantial number of people. Odors associated with Project operation would be limited to those associated with on-site waste generation and disposal (e.g., trash cans, dumpsters) and occasional minor odors generated during food preparation activities. Thus, Project operation is not expected to create objectionable odors. However, while activities and materials associated with construction would be typical of construction projects of similar type and size, construction may require existing stockpiles of fertilizer to be moved or relocated, which could generate temporary odors. Therefore, impacts with regard to odors could be potentially significant, and it is recommended that this topic be analyzed further in an EIR.

IV. BIOLOGICAL RESOURCES

Would the project:

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

Potentially Significant Impact (a-b). The Project Site and surrounding area are currently developed with residential and commercial uses. The Project Site does not contain any riparian habitat or other sensitive natural communities as indicated in the City or regional plans or in regulations enforced by the California Department of Fish and Wildlife (formally California Department of Fish and Game) or US Fish and Wildlife Service, and is not located in or adjacent to a Significant Ecological Area as defined by the City.⁶ However, a channelized drainage tributary to the Los Angeles River, the Arroyo Calabasas, runs along and within the Project Site. Therefore, the Project may contain riparian areas. The Project also would involve modifications to a Site that is mostly undeveloped and retains some natural topography, with a substantial number of trees and shrubs that may serve as habitat for wildlife. The removal of such potential habitat may present an impact to unknown natural communities and wildlife species. Therefore, it is recommended that these topics be analyzed further in an EIR.

- 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?**

Potentially Significant Impact. As discussed in the response to Checklist Question IV(a), the Project Site and surrounding area are currently developed with residential and commercial uses, namely a commercial nursery. However, the Arroyo Calabasas flood control channel runs along and within the Project Site, which has flows sufficient to sustain existing mature riparian trees and other riparian vegetation adjacent to the Arroyo Calabasas. Although the Arroyo Calabasas is contained within a trapezoidal concrete channel in this area, it is unknown whether it would be considered a wetland as defined by Section 404 of the Clean Water Act. An assessment of hydrological features will be performed, which will determine whether a preliminary jurisdictional delineation would be necessary to

⁶ City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995, at page 2.18-1 through 2.18-13; <http://cityplanning.lacity.org/housinginitiatives/housingelement/frameworkfeir/FrameworkFEIR.pdf>. Accessed on August 12, 2016.

determine applicability of the Clean Water Act. Therefore, potential impacts to federally protected waters will be evaluated further in an EIR.

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

Potentially Significant Impact. As stated in the response to Checklist Question IV(a), the Project Site is developed with Boething Treeland Nursery and associated structures, and it also features some natural open space. Additionally, the Arroyo Calabasas flood control channel runs along and within the Project Site, which has flows sufficient to sustain existing mature riparian trees and other riparian vegetation adjacent to the Arroyo Calabasas. Even though the surrounding area and the Project Site are developed, the Project Site may serve as habitat for native resident or migratory species, or native wildlife nursery sites. Therefore, it is possible that the Project would interfere 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. It is recommended that this topic be analyzed further in an EIR.

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

Potentially Significant Impact. As stated in the response to Checklist Question IV(a), the Project Site is currently developed with Boething Treeland Nursery and associated buildings and structures, as well as existing native trees. There are many tree specimens, including oak trees, within the Project Site and bordering it. Project implementation would require removal of existing on-site trees. Therefore, a Protected Tree Survey will be prepared, and pending its findings, it is recommended that this topic be analyzed further in an EIR. Furthermore, as described in Section I(b) above, an evaluation of the General Plan Conservation Element's objective and related policy regarding the retention of commercial nurseries in the San Fernando Valley is recommended. Compliance with the City of Los Angeles tree protection ordinance will also be evaluated.

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

No Impact. As discussed in the response to Checklist Question IV(a), the Project Site is currently developed with Boething Treeland Nursery and associated buildings and structures. The Project Site is not located within a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation planning area.⁷ Therefore, there would be no impact to an

⁷ California Department of Fish and Wildlife, Habitat Conservation Planning, Natural Community Conservation Planning, Summary of Natural Community Conservation Plans (NCCPs), August 2015. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=15329&inline>. Accessed August 12, 2016.

adopted habitat conservation plan. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

V. CULTURAL RESOURCES

Would the project:

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

Potentially Significant Impact. A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as those associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA.

As there may be one or more buildings on the Project Site that are older than 45 years old, and as there are potential historic districts adjacent to the Project Site, a historic survey of the Project Site and immediate vicinity will be undertaken, which will include an archival records search commissioned from the California Historical Resources Information System-South Central Coastal Information Center at California State University, Fullerton, to locate previously recorded historical resources within a quarter-mile-mile radius of the Project Site (done in conjunction with the archaeological and paleontological records search); and research at the City for previous local surveys of the Project Site and vicinity. In addition, the Los Angeles General Plan Conservation Element includes an objective and related policy that encourage the retention of commercial nurseries in the San Fernando Valley, and therefore an evaluation of the Project's consistency with the Conservation Element is recommended.⁸ Therefore, it is recommended that potential impacts to historical resources within the Area of Potential Effect (APE) be further analyzed in an EIR, pursuant to CEQA Guidelines Section 15064.5.

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

Potentially Significant Impact. Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. Portions of the Project Site

⁸ Conservation Element of the City of Los Angeles General Plan; Adopted by the Los Angeles City Council September 26, 2001; Approved by the City Planning Commission March 10, 2001. Chapter II, Section 2, Animal Keeping, Nurseries, Crop Gardens. Available at: <https://planning.lacity.org/cwd/gnlpln/consvelt.pdf>. Accessed May 24, 2017.

have been previously graded and developed. Thus, surficial archaeological resources that may have existed at one time have been previously disturbed. Nonetheless, Project construction would require grading and excavation activities for building foundations that could have the potential to disturb existing but undiscovered archaeological resources. Therefore, it is recommended that this topic be further analyzed in an EIR to determine the potential for, and significance of, any impacts on archaeological resources.

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

Potentially Significant Impact. Portions of the Project Site have been previously graded and developed or paved. However, the Project Site contains marked variations in terrain, including hills and slopes, some of which could be considered unique geologic features and would be modified during construction. Therefore, the Project may directly or indirectly destroy a unique geologic feature. Moreover, the Project would require grading and excavation for subterranean building features that could extend into native soils potentially containing undiscovered paleontological resources. Therefore, it is recommended that this topic be analyzed further in an EIR to determine the potential for, and significance of, any impacts on paleontological resources.

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

Potentially Significant Impact. As previously indicated, portions of the Project Site have been previously graded and developed. Nonetheless, the Project Site would require excavation that would extend into native soils. Since the potential exists to encounter human remains during excavation activities, it is recommended that this topic be analyzed further in an EIR to determine the potential for, and significance of, any disturbances of human remains.

VI. GEOLOGY AND SOILS

In accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD decision, the project would have a significant impact related to geology and soils if it results in any of the following impacts to future residents or users:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Potentially Significant Impact. The seismically active region of southern California is crossed by numerous active and potentially active faults and is underlain by several blind thrust faults. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those that have shown evidence of movement within the

past 11,000 years (i.e., during the Holocene Epoch). Potentially active faults are those that have shown evidence of movement between 11,000 and 1.6 million years ago (i.e., during the Pleistocene Epoch). Inactive faults are those that have exhibited displacement greater than 1.6 million years before the present (i.e., during the Quaternary Epoch). Blind thrust faults are low angle reverse faults with no surface expression. Due to their buried nature, the existence of blind thrust faults is not usually known until they produce an earthquake.

Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. The CGS has established earthquake fault zones known as Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults to assist cities and counties in planning, zoning, and building regulation functions. These zones identify areas where potential surface rupture along an active fault could prove hazardous and identify where special studies are required to characterize hazards to habitable structures. In addition, the City's General Plan Safety Element has designated fault rupture study areas extending along each side of active and potentially active faults to establish areas of hazard potential due to fault rupture.

The Project Site is not located with an Alquist-Priolo Earthquake Fault Zone and the closest fault is the Malibu Coast Fault, 10.4 kilometers away.⁹ However, since the Project Site is located within the seismically active Southern California region, the Project could expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. In order to adequately address these conditions, it is recommended that this topic be analyzed further in an EIR. EIR analysis will identify the potential for fault rupture to occur on the Project Site based on additional site-specific data collected as part of the geotechnical investigation for the Project.

ii) *Strong seismic ground shaking caused in whole or in part by the exacerbation of the existing environmental conditions?*

Potentially Significant Impact. The Project Site is located within the seismically active Southern California region and is not subject to a substantially greater seismic risk than other properties in the city. The level of ground shaking that would be experienced at the Project Site from active or potentially active faults or blind thrust faults in the region is a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology.

While it is likely that future earthquakes produced in southern California would shake the Project Site, modern, well-constructed buildings are designed to resist ground shaking through the use of shear panels and other forms of building reinforcement. As with any new construction in the City and State, design and construction techniques for the Project would be required to conform to the current seismic design provisions of the 2013 CBC (as amended by the City's Building Code), which incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety.

With conformance to the 2013 CBC, construction of the Project would be feasible from a geotechnical standpoint. However, due to the Project's proximity to active faults, it is recommended that the Project

⁹ City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS), Parcel Profile Report: 23475 Long Valley Road. Generated August 15, 2016.

site's soil characteristics and Project design be further evaluated. Therefore, it is recommended that this topic be analyzed further in an EIR. EIR analysis will identify the potential for seismic ground shaking and take into consideration the impact of seismic activity on future development, as well as compliance with the most recent regulatory requirements regarding seismic safety, based on the geotechnical investigation for the Project.

iii) *Seismic-related ground failure, including liquefaction caused in whole or in part by the exacerbation of the existing environmental conditions?*

Potentially Significant Impact. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. This fluid-like state can result in horizontal and vertical movements of soils and building foundations from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion.

The CGS has delineated seismic hazard zones in areas where the potential for strong ground shaking, liquefaction, landslides, and other ground failures due to seismic events are likely to occur. Cities and counties must regulate certain development projects within these zones until the geologic and soil conditions of a site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. In addition, the City's General Plan Safety Element has designated areas susceptible to liquefaction. The Project Site is also located in a City-designated liquefaction zone.¹⁰ Because historic groundwater levels are currently unknown, further analysis is recommended to determine the potential for, and significance of, seismic-related ground failure and liquefaction.

iv) *Landslides, caused in whole or in part by the exacerbation of the existing environmental conditions?*

Potentially Significant Impact. The Project Site is located within a City-designated Hillside Grading Area and is located in a City-designated Landslide area.^{11,12} As such, there is potential for landslides to occur on or near the Project Site. Therefore, the Project could possibly expose people or structures to potential substantial adverse effects involving landslides. EIR analysis will identify the landslide potential for the Project Site, based on a geotechnical investigation for the Project.

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

Potentially Significant Impact. Construction activities associated with the Project have the potential to result in minor soil erosion during site clearing, grading and excavation, and soil stockpiling, which may contribute to subsequent siltation and conveyance of other pollutants into municipal storm drains. Across the Project Site, it is estimated that approximately 279,500 cubic yards of soil would be cut, of which approximately 125,500 cubic yards of soil would be used for fill, leaving a total export amount of

¹⁰ City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS) Parcel Profile Report: 23475 Long Valley Road. Generated August 15, 2016.

¹¹ Ibid.

¹² City of Los Angeles General Plan Safety Element, Exhibit C: Landslide Inventory & Hillside Areas.

approximately 154,000 cubic yards of soil.¹³ Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board through the City's Stormwater Management Division. Nevertheless, it is recommended that the potential for soil erosion resulting from Project construction and operation be analyzed further in an EIR, based on the geotechnical investigation for the Project.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse caused in whole or in part by the project's exacerbation of the existing environmental conditions?

Potentially Significant Impact. Impacts related to liquefaction and landslide potential were determined to be potentially significant based on the analysis presented in the responses to Checklist Questions VI(a)(iii) and (iv), respectively.

Subsidence occurs when a void is located or created underneath a surface, causing the surface to collapse. Common causes of subsidence include tunnels or wells (i.e., oil or groundwater), beneath a surface. No oil wells are located on the Project Site.¹⁴ However, because historic groundwater levels are currently unknown, with the Project Site subject to potentially high levels of seismic activity, it is recommended that the potential for lateral spreading, subsidence, liquefaction, and collapse be evaluated in an EIR. A geotechnical evaluation will be prepared for the Project which will assess the potential for these soil stability hazards and include site-specific recommendations for Project design.

d) 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 caused in whole or in part by the project exacerbating the expansive soil conditions?

Potentially Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. Because the soils on the Project Site are currently unknown, there is potential for the soils on the Project Site to be subject to expansion and shrinkage resulting from changes in the moisture content. Therefore, it is recommended that this topic be further evaluated in an EIR. A preliminary geotechnical evaluation will be prepared for the Project Site which will assess the potential for soil expansion and include site-specific recommendations for Project design.

¹³ These figures represent raw volumes with a 20 percent shrinkage factor.

¹⁴ City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit E—Oil Fields and Oil Drilling Areas in the City of Los Angeles; <http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf>, accessed August 15, 2016.

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

No Impact. The Project Site is located in an urbanized area where wastewater infrastructure is currently in place. The Project would connect to existing water conveyance infrastructure and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

Potentially Significant Impact. Construction and operation of the Project would increase greenhouse gas (GHG) emissions that have the potential to either individually or cumulatively result in a significant impact on the environment. In addition, the Project would generate vehicle trips that would contribute to the emission of GHGs. The amount of GHG emissions associated with the Project has not been estimated at this time. Therefore, it is recommended that this topic be further evaluated in an EIR.

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

Potentially Significant Impact. The Project would be required to comply with the City's Green Building Code pursuant to Chapter IX, Article 9, of the Los Angeles Municipal Code (LAMC). In conformance with these requirements, the Project would be designed to reduce GHG emissions through various energy conservation measures. In addition, the Project is required to implement applicable energy conservation measures to reduce GHG emissions such as those described in California Air Resources Board AB 32 Scoping Plan, which describes the approaches California will take to achieve the goal of reducing GHG emissions to 1990 levels by 2020. However, the GHG emissions associated with the Project have not been estimated at this time. Therefore, further evaluation in an EIR is required. EIR analysis will evaluate Project consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

In accordance with Appendix G of the State CEQA Guidelines, the project would have a significant impact related to hazards and hazardous materials if it would:

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

Potentially Significant Impact. Construction of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with

applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be minimal and localized to the Project Site. Operation of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, and pesticides for landscaping. The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. As with construction, any emissions from the use of such materials regarding the operation of the Project would be minimal and localized to the Project Site. However, the potential for the presence of hazardous environmental conditions on the Project Site is unknown, and therefore it is recommended that a Phase I Environmental Site Assessment be conducted and this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. The Project Site is not located within a City-designated Methane Zone.¹⁵⁻¹⁶ Buildings demolished on site may contain asbestos, lead-based paint and other materials, which would require remediation and abatement. Potential soil and water contamination impacts related to the past use of pesticides and fungicides on the Project Site would be evaluated. It is recommended that these topics be analyzed further in an EIR.

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

No Impact. There are no existing or proposed schools located within one-quarter mile of the Project Site. The nearest schools to the Project Site are Calabash Charter School, which is approximately 0.6 mile away; Miguel Leonis High School, which is approximately 0.6 mile away; El Camino Real Charter High School, which is approximately 0.7 mile away; and Woodlake Avenue Elementary School, which is approximately 1.2 miles away. Construction of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Any emissions from the use of such materials would be minimal and localized to the Project Site.

Operation of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, and pesticides for landscaping. The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. During Project operation, the limited quantities and any prescribed handling procedures of hazardous materials would not pose a risk to schools in the Project vicinity, since they would be localized to the Project Site. As such, it is concluded that the Project would

¹⁵ City of Los Angeles, Department of Building and Safety Methane and Methane Buffer Zone Map, 2004; http://cityplanning.lacity.org/eir/WetherlyProject/DEIR/Graphics/Figure%20IV.F-2_LADBS%20Methane%20and%20Methane%20Buffer%20Zone.pdf, accessed August 15, 2016.

¹⁶ City of Los Angeles Department of City Planning, Parcel Profile Report: 23475 Long Valley Road. Generated August 15, 2016.

result in no impacts related to hazardous materials at any existing or proposed schools within a one-quarter mile radius of the Project Site. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment caused in whole or in part by the project exacerbating the expansive soil conditions?**

Potentially Significant Impact. Government Code Section 65962.5, amended in 1992, requires CalEPA to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions (such as a removal action) or extensive investigations are planned or have occurred. The database provides a listing of Federal Superfund sites (National Priorities List); State Response sites; Voluntary Cleanup sites; and School Cleanup sites. It is recommended that a Phase I Environmental Site Assessment be prepared to determine whether the Project Site is currently listed on any databases, and that this topic be analyzed further in an EIR.

- 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 exacerbate current environmental conditions so as to 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 have the potential to exacerbate current environmental conditions so as to result in a safety hazard for people residing or working in the project area?**

No Impact (e-f). The Project Site is not within an airport land use plan and it is not within two miles of a public use airport or private air strip. The two nearest airports are the Van Nuys Airport and Santa Monica Municipal Airport, which are located approximately nine miles east and 15 miles southeast of the Project Site, respectively, and are the subjects of adopted land use plans. As a result, the Project would not result in a safety hazard to people residing or working within an airport land use plan or within two miles of an airport, and no impact would result. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

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

Potentially Significant Impact. The Project Site is located in an established urban area that is well served by the surrounding roadway network. Valley Circle Boulevard, which turns into Mulholland Drive, and the nearby Ventura Freeway are City-designated Selected Disaster Routes.¹⁷ While it is expected that the majority of Project construction activities would be confined on-site, short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In these instances, the Project would implement traffic control measures (e.g., construction flagmen, signage, etc.) to maintain flow and access. Furthermore, in accordance with City requirements, the Project would develop a Construction Management Plan, which includes designation of a haul route, to ensure that adequate emergency access is maintained during construction.

In addition, operation of the Project would generate traffic in the Project vicinity and would result in some modifications to access (i.e., new curb cuts for Project driveways) from the streets that surround the Project Site. The Project is required to provide adequate emergency access and to comply with LAFD access requirements. Subject to review and approval of site access and circulation plans by the LAFD, the Project would not impair implementation or physically interfere with adopted emergency response or emergency evacuation plans. Nonetheless, in order to present a conservative analysis, potential impacts to emergency response and emergency evacuation plans will be further evaluated in the EIR.

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 caused in whole or in part by the project exacerbating the expansive soil conditions?

Potentially Significant Impact. City-designated wildfire hazard areas encompass urban development in proximity to brush and hill-side terrain, which would make containment of wild fires difficult. The Project Site is within a City-designated wildfire hazard area (Fire Buffer Zone) and is designated as being within a Very High Fire Hazard Severity Zone.^{18,19} Although the Project is located in a City designated wildfire hazard area, the Project will be consistent with the City Fire Code, fire requirements, smoke/fire alarms, fully sprinklered indoor spaces, and irrigated landscaped areas. Nonetheless, in order to present a conservative analysis, potential impacts related to the exposure of people or structures to a significant risk involving wildland fires will be further evaluated in the EIR.

¹⁷ City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit H – Critical Facilities & Lifeline Systems.

¹⁸ City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit D – Selected Wildfire Hazard Areas in the City of Los Angeles.

¹⁹ City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS), Parcel Profile Report: 23475 Long Valley Road. Generated August 15, 2016.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The Project Site is currently developed with Boething Treeland Nursery and associated structures. The geography of the site and the directions of the stormwater runoff from the Project Site are currently unknown and will require a site-specific hydrology study. Construction of the Project would require earthwork activities, including grading and excavation of the Project Site and the transport of potentially contaminated soils. During precipitation events in particular, construction activities associated with the Project have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. Construction dewatering may also be necessary due to the high groundwater table. While the Project would be required to implement design features and regulatory mechanisms to avoid significant impacts to water quality standards and waste discharge requirements, it is recommended that water quality impacts be analyzed further in an EIR to disclose the potential impacts and identify the appropriate mitigation measures that would be necessary to avoid any significant impacts. EIR analysis will, in part, summarize the findings of a preliminary hydrology study prepared for the Project. The EIR will identify the potential for water quality impacts to occur and provide site-specific recommendations, as needed, to ensure compliance with applicable regulatory 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The Los Angeles Department of Water and Power (LADWP) is the water purveyor for the City. Water is supplied to the City from three primary sources, including the Metropolitan Water District's Colorado River and Feather River supplies (57%, Bay Delta 48%, Colorado River 8%), snowmelt from the Eastern Sierra Nevada Mountains via the Los Angeles Aqueduct (29%), local groundwater from the San Fernando groundwater basin (12%), and recycled water (2%).²⁰ Based on the City's most current Urban Water Management Plan (UWMP), in 2014 and 2015, LADWP had an available water supply of roughly 611,800 acre-feet, with approximately 18 percent coming from local groundwater.²¹ Groundwater levels in the City are maintained through an active process via spreading grounds and recharge basins. The Project does not propose groundwater withdrawal; however, with

²⁰ Los Angeles Department of Water and Power: Facts and Figures. Available at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=j77lkjtw_4&_afLoop=357285129360562. Accessed August 15, 2016.

²¹ Los Angeles Department of Water and Power, 2015 Urban Water Management Plan, Exhibit ES-S – Service Area Reliability Assessment for Average Weather Year, adopted July 1, 2016; https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=QOELLADWP005416&RevisionSelectionMethod=LatestReleased. Accessed August 15, 2016.

respect to groundwater recharge, currently pervious surfaces would be replaced by a greater amount of impervious surfaces. Although the Project would incorporate measures to decrease potential impacts to groundwater recharge, it is recommended that this topic be analyzed further in an EIR. EIR analysis will, in part, summarize the findings of a preliminary hydrology study prepared for the Project. The EIR will identify the potential for groundwater recharge to be impacted by the proposed Project, as well as recommendations to decrease such impacts.

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?

Potentially Significant Impact. As previously discussed, under existing conditions, most stormwater runoff is conveyed via overland sheet flow off the Project Site and into the local storm drain system via catch basins on the adjacent streets. This condition would not change as a result of the Project. The Project Site is located in an urbanized area and has limited developed or paved, impervious areas, as well as natural, pervious surfaces associated with nursery uses. As a result, the Project would not be expected to materially increase the quantity of urban runoff from the Project Site. However, construction of the Project would temporarily alter the existing drainage pattern of the Project Site, particularly during excavation and grading activities; moreover, soils that are potentially contaminated would require removal from the Project Site. If a precipitation event were to occur during these activities, exposed sediments could be carried off-site and into the local storm drain system, thereby causing siltation. In addition, the change in on-site drainage patterns resulting from the Project could also result in limited soil erosion. Therefore, it is recommended that this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. While the Project Site is under construction, the rate and amount of surface runoff generated on-site would fluctuate. However, during the temporary construction period, anticipated to begin in 2020/2021 and completed in 2026, compliance with applicable regulations would preclude fluctuations that result in flooding. Construction is expected to take place in multiple and potentially overlapping phases; however, construction activities would take place on an intermittent basis, and not all portions of the Project Site would be under construction concurrently. With regard to operations, the Project would implement BMPs in accordance with the City's LID Ordinance and SUSMP to, at a minimum, maintain the volume and water quality of first-flush stormwater flows from the Project Site. Nevertheless, the Project would alter the drainage patterns on-site and is required to demonstrate that its design links site drainage to the local drainage network so as not to adversely affect flooding conditions. Therefore, it is recommended that this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. The Project Site is primarily covered with pervious surfaces, with some small impervious surfaces including surface parking lots and internal circulation roadways. Stormwater runoff currently flows into the City's storm drain system and also percolates naturally into on-site soils. There are no known deficiencies in the local stormwater system. Project construction has the potential to create sources of polluted runoff due to impacted soils (if any) existing on the Project Site. Further evaluation is needed to determine the potential for, and significance of, Project impacts on water quality. Therefore, it is recommended that this topic be analyzed further in an EIR.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. As discussed in the response to Checklist Question IX(a), construction and operational BMPs implemented as part of the Project's SWPPP, the City's LID Ordinance and SUSMP, and good housekeeping practices are intended to preclude sediment and hazardous substances from entering stormwater flows. While these are expected to avoid significant impacts to water quality standards and waste discharge requirements, it is recommended that water quality impacts be analyzed further in an EIR to disclose potential impacts and identify the appropriate design features and regulatory compliance mechanisms, necessary to avoid any significant impacts.

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?

No Impact (g-h). The Project Site is not located within a flood zone, including the 100-year flood zone designated by the Federal Emergency Management Agency (FEMA).^{22,23} Thus, no flood zone impacts would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is necessary.

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?

No Impact. As previously discussed, the Project Site is not located within a designated floodplain. Further, the Project Site is not located with a potential inundation area, being located west of the inundation area for the Los Angeles River.²⁴ Additionally, there are no levees or dams in the Project

²² City of Los Angeles Department of City Planning, Parcel Profile Report: 23475 Long Valley Road. Generated August 15, 2016.

²³ Federal Emergency Management Agency, Flood Insurance Rate Map Number 06037C1267F, Effective Date September 26, 2008.

²⁴ City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit G, Inundation & Tsunami Hazard Areas, March 1994.

vicinity. Therefore, no impact associated with flooding, including flooding due to the failure of a levee or dam, would occur. No further analysis of this topic in an EIR is necessary.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant disturbance undersea, such as a tectonic displacement of sea floor associated with large, shallow earthquakes. Mudflows occur as a result of downslope movement of soil and/or rock under the influence of gravity.

With respect to tsunami hazards, the Project Site is located approximately nine miles inland (north) from the Pacific Ocean, and therefore would not be subject to a tsunami. Furthermore, the Project Site is not located in a City-designated tsunami hazard area.²⁵ The Project Site is located in an area of urban development, with no enclosed bodies of water nearby, and as such there is no potential for inundation from seiche or mudflows. Therefore, no impacts would occur due to inundation by tsunami or mudflow. No further analysis of this topic is necessary.

X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

Less Than Significant Impact. The Project Site is located within the Canoga Park–Winnetka–Woodland Hills–West Hills Community Plan area in the City of Los Angeles and is improved with Boething Treeland Nursery and associated buildings and structures. The Project vicinity is generally built out with a variety of residential and commercial uses and roadway infrastructure. The Project would introduce new residential uses and an Eldercare Building to the Project Site, in conformance with proposed Project entitlements, and be similar to adjacent and nearby land uses. While the Project would result in minor changes to the way vehicles access the Project Site, it would not involve changes to any circulation facilities in the surrounding community.

With regard to land use relationships, the Project would provide a mix of residential uses and an Eldercare Building. As such, the nature of Project land uses would be in keeping with the residential uses surrounding the Project Site. The Project would not introduce land uses inconsistent with development in the local area or affect existing land use relationships. Accordingly, the Project would not physically divide an established community and related impacts would be less than significant impact. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

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

²⁵ Ibid.

ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project Site is located in multiple zones within the Community Plan area. The Project Site is split-zoned RA-1VL (Suburban Zone), RA-1 (Suburban Zone), A1-1 (Agricultural Zone), A1-1XL (Agricultural Zone), PF-1XL (Public Facilities), and RE11-1 (Residential Estate Zone). In addition, City Zoning Information (ZI) files are applicable to the Project Site, including ZI No. 2348, “Equine Keeping in the City of Los Angeles,” ZI No. 2427, “Freeway Adjacent Advisory Notice for Sensitive Uses,” and ZI No. 2462, “Modifications to Single-Family Zones and Single Family Zone Hillside Area Regulations.”

Under the Community Plan, the Project Site has multiple designations that include General Commercial, which corresponds with the C1 (Limited Commercial), C1.5 (Limited Commercial), C2 (Commercial), C4 (Commercial), RAS3 (Residential/Accessory Services), and RAS4 (Residential/Accessory Services) Zones; Very Low Residential, which corresponds with the RE20 (Residential Estate-20,000 square feet per lot), RA (Suburban), RE15 (Residential Estate-15,000 square feet per lot), and RE11 (Residential Estate -11,000 square feet per lot) Zones; Open Space (on portions where the flood control channel lies) which corresponds with the OS (Open Space), and; and Public Facilities, which corresponds with the PF Zone (Public Facilities).

An update to the Community Plan (CPC-1997-0041-CPU; Council File 98-1957) redesignated the southern 3.8 acres of the Subject Property General Commercial and established Footnote 2. However, this 3.8-acre area appears to have been incorrectly labelled as Neighborhood Commercial on the Community Plan Map. As such, development on the Project Site is limited by Footnote 2 on the General Plan Land Use Map for the Canoga Park –Winnetka–Woodland Hills–West Hills Community Plan. Footnote 2 reads as follows:

“Commercial Development Limitations Treeland Nursery

If any future zone change to a commercial zone is approved on this property, the ordinance shall be [sic] include permanent [Q] conditions limiting maximum square footage over the 3.8 acres currently designated General Commercial to a Floor Area Ratio of .5:1, and limiting the maximum square footage of development over the entire 10.5 acre ownership to a Floor Area Ratio of .5:1, up to 228,690 sq.ft. [sic] limiting uses to those first permitted in the C1.5 zone, limiting the maximum height of any structures to 30 feet, and providing an equestrian trail easement to the major backbone of the Santa Monica Mountains Conservancy Trail System, establishing minimum landscape setbacks from adjacent residential property and from the property line along the Long Valley Road frontage of 25 feet, and limiting primary ingress and egress to Valley Circle Boulevard. Any use of Long Valley Road for ingress or egress shall be determined after the Department of Transportation conducts a traffic study as part of any future discretionary review. Any modification of these conditions shall be through a Plan Amendment or Zone Change that will include its own environmental determination.”

Evaluation of the potential environmental effects of the Project’s requested entitlements and approvals, and of Project compliance with other applicable plans, policies, and regulations, is recommended in an

EIR. EIR analysis will evaluate Project consistency with the LAMC and other applicable land use plans, policies, and regulations.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As discussed in the response to Checklist Question IV(a), the Project Site is currently developed with Boething Treeland Nursery and associated buildings and structures. The Project Site is not located within a habitat conservation plan area, natural community conservation plan area, or other approved local, regional, or State habitat conservation plan area.²⁶ Therefore, there would be no impact to any habitat conservation plan. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

XI. MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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

No Impact (a-b). The Project Site is not classified by the City as containing significant mineral deposits.²⁷ Furthermore, the Project Site is not designated as an existing mineral resource extraction area by the State of California or the U.S. Geological Survey.²⁸ Additionally, the Project Site is designated for Residential, Commercial and Open Space uses within the City General Plan Framework and is not designated for mineral extraction land use. Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. No impacts to mineral resources would occur. Further analysis of mineral resources is not necessary in and EIR and no mitigation measures are required.

²⁶ California Department of Fish and Wildlife, Habitat Conservation Planning, Natural Community Conservation Planning, Summary of Natural Community Conservation Plans (NCCPs), August 2015. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=15329&inline>. Accessed August 12, 2016.

²⁷ City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995, Figure GS-1 – Areas Containing Significant Mineral Deposits in the City of Los Angeles.

²⁸ California Geological Survey/U.S. Geological Survey, 2008 Minerals Yearbook, California, July 2012; <http://minerals.usgs.gov/minerals/pubs/state/2008/myb2-2008-ca.pdf>. Accessed August 15, 2016.

XII. NOISE

Would the project result in:

a) Exposure of persons to, or generation of, noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a short-term basis. Additionally, operation of the Project may increase existing noise levels as a result of Project-related traffic, the operation of heating, ventilation, and air conditioning (HVAC) systems, loading and unloading of trucks, and use of recreation areas. As such, nearby residential or other sensitive uses could potentially be affected. Therefore, it is recommended that the Project's potential to exceed noise standards be analyzed further in an EIR.

b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the Project may generate groundborne vibration and groundborne noise (i.e., sound caused by the vibration of building surfaces such as walls or windows as vibration propagates into a building) caused by Project Site grading, clearing activities, and haul truck travel. In addition, Project construction may require pile driving. As such, the Project would have the potential to generate or expose people to excessive groundborne vibration and noise levels during short-term construction activities. In addition to the potential to expose people to potential groundborne vibration, there is the potential for the Project to generate construction-related vibration that may impact adjacent historical resources. Therefore, vibration monitoring and other actions may be warranted to reduce any potential vibration effects. It is recommended that this topic be analyzed further in an EIR. The EIR's vibration analysis will take into consideration the potential for the Project to cause groundborne vibration at nearby buildings and receptors.

Given the land uses proposed, Project operation would not generate groundborne vibration or groundborne noise at levels beyond those which currently characterize the existing urbanized Project vicinity. As such, operation of the Project would not have the potential to expose people to excessive groundborne vibration or groundborne noise, resulting in a less than significant impact. Therefore, no further analysis of operational groundborne vibration or groundborne noise is necessary in an EIR and no mitigation measures would be necessary.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed in the response to Checklist Question XII(a), Project operation may increase existing noise levels as a result of Project-related traffic, the operation of HVAC systems, loading and unloading of trucks, and use of recreational areas. Therefore, it is recommended that

potential impacts associated with a permanent increase in ambient noise levels be analyzed further in an EIR.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. As discussed in the response to Checklist Question XII(a), construction of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that generate noise on a short-term basis. In addition, Project construction may require pile driving. Therefore, it is recommended that potential impacts associated with a temporary or periodic increase in ambient noise levels be further analyzed in an EIR.

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?

No Impact (e-f). As discussed in the responses to Checklist Questions VIII(e) and (f), the Project Site is not located within an airport land use plan or within two miles of an airport. The two nearest airports are the Van Nuys Airport and Santa Monica Municipal Airport, which are located approximately nine miles east and 15 miles southeast of the Project Site, respectively. Therefore, the Project would not expose its future residents or residents within the Project vicinity to excessive noise levels from airport use. No further analysis of this topic in an EIR is necessary and no mitigation measures are required.

XIII. POPULATION AND HOUSING

Would the project:

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)?

Potentially Significant Impact. The Project is located within the jurisdiction of the Southern California Association of Governments (SCAG), a Joint Powers Agency established under California Government Code Section 6502 et seq. SCAG's mandated responsibilities include developing plans and policies with respect to the region's population growth, transportation programs, air quality, housing, and economic development. In April 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). The 2016 RTP/SCS presents the transportation vision for the region through the year 2040 and provides a long-term investment framework for addressing the region's transportation and related challenges. It also includes projections of population, households, and employment through 2040. Furthermore, the City's General Plan including its community plans address growth in the region.

The proposed Project would cause an increase in population, construct new houses and would create new employment opportunities. Due to the Project's projected population increase, along with increased housing and employment, a detailed analysis will be required as part of the EIR that compares the Project's contribution to population, housing, and employment growth to SCAG's 2016 RTP/SCS, the Community Plan and Citywide projections and policies regarding future development.

- 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?**

No Impact (b-c). The Project Site is currently developed with Boething Treeland Nursery and associated buildings and structures. There is one single-family dwelling currently located on the Project Site; however, it has been used exclusively as an office for Boething Treeland Nursery operations since 2010. Thus, the Project would not result in the demolition of existing occupied housing units. Since no existing housing would be displaced, there is no necessity for the construction of replacement housing elsewhere. Further analysis of this topic in an EIR is not necessary and no mitigation measures are required.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, 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:

- a) *Fire protection?***

Potentially Significant Impact. The Los Angeles Fire Department (LAFD) provides fire protection and emergency medical services in the City. The LAFD Fire Station that serves the Project Site is the Valley Bureau Fire Station #105 located at 6345 Fallbrook Avenue approximately two miles northeast of the Project Site. Fire Station #68 is in the Project vicinity and is located at 24130 Calabasas Road approximately one mile west of the Project Site. The Project Site is also located in a Very High Fire Hazard Severity Zone.²⁹

During Project construction, temporary lane closures on the curb lanes of the roadways adjacent to the Project Site may be required. Further evaluation is needed to determine the potential for, and significance of, any impacts that temporary lane closures could have on emergency response times.

Because the Project would introduce new buildings, residents, guests, and employees to the site, Project implementation would increase demand for LAFD fire protection and emergency medical services. As

²⁹ City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS), Parcel Profile Report: 23475 Long Valley Road. Generated August 15, 2016.

such, the potential exists for impacts on emergency response times. Therefore, it is recommended that potential impacts associated with fire protection and emergency medical services be analyzed further in an EIR.

b) Police Protection?

Potentially Significant Impact. The Los Angeles Police Department (LAPD) provides police protection services in the City. The nearest LAPD Station is the Valley Bureau Topanga Community Police Station located at 21501 Schoenborn Street, approximately 4.7 miles from the Project Site.

During construction, temporary lane closures of the curb lanes of roadways adjacent to the Project Site may be required. Further evaluation is needed to determine the potential for impacts on police response times in the event temporary lane closures occur.

Because the Project would introduce new structures, residents, guests, and employees to the Project Site, greater demand on LAPD police protection services could be generated. Therefore, it is recommended that potential impacts associated with police protection services be analyzed further in an EIR.

c) Schools?

Potentially Significant Impact. The Project Site is located within the jurisdiction of the Los Angeles Unified School District (LAUSD), and specifically within LAUSD Northwest Local District 3. The Project Site is within the attendance boundaries of El Camino Real Charter High School, George Ellery Hale Charter Academy, and Lockhurst Drive Charter Elementary. These schools are currently operating on a single-track calendar, whereby instruction generally begins in mid-August and continues through early June.

Because the Project would introduce a new resident population and employees to the Project Site, a greater demand on LAUSD schools would be generated. Therefore, potential impacts to local schools will be analyzed further in an EIR.

d) Parks?

Potentially Significant Impact. Because the Project would introduce new residents, guests, and employees to the Project Site who may visit nearby parks, greater demand on existing public recreational and park facilities and services would be generated. The Project would provide on-site open space as required by the LAMC and other regulations. The Project would contain a total of approximately 22 acres of open space. Additionally, there would also be a community garden, a pet park, pedestrian walkways, a community room, a community pool, and a children's playground. There would also be a hiking trail located between the Garden Homes area and the Single-Family Homes. Landscape buffers and hillside buffers to the existing residences will be provided on the north and southern ends of the Project Site. These facilities would reduce the Project's demand for use of existing public recreational and park facilities. Nevertheless, it is recommended that potential residual impacts on park services in the Project area be analyzed further in an EIR.

e) Other Governmental Services (including roads)?

Potentially Significant Impact. The Los Angeles Public Library (LAPL) provides library services to the City. Because the Project would introduce new residents, guests, and employees to the Project Site, demand on LAPL library services could increase. Therefore, it is recommended that potential impacts associated with library services be analyzed further in an EIR.

During construction and operation of the Project, other governmental services, including roads, would continue to be utilized. Project residents, patrons, visitors, and employees would use the existing road network, without the need for new roadways to serve the Project Site. As discussed in Checklist Question XVI., Transportation/Traffic, the Project could result in an increase in the number of vehicle trips attributable to the Project Site. However, the additional use of roadways would not be excessive and would not necessitate the upkeep of such facilities beyond normal requirements. Therefore, the Project would result in less than significant impacts on other governmental services, including roads. Further analysis of other governmental services, including roads, is not necessary and no mitigation measures would be required.

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?

Potentially Significant Impact. As discussed in the response to Checklist Question XIV(d), because the Project would introduce new population to the Project Site, greater demand on existing public recreational and park facilities and services could be generated. Therefore, it is recommended that this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. As discussed in the response to Checklist Question XIV(d), the Project would provide both publically accessible and private open space and other on-site recreational amenities. While the Project may result in an increased demand on off-site recreational facilities, due to the new Project-generated population increase, the development of such amenities may require the construction or expansion of off-site recreational facilities or cause additional adverse physical effects on the environment. Therefore, it is recommended that this topic be analyzed further in an EIR.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

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?

Potentially Significant Impact. The Project Site is subject to the LADOT standards and guidelines regarding trip generation and levels of service (LOS) for the street system. The Project would add traffic to local and regional transportation systems. The Project would develop the Project Site with 121 residential dwelling units and 60,527 square feet within the Eldercare Building, which would provide new employment opportunities. These uses would add traffic to local and regional transportation systems. Thus, operation of the Project could adversely affect the existing capacity of the street system or exceed an established LOS standard. Project construction would also result in a temporary increase in traffic due to construction-related truck trips and worker vehicle trips. Therefore, traffic impacts during construction could also adversely affect the street system. As the Project has the potential to result in a significant traffic impact, it is recommended that this topic, including mass transit and non-motorized travel be analyzed further in an EIR.

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?

Potentially Significant Impact. The congestion management program (CMP) is a State-mandated program enacted by the State legislature to address the impacts that urban congestion has on local communities and the region as a whole. Metro is the local agency responsible for implementing the requirements of the CMP. New projects located in the City must comply with the requirements set forth in the Metro's CMP. The Project would generate vehicle trips which could potentially add trips to a freeway segment or CMP intersection. As such, it is recommended that this topic be analyzed further in an EIR.

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?

No Impact. As discussed in the response to Checklist Question VIII(e), the two nearest airports are the Van Nuys Airport and Santa Monica Municipal Airport, which are located approximately nine miles east and 15 miles southeast of the Project Site, respectively. As such, the Project Site is not within any flight paths; does not propose any construction that requires notification of the Federal Aviation Administration; and would not result in a change in air traffic patterns including, increases in traffic levels or changes in location that would result in substantial safety risks. As no impact would occur, further analysis of this topic in an EIR is not required, and no mitigation measures are required.

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

Potentially Significant Impact. The roadways adjacent to the Project Site are part of an established urban roadway network and contain no sharp curves or dangerous intersections. However, the Project would increase the number of vehicle trips to and from the Project Site, construct new access driveways and internal circulation, add surface parking, and create new pedestrian paths and stairways. Additionally, the Project could result in an increase in traffic levels in the Project area. During construction, access on and near the Project Site could be temporarily disrupted resulting in conflicts with vehicles, pedestrians and/or bicyclists. Considering these factors, further analysis of this topic in an EIR is recommended.

e) Result in inadequate emergency access?

Potentially Significant Impact. Direct vehicular access to the Project Site is provided via Long Valley Road, which connects the Project Site to Valley Circle Boulevard, Ventura Boulevard, and the Ventura Freeway. While it is expected that the majority of construction activities for the Project would be confined on-site, short-term construction activities may temporarily affect emergency access on segments of adjacent streets during certain periods of the day. In addition, the Project would alter the way vehicles ingress and egress the Project Site, and generate traffic in the Project vicinity and would result in some modifications to access from the streets that surround the Project Site. Thus, it is recommended that this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. The Project Site is located in an area with existing public transportation. Bus service is provided by Metro and LADOT. The LADOT Commuter Express Route 423 travels along Ventura Boulevard with a stop at Avenue San Luis and Mulholland Drive. Bus 169 has multiple stops along Mulholland Drive at Calabasas, Avenue San Luis, and Spielberg Drive. Further, per the City's 2010 Bicycle Plan, Valley Circle Boulevard/Mulholland Drive and Ventura Boulevard are listed as a designated Bicycle Lanes.³⁰ The 2010 Bicycle Plan also identified the same streets as part of the Backbone Bikeway Network.

Although the Project Site is well served by public transportation, it is anticipated to improve the pedestrian experience through the provision of improved sidewalks and ground-level uses, and is not expected to interfere with or degrade the performance or safety of public transit, bicycle, or pedestrian facilities. It is recommended that the Project's potential for impacts during construction and its consistency with policies, plans, and programs supporting alternative transportation be analyzed further in an EIR.

³⁰ Los Angeles Department of City Planning, 2010 Bicycle Plan, Exhibit D: 2010 Bicycle Plan Designated Bikeways. Available at: (*Footnote Continued*) <http://planning.lacity.org/cwd/gnlpln/transelt/NewBikePlan/Txt/LA%20CITY%20BICYCLE%20PLAN.pdf>. Accessed August 16, 2016.

XVII. TRIBAL CULTURAL RESOURCES

Would the project:

- a) **Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?**
- b) **Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Potentially Significant Impact (a-b). Project notification and request to consult letters were transmitted by the City to ten Native American individuals and organizations on the City's AB 52 Notification List in November 2016; however, the tribal consultation process has not yet been completed. As such, the results of the consultation process will be documented, and potential impacts to tribal cultural resources will be analyzed further in an EIR.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Potentially Significant Impact. The City Department of Public Works (LADPW) provides wastewater services for the Project Site. Any wastewater that would be generated at the site would be treated at the Hyperion Treatment Plant (HTP). The HTP is a part of the Hyperion Treatment System, which also includes the Tillman Water Reclamation Plant (TWRP) and the Los Angeles-Glendale Water Reclamation Plant (LAGWRP). The HTP is designed to treat 450 million gallons per day (mgd) HTP has an average dry water flow of approximately 362 mgd, leaving approximately 88 mgd of capacity

available.^{31,32} The discharge of effluent from the HTP into Santa Monica Bay is regulated by the HTP's NPDES Permit issued under the Clean Water Act and is required to meet the Regional Water Quality Control Board (RWQCB)'s requirements for a recreational beneficial use. The Project would result in new sources of wastewater generated at the Project Site with the development of the new residential and commercial uses along with related amenity facilities and open space. The incremental quantity of wastewater generated by the Project could potentially result in impacts with respect to wastewater treatment. Therefore, it is recommended that this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. Water and wastewater systems consist of two components, the source of the water supply or place of sewage treatment, and the conveyance systems (i.e., distribution lines and mains) that link these facilities to the Project Site. Given the Project's proposed increase in developed floor area on the Project Site, it is recommended that this topic be analyzed further in an EIR.

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?

Potentially Significant Impact. Under existing conditions, the Project Site is developed with Boething Treeland Nursery and associated structures. Current drainage flows on the Project Site are unknown and will be determined in a site-specific hydrology study. Project implementation would require grading and alterations to the drainage patterns in Project Site and would require verification of available capacity in the municipal storm drain system. Therefore, it is recommended that this topic be evaluated in an EIR. EIR analysis will include the findings of the preliminary hydrology study for the Project, to be prepared for the Project by a civil engineer.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. Given the increased development that would occur on the Project Site, the Project would generate an increase in water demand beyond existing conditions. Changes to water availability and water regulations, as well as potential conservation of water resources are important considerations in the ability of Project to support its on-site guests and visitors. Further, Sections 10910-10915 of the State Water Code (Senate Bill [SB] 610) requires the preparation of a water supply assessment (WSA) demonstrating sufficient water supplies for a project that is: 1) a shopping center or

³¹ The HTP is an end-of-the-line plant, subject to diurnal and seasonal flow variation. It was designed to provide full secondary treatment for a maximum-month flow of 450 mgd, which corresponds to an average daily waste flow of 413 mgd, and peak wastewater flow of 850 mgd. (Information regarding peak flow is included in the IRP, Facilities Plan, Volume 1, Wastewater Management, July 2004; page 7-3.)

³² City of Los Angeles Bureau of Sanitation, Hyperion Water Reclamation Plant. Available at: https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=modqzb18f_4&_afLoop=33199812189076655. Accessed August 16, 2016.

business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; 2) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of space, or 3) any mixed-use project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling unit subdivision. As the Project Site will not meet any of these established thresholds, a WSA will not be required for this Project. Although a WSA is not requirement, this topic will be further analyzed in the EIR, in order to assess projected water demand associated with the Project and its relation to current water supplies.

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?

Potentially Significant Impact. Given the increase in developed floor area proposed on the Project Site, the Project would result in an increase in wastewater generation compared to existing conditions. Therefore, it is recommended that this topic be analyzed further in an EIR. As discussed in the response to Checklist Question XVII(b), the EIR will incorporate the findings of a site-specific preliminary sewer study to be prepared for the Project by a civil engineer.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. Solid waste management in the City involves both public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. The Los Angeles Bureau of Sanitation (BOS) is responsible for developing strategies to manage solid waste generation and disposal in the City. The BOS collects solid waste generated primarily by single-family dwellings, small multi-family dwellings, and public facilities. Private hauling companies collect solid waste generated primarily from large multi-family residential, commercial, and industrial properties. The City does not own or operate any landfill facilities, and the majority of its solid waste is disposed of at in-County landfills.

In December 2015, the County of Los Angeles Department of Public Works released the 2014 Los Angeles County Integrated Waste Management Plan (CoIWMP) (the most recent available).³³ As indicated therein, the remaining disposal capacity for the County's Class III landfills is estimated at approximately 112 million tons as of December 31, 2014. In addition to in-County landfills, out-of-County disposal facilities are also available to the City. Aggressive waste reduction and diversion programs on a Countywide level have helped reduce disposal levels at the County's landfills, and based on the CoIWMP, the County anticipates that future Class III disposal needs can be adequately met through 2029 through some combination of the following strategies (Scenarios II through VII of the 2014 Annual Report): supporting and increasing exportation of waste to out-of-County facilities, meeting CalRecycle's Statewide disposal target of 2.7 pounds per day, create additional alternative technology capacity, and utilizing waste-by-rail capacity to export to out-of-county landfills.

³³ County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan: 2014 Annual Report. May 2015. Available at: <http://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=3473&hp=yes&type=PDF>. Accessed August 16, 2016.

Project construction would require site preparation (clearing), earthwork (grading and excavation), and new construction of multiple buildings on the Project Site. Each of these activities would generate demolition waste including but not limited to soil, asphalt, wood, paper, glass, plastic, and metals. Project operation would likely be reduced by the recycling efforts in the City. As the total amount of construction debris is currently unknown, it is recommended that this topic be analyzed further in an EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939) which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB939 establishes an integrated waste management hierarchy consisting of (in order of priority): 1) source reduction; 2) recycling and composting; and 3) environmentally safe transformation and land disposal. Additionally, the City is currently implementing its “Zero-Waste-to-Landfill” goal to achieve zero waste to landfills by 2025 to enhance the Solid Waste Integrated Resources Planning Process. Recycling efforts in the City in accordance with AB 939 achieved a solid waste diversion rate of 76.4 percent in 2011, the most recent year data is available.

The project would be consistent with the applicable regulations associated with solid waste. Specifically, the Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that developments include a recycling area or room of specified size on the Project Site.³⁴ Further, the Project would comply with the City’s Construction and Demolition Waste Recycling Ordinance. The Project would also promote compliance with AB 939 and City waste diversion goals by providing clearly marked, source sorted receptacles to facilitate recycling. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste, a less than significant impact would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is necessary.

XIX. 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?

Potentially Significant Impact. As discussed in the response to Checklist Question IV, the Project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

³⁴ Ordinance No. 171,687 adopted by the Los Angeles City Council on August 6, 1997.

As discussed within this Initial Study, the Project could result in environmental impacts that have the potential to degrade the quality of environment. Potentially affected resources include Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems. An EIR will be prepared to analyze and document these potentially significant impacts.

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

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of a given Project are combined with the impacts of related projects in proximity to the Project Site, to create impacts that are greater than those of the project alone. Related projects include past, current, and/or probable future projects whose development could contribute to potentially significant cumulative impacts in conjunction with a given project.

Each of the topics determined to have the potential for significant impacts within this Initial Study, will be subject to further evaluation in an EIR, including evaluation of the potential for cumulatively significant impacts. Topics for which Initial Study determinations were "No Impact" or "Less Than Significant Impact" have been determined not to have the potential for significant cumulative impacts.

With respect to potential contributions to cumulative impacts for mineral resources, the Project Site is located in an urbanized area and not located in an area designated as containing significant mineral resources. Like the Project, other development occurring in the area would also not contain significant mineral resources. Therefore, Project implementation would not be expected to result in a considerable contribution to cumulatively significant impacts on mineral resources.

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

Potentially Significant Impact. As discussed throughout this Initial Study, the Project could result in potentially significant environmental impacts associated with Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems. These impacts could have potentially adverse effects on human beings, and further analysis of these impacts is recommended in an EIR.