Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

NOTICE OF PREPARATION

DATE: January 8, 2010

PROJECT TITLE: Quest Ranch Assisted Living Facility

PROJECT NO.: R200901566

CASE NOS.: RENVT200900096
RCUPT200900111
ROAKT200900036

APPLICANT: Chad Presnell
Topanga One, LLC
10500 Vestone Way, Los Angeles, CA 90077

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above. In compliance with Section 15082 of the CEQA *Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PROJECT LOCATION AND EXISTING CONDITIONS

The proposed project site is located in unincorporated Los Angeles County, within the Santa Monica Mountains North Area Plan area. The site, at 4001 North Topanga Canyon Boulevard, is located approximately 0.5 mile south of Mulholland Drive. The site is bordered on the west by the Alice C. Stelle Middle School, on the northwest by single-family residences, on the north by a mobile home park, on the east by single-family residences, and on the northeast and south by naturally vegetated, undeveloped land. The undeveloped land to the southeast is parkland. The city of Calabasas lies to the west and south, and the city of Los Angeles lies to the northeast.

The northeastern portion of the project site is currently developed with an equestrian facility, a horse corral, and a single family residence. These structures would be demolished for development of the proposed project. The remainder of the site is vacant, undisturbed land. The topography of the site consists of a gentle to steep, north- to northwest-facing slopes. Vegetation on site consists primarily of native chaparral and coastal sage scrub species that are characteristic of the Santa Monica Mountains. The major plant communities observed on the project site consist of Greenbark Ceanothus Chaparral, Scrub Oak Chaparral, and Mixed Sage Scrub. Coast live oak trees *(Quercus agrifolia)* and Scrub oak trees (*Quercus berberidifolia*) are present on-site, and California black walnut *(Juglans californica* var. *californica)* trees were observed

within a north-south running drainage on the eastern portion of the property. The site contains two water courses draining from south to north to the Los Angeles River.

PROJECT DESCRIPTION

The proposed project consists of the development of a senior citizen assisted living facility. A total of 285 beds would be provided, and residents would share communal facilities, including a dining room, television room, etc. Four three-story buildings would be developed, each 35 feet tall. A total of 310 parking spaces would be provided, 102 more than the 208 required by code. A total of 79 spaces would be provided in three surface parking areas, and the remaining 231 spaces would be provided in the basement levels beneath each building. Terraces, decks and roof-top gardens are proposed on all buildings. Following project implementation, approximately 18 percent of the site would be developed and approximately 82 percent of the site would be open space. More specifically, approximately 2 acres (6 percent) of the site would be developed with buildings; approximately 5 acres (13 percent) of the site would be developed with driveways, roads, parking areas, sidewalks, and building terraces; approximately 17 acres (40 percent) of the site would be landscaped area; and approximately 18 acres (42 percent) would be natural open space. Access would be taken from two points on Topanga Canyon Boulevard. The proposed grading, which would be balanced on-site, would involve approximately 277,000 cubic yards. The project would connect to existing water and sewer lines in the vicinity. The project includes a request for a Conditional Use Permit to allow the proposed use in the A-1-2 zone (Light Agricultural – 2 acre minimum size lot area required); an Oak Tree Permit to remove approximately 94 oak trees and encroach upon the protected zone of approximately 92 additional ordinance-sized oak trees out of 246 oak trees on site. Approximately 60 oak trees would remain; a Conditional Use Permit for development in a Hillside Management Area, for grading exceeding 5,000 cubic yards within the Santa Monica Mountains North Area Community Standards District (CSD), and to address a possible lot line adjustment for relocation of two or more lot lines between three or more contiguous parcels in a hillside area.

The site is located in the Santa Monica Mountains North Area Plan and is designated N-2 Rural Residential 2 (not to exceed a maximum density of one dwelling unit per 2 acres). The entire project site is zoned A-1-2. The proposed use is subject to permitted use when more than six persons will be housed in an adult residential facility in the A-1-2 zone. The approval of a Conditional Use Permit is required. The project would be consistent with the Area Plan and Zoning designations for the site.

ENTITLEMENT REQUIREMENTS & DISCRETIONARY APPROVALS

The following approvals are requested as part of the project:

1) A Conditional Use Permit to allow the proposed 285-bed senior citizen assisted living facility use to house more than six persons in an adult residential facility in the A-1-2 zone.
2) An Oak Tree Permit to remove approximately 94 oak trees and encroach upon the protected zone of approximately 92 additional ordinance-sized oak trees out of 246 oak trees on site. Approximately 60 oak trees would remain.
3) A Conditional Use Permit for development in a Hillside Management Area, for grading exceeding 5,000 cubic yards within the Santa Monica Mountains North Area Community Standards District (CSD), and to address a possible lot line adjustment for relocation of two or more lot lines between three or more contiguous parcels in a hillside area.

ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR

Upon review of the entitlement applications and completion of an Initial Study (attached), the County of Los Angeles Department of Regional Planning (DRP) has determined that an EIR is required to address the potential impacts associated with the proposed development. A list of the environmental issues to be addressed in the Quest Ranch Assisted Living Project EIR with a brief discussion about why the issue is included is provided below.

Geotechnical Hazards: The site is located in an area containing a landslide, according to the California Seismic Hazard Zone Map – Canoga Park Quadrangle. In addition, the project entails grading of 277,000 cubic yards.

Flood Hazards: Two drainage courses are present on the project site; both are proposed to be filled as part of the project. In addition, the proposed grading of 277,000 cubic yards and increase in impervious surfaces associated with development of the assisted living facility (i.e., streets, sidewalks, driveways, and buildings) would alter drainage patterns on the site.

Fire Hazards: The proposed project site is located in Fire Zone 4, or "Very High Fire Hazard Severity Zone."

Noise: The site is located adjacent to a middle school and residences, both of which are considered sensitive uses with regard to noise. Noise from construction and operation activities may impact on these uses.

Water Quality: Storm water runoff quality may be impacted by grading and construction activities. Grading activities could increase erosion and runoff into the two on-site drainages, which currently feed into the Los Angeles River to the north. The increase in impervious surfaces associated with development of the assisted living facility (i.e., streets, sidewalks, driveways, and buildings) will alter drainage patterns and may alter the quality of runoff.

Air Quality: The site is located adjacent to a middle school and residences, both of which are considered sensitive uses with regard to air quality. Mobile emissions generated from site preparation, construction and project traffic may have local impacts on air quality. Grading will involve 277,000 cubic yards of earth materials, which could result in the generation of fugitive dust.

Biota: The majority of the site consists of undisturbed vegetation. Coast live oak trees *(Quercus agrifolia)* and Scrub oak trees (*Quercus berberidifolia*) are present on-site, and California black walnut *(Juglans californica* var. *californica)* trees were observed within a north-south running drainage on the eastern portion of the property. The site contains two water courses draining south to north to the Los Angeles River that are proposed to be filled; therefore, a jurisdictional wetland delineation will be required. Several sensitive, threatened or endangered plant and animal species have the potential to occur on the project site.

Archaeological/Historical/Paleontological Resources: The site is located in an area containing known archaeological resources as well as paleontological resources in the Monterey formation found in the vicinity of the project site.

Visual Qualities: The project site is located on Topanga Canyon Boulevard, which is considered a route with scenic qualities. The site contains two water courses draining south to north to the Los Angeles River; a jurisdictional wetland delineation will be required. Grading totaling 277,000 cubic yards with balanced cut and fill is proposed.

Traffic/Access: Access is proposed off of Topanga Canyon Boulevard, a State highway that varies in topography and is winding in the project vicinity. A Caltrans encroachment permit will be required for egress and ingress improvements for line-of-site and safety considerations. The potential for impacts at nearby intersections and safety/hazards should be studied.

Fire/Sheriff Services: The generation of additional residents and development of additional structures may have an impact on the staffing and response times for the fire and sheriff departments that would serve the site.

Sewage Disposal: The capacity of the infrastructure that would serve the site should be studied.

Water Supply: The availability of water and the capacity of the infrastructure that would serve the site should be studied.

Utilities/Other Services: The ability of the landfill(s) that would serve the project site to accommodate the additional solid waste that would be generated by the project should be studied.

General: The project proposal would alter the pattern, scale and character of the general area and community by developing four three-story detached structures which differ from the surrounding single family residences, mobile home park, school and vacant land, and an alteration of the existing landscape through grading and oak tree removal to accommodate the new design.

Land Use: The project is subject to a permitted use for housing more than six persons in an adult residential facility in the A-1-2 zone, thereby requiring the approval of a conditional use permit. The project proposes a use other than light agricultural or single family residential use, and proposes alteration of the natural setting due to grading and oak tree removal.

In addition to evaluating the potential effects of the proposed project, the EIR will address a reasonable range of project alternatives. The EIR will also include all other sections required under the CEQA Guidelines, including Growth Inducing Impacts, Effects Found Not to be Significant, and a list of organizations and persons involved in the preparation of the EIR. Appendices containing technical reports prepared in support of the EIR and all other required appendices (e.g. NOP, comments on NOP, Initial Study) will be included.

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR.

The Scoping Meeting will be held Thursday, January 14, 2010 from 6 p.m. to 8 p.m. at the following location:

The Holiday Inn, Topanga Room
21101 Ventura Boulevard, Woodland Hills, 91364
818-883-6110

NOTICE OF PREPARATION REVIEW AND COMMENTS

The Los Angeles County Department of Regional Planning is soliciting input concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached to support the information provided in this NOP:

- Los Angeles County Initial Study
- Regional and Project Location Map
- Site Plans
- 500' Radius Map

The review period for the Notice of Preparation will be from **January 8, 2010** to **February 8, 2010 (32 days)**. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **February 8, 2010**. In your written response, please include the name of a contact person in your agency, if applicable. Please direct all written comments to the following address.

Rudy Silvas, Principal Regional Planning Assistant
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Tel: 213-974-6461
Fax: 213-626-0434
rsilvas@planning.lacounty.gov

STAFF USE ONLY

PROJECT NO: *R200901566*
CASES: *RENVT200900096*
RCUPT200900111
ROAKT200900036

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 09/14/09 Staff Members: *Rudy Silvas and Anthony Curzi*

Thomas Guide: *560-A6* USGS Quad: *Canoga Park*

Location: *4001 North Topanga Canyon, Woodland Hills, CA 91364*

Description of Project: *The project proposes the development of a senior citizen assisted living facility. A total of 285 beds would be provided, and residents would share communal facilities, including a dining room, television room, etc. Four three-story buildings would be developed, each 35 feet above grade. A total of 310 parking spaces would be provided, 102 more than the 208 required by code. A total of 79 spaces would be provided in three surface parking areas, and the remaining 231 spaces would be provided in the basement levels beneath each building. Terraces, decks and roof-top gardens are proposed on all buildings. Approximately 18 percent of the site would be developed and approximately 82 percent of the site would remain as open space. Both primary and secondary access would be taken from two access points on Topanga Canyon Boulevard. The proposed grading, which would be balanced on-site, would involve approximately 277,000 cubic yards. The project would connect to existing water and sewer lines in the vicinity and services would be provided by Las Virgenes Municipal Water District.*

The project includes a request for a Conditional Use Permit to allow the proposed use in the A-1-2 zone (Light Agricultural – 2 acre min. size lot area required); an Oak Tree Permit to remove approximately 94 oak trees and encroach upon the protected zone of approximately 92 additional ordinance-sized oak trees out of 246 oaks on site. Approximately 60 oak trees would remain; a Conditional Use Permit for development in a Hillside Management Area, for grading exceeding 5,000 cubic yards within the Santa Monica Mountains North Area Community Standards District (CSD), and to address a possible lot line adjustment for relocation of two or more lot lines between three or more contiguous parcels in a hillside area.

Gross Acres: *47.20*

Environmental Setting: *The project site is located in unincorporated Los Angeles County, within the Santa Monica Mountains North Area Plan area. The northeastern portion of the project site is currently developed with an equestrian facility, a horse corral, and a single-family residence. These structures would be demolished for development of the proposed project. The remainder of the site is vacant, undisturbed land. The site also contains both paved and unpaved roads and horse trails. Vegetation on site consists primarily of native chaparral and coastal sage scrub species that are characteristic of the Santa Monica Mountains. The major plant communities observed on the project site consist of Greenbark Ceanothus Chaparral, Scrub Oak Chaparral, and Mixed Sage Scrub. Coast live oak trees (Quercus agrifolia) and Scrub oak trees (Quercus berberidifolia) are present on-site, and California black walnut (Juglans californica var. californica) trees were observed within a north-south running*

drainage on the eastern portion of the property. Animal wildlife consists of coyote, cottontail rabbit, and other wildlife common to the Santa Monica Mountains. The site contains two water courses draining from south to north to the Los Angeles River. The topography of the site consists of gentle to steep, north- to northwest-facing slopes.

Zoning*: A-1-2 (Light Agriculture - 2 acres minimum size lot area required)*

General Plan: *Countywide General Plan (R) Non-Urban*

Community/Areawide Plan: *N-2 (Rural Residential 2: 1 du per 2 acres maximum density, Santa Monica Mountains North Area Plan, SMMNA Community Standards District (CSD)*

Other projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
CP 01-055/tr53110	Eight detached single-family homes (pending)

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

- ☐ None
- ☒ LA Regional Water Quality Control Board (Region 4)
- ☐ Lahontan Regional Water Quality Control Board
- ☒ California Highway Patrol
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ Caltrans District 7
- ☒ Ventura County

Trustee Agencies

- ☐ None
- ☒ State Fish and Game (South Coast Region-5)
- ☒ State Parks
- ☐

Special Reviewing Agencies

- ☐ None
- ☒ National Parks
- ☒ National Forest
- ☒ City of Calabasas
- ☒ CSUF
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☒ Santa Monica Mountains Conservancy
- ☒ South Coast Air Quality Management District
- ☒ Metropolitan Transportation Agency
- ☒ LVMWD
- ☐ LVUSD
- ☒ City of Los Angeles

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☒ Department of Parks & Recreation
- ☒ Sanitation District
- ☒ DPW: GMED, T&L, Drainage and Grading
- ☒ County Library
- ☒ Sheriff Department
- ☒ Fire Department
- ☒ Public Health – Environmental Health
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☐	☐	☒	*Landslides*
	2. Flood	6	☐	☐	☒	*Two drainages on site*
	3. Fire	7	☐	☐	☒	*Project in high fire hazard zone*
	4. Noise	8	☐	☐	☒	*Construction noise*
RESOURCES	1. Water Quality	9	☐	☐	☒	*Two drainages on site*
	2. Air Quality	10	☐	☐	☒	*Hillside grading*
	3. Biota	11	☐	☐	☒	*Oak tree removal*
	4. Cultural Resources	12	☐	☐	☒	*Drainages, oak trees, and possible paleontological resources on site.*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☐	☒	*Scenic highway and grading*
SERVICES	1. Traffic/Access	16	☐	☐	☒	*Access off Topanga Canyon Blvd.*
	2. Sewage Disposal	17	☐	☐	☒	*Additional demand for services*
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☐	☐	☒	*Additional demand for services*
	5. Utilities	20	☐	☐	☒	*Solid waste*
OTHER	1. General	21	☐	☐	☒	*Change in area pattern*
	2. Environmental Safety	22	☐	☐	☒	*Use of oxygen tanks for medical use*
	3. Land Use	23	☐	☐	☒	*Large structures, landform alteration*
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☐	☒	*Biota, cultural resources*

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, in as much as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: *Rudy Silvas* Date: January 5, 2010
Principal Regional Planning Assistant

Paul McCarthy 1-5-10
Approved by: *Supervising Regional Planner* Date: January 5, 2010

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: California Seismic Hazard Zone Map-Canoga Park Quad.*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Source: California Seismic Hazard Zone Map-Canoga Park Quad.*
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *Grading of 277,000 cubic yards*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☒ Approval of Geotechnical Report by DPW

.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Two drainage course run through project site.*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Two drainage course run through project site.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run-off? *Hilly terrain with two drainages on site.*
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Existing drainages proposed to be filled.*
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☒ Approval of Drainage Concept by DPW

.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Very High Fire Hazard Severity Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? .
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *Project located in hills with vegetation.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☐ California Fire Code, Title 24, Part 9 – Section 503 (Fire Apparatus Access Roads)
☒ Fire Code, Title 32 – Sections 317.2.1 (Fuel Modification Plan)

☐ **MITIGATION MEASURES**
☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *School located nearby.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☒	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Construction noise.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES**
☐ Lot Size

☐ **OTHER CONSIDERATIONS**
☐ Project Design
☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *Project site contains two drainages that flow south to north to the Los Angeles River.*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *Project site contains two drainages that flow south to north to the Los Angeles River.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G, J & K (Sanitary Drainage; Graywater, Reclaimed Water & Private Sewage Disposal)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design
☐ Industrial Waste Permit
Permit

☐ **OTHER CONSIDERATIONS**
☐ Compatible Use ☐ Septic Feasibility Study
☒ National Pollutant Discharge Elimination System (NPDES)

.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? *Project proposes the development of a senior citizen assisted living facility with a total of 285 beds (approximately 392,000 square feet).*
b.	☒	☐	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *Project proposes the development of a senior citizen assisted living facility.*
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? *Additional traffic from employees, delivery vehicles, and guests.*
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Construction and grading of 277,000 cubic yards.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**
☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Site generally undisturbed and natural.*
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Grading and filing of drainage will impact natural habitat areas.*
c.	☒	☐	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? *Two unnamed drainages on site.*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *Walnut woodland, Coast Live Oak woodland, coastal sage scrub present on site.*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Walnut Woodland and Coast Live Oak Woodland present on site.*
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *The site is generally undisturbed and is bordered on the northeast and south by naturally vegetated, undeveloped land. The undeveloped land to the southeast is parkland.*
g.	☐	☐	☒	Other factors (e.g., wildlife corridor, adjacent open space linkage)? *The site is bordered on the northeast and south by naturally vegetated, undeveloped land. The undeveloped land to the southeast is parkland.*

☐ **MITIGATION MEASURES**
☐ Lot Size
☐ ERB/SEATAC Review (Biota Report required)

☐ **OTHER CONSIDERATIONS**
☐ Project Design
☐ Biological Constraints Analysis
☒ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock out-croppings, or oak trees) that indicate potential archaeological sensitivity? *Drainages and oak trees on site.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *Monterey formation with sandstone and shale.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *Drainages and oak trees on site.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *Project has potential to destroy geologic features.*
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design
☒ Phase 1 Archaeology Report Search

☐ **OTHER CONSIDERATIONS**

☐ Cultural Resources Records Search (Quick Check)
☐ Native American Heritage Commission Sacred Land Files

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *Topanga Canyon Boulevard-First Priority Route*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *Two unnamed drainages on site-tributaries to Los Angeles River.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☒	☐	☐	Other factors (e.g., grading or landform alteration)? *Grading and balancing of 277,000 cubic yards of soil.*

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *Project proposes the development of a senior citizen assisted living facility with a total of 285 beds (approximately 392,000 square feet).*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Two access points will be provided on Topanga Canyon Boulevard.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design

☒ Traffic Report

☒ **OTHER CONSIDERATIONS**

☒ Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant? .
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☐ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
☐ California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand? *Project proposes development of a senior citizen assisted living facility.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Government Code – Section 53080 (School Facilities Fee)
☒ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Project could create staffing or response time problems.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? *Limited landfill capacity.*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ California Plumbing Code, Title 24, Part 5 – Chapters 3, 6 & 12 (General Regulations, Water Supply & Fuel Piping)
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste & Garbage Disposal Districts)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ Water Purveyor Will-serve Letter

Consultation with Fire Department

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *Typical assisted living facility use of energy resources.*
b.	☒	☐	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The project would alter the pattern, scale and character of the general area and community by developing four three-story detached structures which differ from the surrounding properties, and alter the existing landscape through grading and oak tree removal.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☒	☐	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *Medical supplies associated with providing medical treatment on the project site may introduce hazards such as needles, oxygen tanks and other medical hazardous waste onto the project site.*
c.	☒	☐	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Alice C Stele Middle School is located to the west, residences to the north*
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *Site natural and primarily undeveloped.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☐	☒	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *Alice C Stele Middle School is located to the west,*
g.	☐	☒	☐	Would the project be located on a site that 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 environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The project site is not located within two miles of any airport or vicinity of a private airstrip.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES**
☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**
☐ Toxic Clean-up Plan

The project shall comply with applicable regulations contained in the Medical Waste Management Act, County of Los Angeles Municipal Code Title 11, Health and Safety, and Title 26, Building Code, and Title 32, Fire Code.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *A CUP is required for housing more than six persons in an adult residential facility in the A-1-2 zone.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors? *An Oak Tree Permit is required to remove approximately 94 oak trees and encroach upon the protected zone of approximately 92 additional ordinance-sized oak trees out of 246 oaks on site. Approximately 60 oak trees would remain; a Conditional Use Permit is required for development in a Hillside Management Area, for grading exceeding 5,000 cubic yards within the Santa Monica Mountains North Area Community Standards District (CSD), and to address a possible lot line adjustment for relocation of two or more lot lines between three or more contiguous parcels in a hillside area*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? .
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

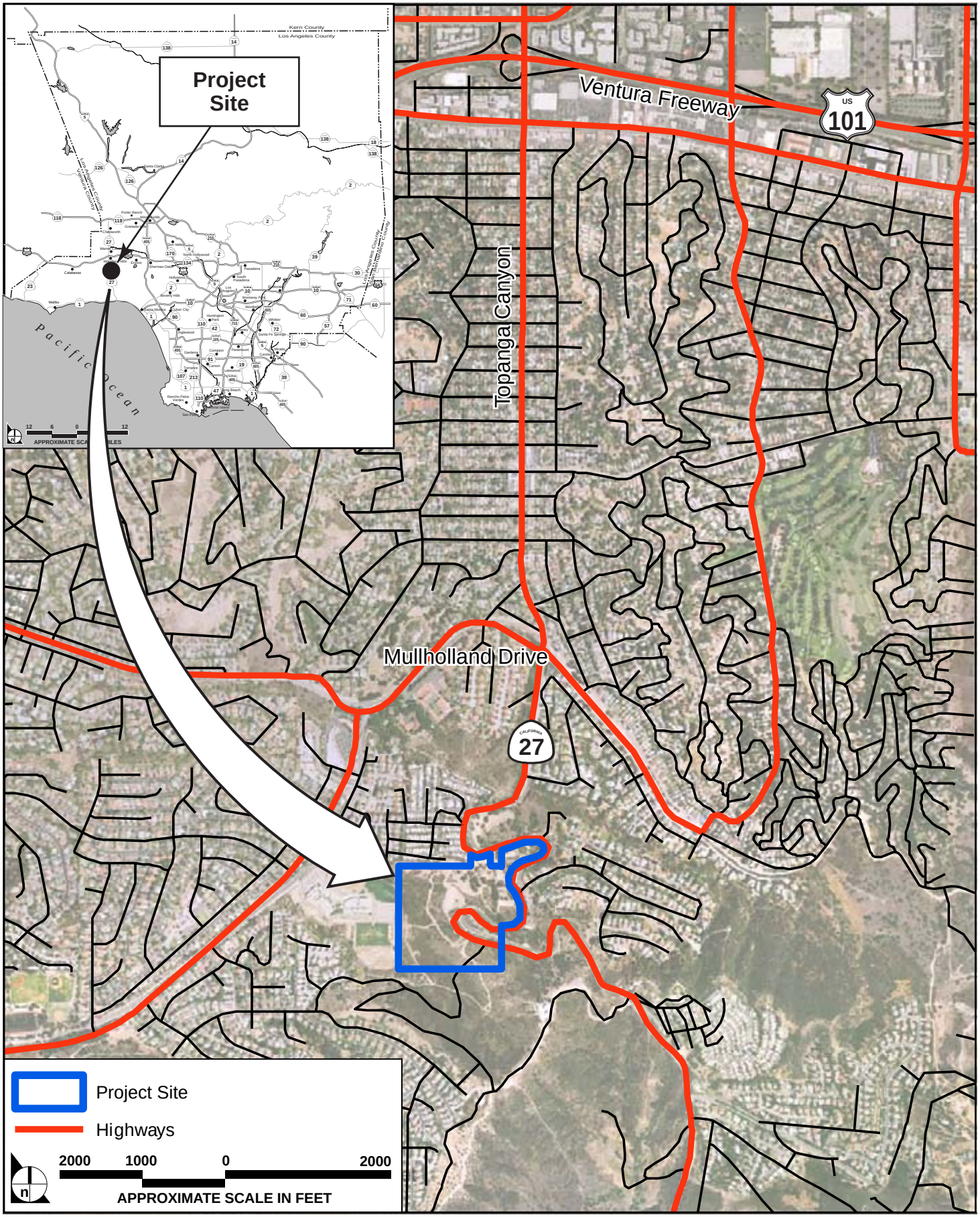
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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? *Biota, cultural resources.*
b.	☒	☐	☐	Does the project have possible environmental effects that 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. *Biota, cultural resources.*
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No Impact



SOURCE: Impact Sciences, Inc. – December 2009

Regional Location and Site Vicinity

934-001•12/09

PARCEL SUMMARY

TOTAL	43.57 ACRES	1,897,909 SQ. FT.	
ROADS & ACCESS	4 A.	177,814 S.F.	9%
BUILDINGS (FOOTPRINTS)	2.3 A.	102,900 S.F.	5.5%
TERRACES & PATIOS (GRADE)	1.5 A.	52,416 S.F.	3%
PARKS & GARDENS	1+ A.	48,000 S.F.	2.5%
TOTAL DEVELOPED AREA	9 A.	380,570 S.F.	20%
AREA TO REMAIN NATIVE	35 A.	1,517,339 S.F.	80%

LEGEND

—— EXISTING PARCEL BOUNDARIES

- - - PROPOSED PARCEL BOUNDARIES

QUEST RANCH ASSISTED LIVING FACILITY

PARCEL PLAN & AERIAL MAP
W/ CONCEPT SITE PLAN OVERLAY
SCHEME 'B'

N.T.S.

NORTH

EWING ARCHITECTS INC.

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

Quest Ranch Assisted Living Development

----, ---- ----

JOB TITLE - ADDRESS
OWNER - ADDRESS

TOPANGA ONE LLC
CHAD PRESNELL
169 S. LA PEER DR.
LOS ANGELES, CA 90048

Copyright © 1972 - D.S. Ewing Architects Inc- All rights reserved. Designs, Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

EWING ARCHITECTS INC. A.I.A.
723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

PLOTTED Aug. 26, 09
DRAWN LAST DAVID

09-742
JOB NO.

DATE

PARECL MAP
1 OF 6
SHEET TITLE
|
SHEET NO.

PROJECT SUMMARY

BUILDING 'A'

	AREA	BEDS
FIRST FLOOR ENTRY LOBBY, OFFICES, SERVICE & PRIVATE ROOMS	34,000 S.F.	40 BEDS
SECOND FLOOR LOUNGE, SERVICE & PRIVATE ROOMS	30,100 S.F.	34 BEDS
THIRD FLOOR RESTAURANT, KITCHEN, SERVICE & PRIVATE ROOMS	24,300 S.F.	22 BEDS
GARDEN ROOF SPECIAL EVENTS PAVILION & GARDENS	1,500 S.F.	
BASEMENT PARKING & MAINTENANCE	36,000 S.F.	76 CARS +3+1
REQUIRED PARKING	46 / 2 = 40 + 15 = 55 + 3 H.C. SPACES & 1 H.C. VAN	
TOTAL	125,900 S.F.	116 BEDS

BUILDING 'B'

	AREA	BEDS
FIRST FLOOR ENTRY LOBBY, OFFICES, & PRIVATE ROOMS	33,400 S.F.	23 BEDS
SECOND FLOOR LOUNGE, SERVICE & PRIVATE ROOMS	30,500 S.F.	33 BEDS
THIRD FLOOR RESTAURANT, KITCHEN, SERVICE & PRIVATE ROOMS	26,000 S.F.	24 BEDS
GARDEN ROOF SPECIAL EVENTS PAVILION & GARDENS	1,500 S.F.	
BASEMENT PARKING & MAINTENANCE	33,800 S.F.	70 CARS +3+1
REQUIRED PARKING	85 / 2 = 43 + 13 = 56 + 3 H.C. SPACES & 1 H.C. VAN	
TOTAL	125,200 S.F.	85 BEDS

BUILDING 'C'

	AREA	BEDS
FIRST FLOOR ENTRY LOBBY, OFFICES, & PRIVATE ROOMS	25,000 S.F.	28 BEDS
SECOND FLOOR LOUNGE, SERVICE & PRIVATE ROOMS	22,600 S.F.	28 BEDS
THIRD FLOOR RESTAURANT, KITCHEN, SERVICE & PRIVATE ROOMS	18,100 S.F.	14 BEDS
GARDEN ROOF SPECIAL EVENTS PAVILION & GARDENS	1,500 S.F.	
BASEMENT PARKING & MAINTENANCE	23,800 S.F.	58 CARS +2+1
REQUIRED PARKING	70 / 2 = 35 + 11 = 46 + 2 H.C. SPACES & 1 H.C. VAN	
TOTAL	91,000 S.F.	70 BEDS

BUILDING 'D'

	AREA	BEDS
FIRST FLOOR ENTRY LOBBY, OFFICES, & PRIVATE ROOMS	13,500 S.F.	14 BEDS
SECOND FLOOR LOUNGE, SERVICE & PRIVATE ROOMS	12,300 S.F.	12 BEDS
THIRD FLOOR RESTAURANT, KITCHEN, SERVICE & PRIVATE ROOMS	11,000 S.F.	8 BEDS
GARDEN ROOF SPECIAL EVENTS PAVILION & GARDENS	1,500 S.F.	
BASEMENT PARKING & MAINTENANCE	12,600 S.F.	27 CARS +2+1
REQUIRED PARKING	34 / 2 = 17 + 6 = 23 + 2 H.C. SPACES & 1 H.C. VAN	
TOTAL	49,400 S.F.	34 BEDS

TOTAL BEDS 285 BEDS
(SINGLE OCCUPANCY ROOMS)

PARKING SUMMARY

REQUIRED PARKING:

½ PARKING SPACE REQUIRED PER BED	285 BEDS / 2 = 143 SPACES
1 GUEST SPACE REQUIRED EVERY 8 BEDS	285 BEDS / 8 = 36 SPACES
1 SPACE REQUIRED PER EMPLOYEE (10 RESIDENT TO STAFF RATIO - 10:1)	285 BEDS / 10 = 29 SPACES

TOTAL REQUIRED PARKING: 143+36+29 = 208 SPACES

BUILDING 'A'	76 SPACES + 3 H.C. + 1 H.C. VAN (COVERED)
BUILDING 'B'	70 SPACES + 3 H.C. + 1 H.C. VAN (COVERED)
BUILDING 'C'	58 SPACES + 2 H.C. + 1 H.C. VAN (COVERED)
BUILDING 'D'	27 SPACES + 2 H.C. + 1 H.C. VAN (COVERED)
PARKING LOT 1	27 SPACES (OPEN)
PARKING LOT 2	57 SPACES (OPEN)
PARKING LOT 3	15 SPACES (OPEN)

TOTAL PARKING ON SITE: 310 SPACES (71 OPEN, 239 COVERED) + 10 H.C. + 4 H.C. VAN

LEGEND

- PRIVATE ROOMS — 285
- SERVICE — OFFICES, HOUSEKEEPING SERVICE FACILITIES, KITCHENS & FOOD SERVICE
- CIRCULATION — LOBBY, STAIRS, ELEVATORS & PASSAGEWAYS
- TERRACES / DECKS — PRIVATE PATIOS, PUBLIC TERRACES & CIRCULATION
- ROADS — ACCESS & SURFACE PARKING
- NATIVE LANDSCAPE

QUEST RANCH ASSISTED LIVING FACILITY

CONCEPT SITE & FIRST FLOOR PLAN SCHEME 'B'

SCALE: 1"=40'-0"

EWING ARCHITECTS INC.

NORTH

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

Quest Ranch Assisted Living Development

---, ---- ----

JOB TITLE - ADDRESS
OWNER - ADDRESS

TOPANGA ONE LLC
CHAD PREBNELL
169 S. LA PEER DR.
LOS ANGELES, CA 90048

Copyright © 1972 - D.S. Ewing Architects, Inc- All rights reserved. Designs, Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

EWING ARCHITECTS INC. A.I.A.
723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

PLOTTED Sep. 14, 09
DRAWN LAST DAVID

09-742
JOB NO.

DATE

SITE PLAN
2 OF 6
SHEET TITLE
2
SHEET NO.

PARKING SUMMARY

REQUIRED PARKING:	
½ PARKING SPACE REQUIRED PER BED	298 BEDS / 2 = 147 SPACES
1 GUEST SPACE REQUIRED EVERY 8 BEDS	298 BEDS / 8 = 37 SPACES
1 SPACE REQUIRED PER EMPLOYEE (10 RESIDENT TO STAFF RATIO - 10:1)	298 BEDS / 10 = 30 SPACES
TOTAL SPACES REQUIRED	147+37+30 = 214 SPACES
BUILDING 'A'	16 SPACES (COVERED) + 3 H.C. + 1 H.C. VAN
BUILDING 'B'	10 SPACES (COVERED) + 3 H.C. + 1 H.C. VAN
BUILDING 'C'	56 SPACES (COVERED) + 2 H.C. + 1 H.C. VAN
BUILDING 'D'	27 SPACES (COVERED) + 2 H.C. + 1 H.C. VAN
PARKING AREA 1	27 SPACES (OPEN)
PARKING AREA 2	37 SPACES (OPEN)
PARKING AREA 3	15 SPACES (OPEN)
TOTAL PARKING ON SITE:	310 SPACES (79 OPEN, 231 COVERED) + 10 H.C. + 4 H.C. VAN

LEGEND

- SERVICE — OFFICES, HOUSEKEEPING SERVICE FACILITIES, KITCHENS & FOOD SERVICE
- CIRCULATION — LOBBY, STAIRS, ELEVATORS & PASSAGEWAYS
- SUBTERRANEAN PARKING
- ROADS — ACCESS & SURFACE PARKING

QUEST RANCH
ASSISTED LIVING FACILITY

CONCEPT SUBTERRANEAN PARKING PLAN
SCHEME 'B'

SCALE: 1"=40'-0"

NORTH

EWING ARCHITECTS INC.

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

Quest Ranch Assisted Living Development

---, ---- ----

JOB TITLE - ADDRESS
OWNER - ADDRESS

TOPANGA ONE LLC
CHAD PRESNELL
169 S. LA PEER DR.
LOS ANGELES, CA 90048

Copyright © 1972 - D.S. Ewing Architects Inc- All rights reserved. Designs, Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

EWING ARCHITECTS INC. A.I.A.
723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

PLOTTED Aug. 26, 09
DRAWN LAST DAVID

09-742
JOB NO.

DATE

SUBTERRANEAN PARKING PLAN
SHEET TITLE

3 OF 6

3
SHEET NO.

QUEST RANCH
ASSISTED LIVING FACILITY

CONCEPT ROOF GARDEN
SCHEME 'B'

SCALE: 1"=40'-0"

NORTH

EWING ARCHITECTS INC.

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

Quest Ranch Assisted Living Development

---, ---- ----

JOB TITLE - ADDRESS
OWNER - ADDRESS

TOPANGA ONE LLC
CHAD PREBNELL
169 S. LA PEER DR.
LOS ANGELES, CA 90048

Copyright © 1972 - D.S. Ewing Architects Inc- All rights reserved. Designs, Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

EWING ARCHITECTS INC. A.I.A.
723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

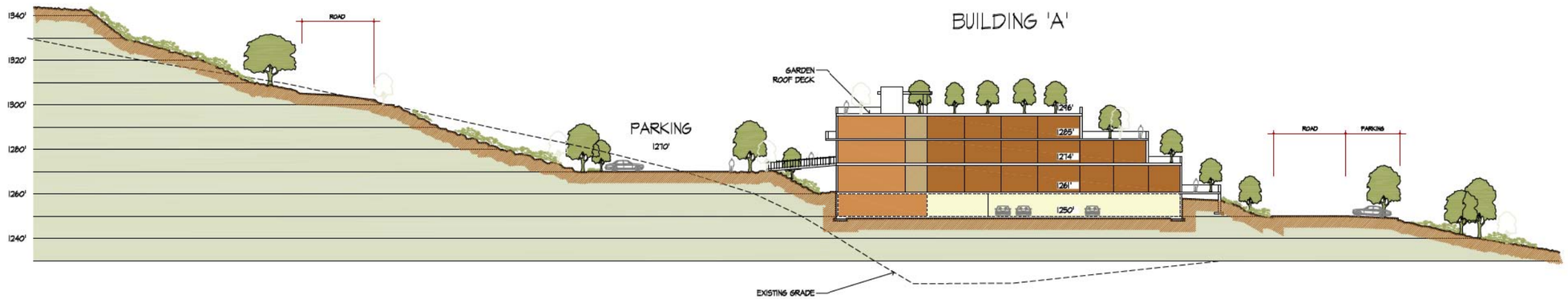
PLOTTED Aug. 26, 09
DRAWN LAST DAVID

09-792
JOB NO.

DATE

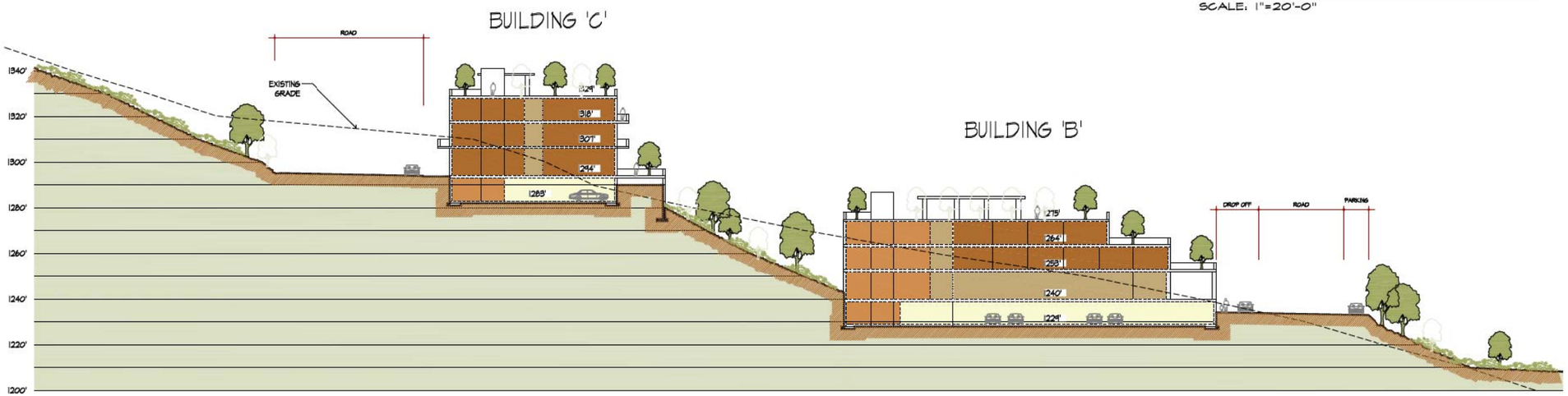
GARDEN ROOF PLAN
4 OF 6
SHEET TITLE

4
SHEET NO.



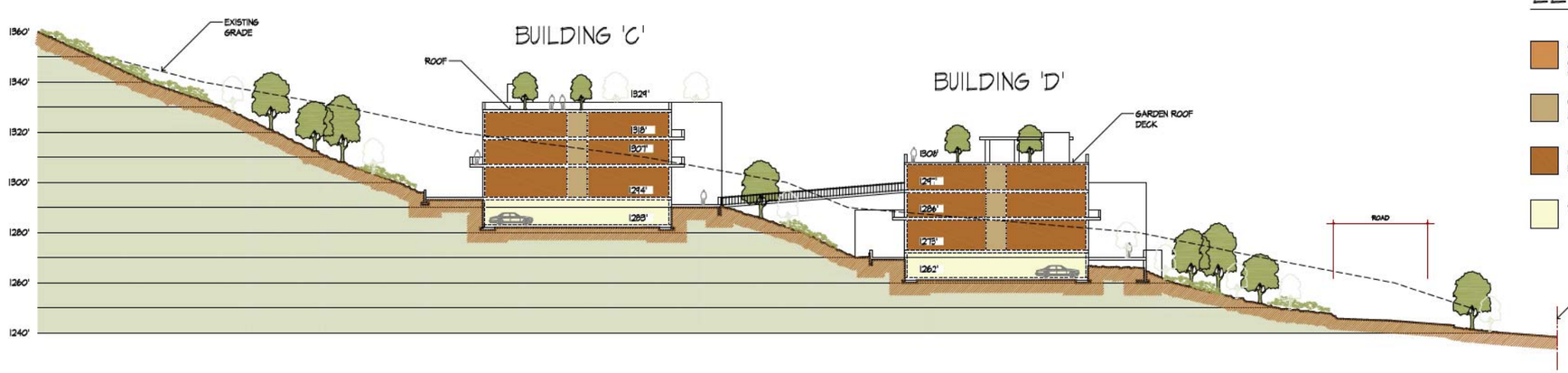
CROSS SECTION A-A

SCALE: 1"=20'-0"



CROSS SECTION B-B

SCALE: 1"=20'-0"



CROSS SECTION C-C

SCALE: 1"=20'-0"

LEGEND

- SERVICE — OFFICES, HOUSEKEEPING SERVICE FACILITIES, KITCHENS & FOOD SERVICE
- CIRCULATION — LOBBY, STAIRS, ELEVATORS & PASSAGEWAYS
- PRIVATE ROOMS — 351 - 375
- SUBTERRANEAN PARKING

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

Quest Ranch Assisted Living Development

---, ---- ----

JOB TITLE - ADDRESS
OWNER - ADDRESS

TOPANGA ONE LLC
CHAD PREBNELL
169 S. LA PEER DR.
LOS ANGELES, CA 90048

Copyright © 1972 - D.S. Ewing Architects Inc- All rights reserved. Designs, Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

EWING ARCHITECTS INC. A.I.A.
723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

PLOTTED Aug. 26, 09
DRAWN LAST DAVID

09-792
JOB NO.

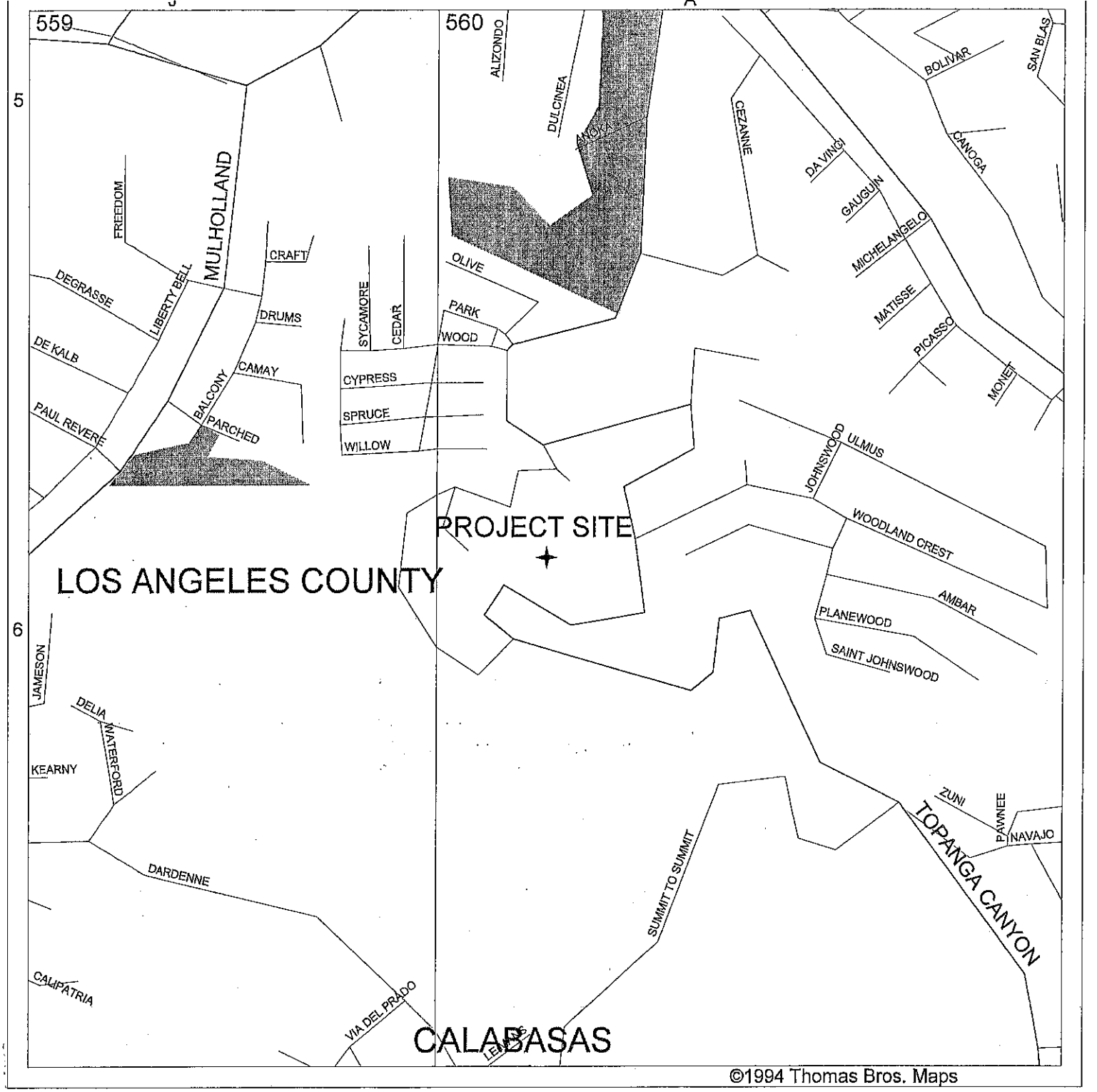
DATE

SITE SECTIONS

5 OF 6

SHEET TITLE

5
SHEET NO.



VICINITY MAP

SITE : 4001 TOPANGA CANYON BLVD.

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM