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DEPARTMENT OF PUBLIC WORKS

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BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

25 August 8, 2017

LORI GLASGOW
EXECUTIVE OFFICER

August 08, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
SAN FERNANDO MENTAL HEALTH CENTER PROJECT
ADOPT MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM,
APPROVE PROJECT BUDGET,
AWARD DESIGN-BUILD CONTRACT, AND
APPROVE RELATED ACTIONS
CAPITAL PROJECT NO. 77581
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

The recommended actions will adopt the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program; approve the project and project budget; award and authorize a design-build contract with J.R. Abbott Construction, Inc.; and approve related actions for the completion of the proposed San Fernando Mental Health Center project.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the Mitigated Negative Declaration for the San Fernando Mental Health Center together with any comments received during the public review process; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board and adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; find on the basis of the whole record before the Board that there is no substantial

evidence that the project will have a significant effect on the environment; and adopt the Mitigated Negative Declaration.

2. Approve the project and total project budget of \$14,500,000 for the San Fernando Mental Health Center project, Capital Project No. 77581.

3. Find that J.R. Abbott Construction, Inc., is the responsive and responsible bidder that submitted the best value proposal for design and construction of the San Fernando Mental Health Center project.

4. Award the design-build contract to J.R. Abbott Construction, Inc., and authorize the Director of Public Works or his designee to execute the design-build contract with J.R. Abbott Construction, Inc., for a not-to-exceed contract amount of \$9,691,529 plus a \$325,000 design completion allowance for a maximum contract total of \$10,016,529 funded by existing project funds, subject to receipt by the County of acceptable, faithful performance and payment for labor and materials bonds and evidence of required contract issuance filed by the design-build entity.

5. Authorize the Director of Public Works or his designee in coordination with the Chief Executive Office to exercise control over the design completion allowance including the authority to reallocate the design completion allowance into the contract amount, as appropriate, in accordance with the project specifications.

6. Delegate authority to the Director of Public Works or his designee to execute consultant services agreements for a stipend amount not to exceed \$25,000 each with the second and third highest ranked, qualifying design-build proposers, and enabling the County to use all design and construction ideas and concepts included within their proposals.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP); approve the project and the total project budget; award the design-build contract to J.R. Abbott Construction, Inc.; authorize the Director of Public Works or his designee to execute the design-build contract with Abbott; and approve related actions for the San Fernando Mental Health Center (SFMHC) project.

Project Description and Background

The proposed SFMHC project will consist of demolishing the existing vacant 16,740-square-foot San Fernando Courthouse Annex building (located at 919 1st Street in Los Angeles) and construction of a new single-story Mental Health building. The proposed new building would be approximately 15,000 square feet and would provide outpatient mental health services mostly for children. The building would include a waiting area, reception area, business offices, counseling/therapy rooms, cubicle spaces, conference room, group therapy rooms, storage, staff lounge, and accessible restrooms. The new building also provides space for the Department of Public Health (DPH) Nurse Family Partnership program to co-locate at this center. The Nurse Family Partnership program collaborates with the Mental Health program on health issues such as substance abuse, mental health, and teen pregnancy programs. The new facility will be laid out to accommodate the various functions and designated to meet patient privacy standards. The proposed project also includes resurfacing the existing parking lot and new landscaping.

On November 9, 2016, the Board established the capital project.

Design Completion Allowance

The \$325,000 design completion allowance is intended to facilitate the resolution of issues identified during the design phase. The design completion allowance is reserved for changes required by jurisdictional agencies and other unanticipated issues. The inclusion of the design completion allowance will facilitate the design decision process and minimize potential delays that could occur with design phase issues.

The use and reallocation of the design completion allowance will be controlled by coordination with Public Works, with concurrence from the Chief Executive Office. Any remaining unused design completion allowance funds will be credited back to the County.

Consultant Service Agreements

Upon the Board's approval, the second and third highest ranked, qualifying design-build proposers for the SFMHC project will each be paid a stipend of \$25,000 pursuant to consultant services agreements, which afford the County the right to use the information and ideas submitted by the proposers.

Green Building/Sustainable Design Program

On December 20, 2016, the Board adopted a new Leadership in Energy and Environmental Design (LEED) policy. The project is designed to achieve the United States Green Building Council LEED Gold level and Envision Silver level certifications by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

It is anticipated that the construction of the project will begin January 8, 2018, and be substantially completed on March 12, 2019.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision Strategy II.3, Make Environmental Sustainability our Daily Reality, Objective II.3.2, Foster a Cleaner, More Efficient, and More Resilient Energy System; and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility and Accountability, Objective III.3.2, Manage and Maximize County Assets. The recommended actions support the Strategic Plan by co-locating DPH with Department of Mental Health (DMH) and enhancing the delivery of comprehensive and seamless mental health services to the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The project was funded with \$1,500,000 of net County costs from DPH's Operating budget; \$2,500,000 of Mental Health Services Act funds; and \$10,500,000 of sales tax realignment from DMH's Operating budget.

The SFMHC total project budget is \$14,500,000, which includes the preparation of scoping documents, plans and specifications, plan check, construction, civic art fee, consultant services, and

County services. Sufficient funds were appropriated in the Fiscal Year 2017-18 Capital Projects/Refurbishment Budget to fully fund the project.

Operating Budget Impact

DMH will fund the operational cost with 2011 Realignment, State Mental Health Services Act, and Federal Financial Participation Medi-Cal and will utilize a one-time 2011 Realignment revenue from the Sales Tax Realignment Trust fund account for one-time costs, as needed.

DPH will cover the operational costs for the Nurse Family Partnership program through various budget savings. Only nine DPH staff will be impacted by the relocation of the program and operational costs will be handled within existing resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's consolidated Local and Targeted Worker Hire Policy adopted on September 6, 2016, the projects will require that at least 30 percent of the total California craft worker hours for construction of the project be performed by Local Residents and at least 10 percent be performed by Targeted Workers facing employment barriers.

A standard design-build contract in a form previously approved by County Counsel will be used that contains terms and conditions supporting the Board's ordinances and policies, including but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Programs, Contract Language to Assist in Placement of Displaced County Workers, and Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Services Notice 1015).

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the proposed project budget includes 1 percent of the design and construction costs to be allocated to the Civic Art fund (\$99,515).

ENVIRONMENTAL DOCUMENTATION

An initial study was prepared for this project in compliance with the California Environmental Quality Act (CEQA). The initial study identified potentially significant effects of the project in the following areas during project construction: biological resources, cultural resources, and noise. Prior to the release of the proposed MND and initial study for public review, revisions to the project were made or agreed to that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, as follows:

- **Biological Resources:** Per California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service accepted policies, should clearing, grading, or tree removal activities occur during the breeding season (February 1 through September 15) for migratory nongame native bird species, surveys will be conducted prior to the disturbance of suitable nesting habitat by a qualified biologist.
- **Cultural Resources:** In the event any unidentified archaeological materials are encountered during earthmoving activities, the construction contractor will cease activity in the affected area until the discovery can be evaluated by a qualified cultural resources specialist (archaeologist).

- Noise: The construction contractor will require all construction equipment, stationary and mobile, to be equipped with properly operating and maintained muffling devices.

The initial study and project revisions showed that there is no substantial evidence, in light of the whole record before the County, that the project as revised may have a significant effect on the environment. Based on the initial study and project revisions, an MND was prepared for this project.

All tribal cultural resources consultation requirements of CEQA have been met and documented. No Native American tribe requested AB 52 consultation.

The Public Notice was published in the Los Angeles Times on June 20, 2017, pursuant to Public Resources Code 21092 and posted for 20 days pursuant to Section 21092.3. During the public review period, comments were received from five public entities, including the City of San Fernando, the Native American Heritage Commission, the California Department of Transportation and the State Clearinghouse. Responses to those comments are included as an attachment to the MND. No comments were received from members of the public.

The location of the documents and other materials constituting the record of the proceedings, upon which the Board's decision is based in this matter, is the Department of Public Works, Project Management Division I, 5th Floor, 900 South Fremont Avenue, Alhambra. The custodian of such documents and materials is the Assistant Deputy Director for Project Management Division I, Los Angeles County Department of Public Works.

The project is not exempt from payment of a fee to CDFW pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by CDFW. Upon the Board's adoption of the MND, Public Works will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code, and pay the required filing and processing fees with the Registrar Recorder/County Clerk in the amount of \$2,043. A copy of the MND with the MMRP is enclosed (Enclosure A).

CONTRACTING PROCESS

The design-build procurement was conducted in accordance with the design-build policy adopted by the Board on June 4, 2016.

On January 18, 2017, Public Works issued a Request for Proposal (RFP) for design-build services. The contract opportunity was listed on the County's "Doing Business with Us" and "Public Works Business Opportunities" websites. Public Works also informed the local small business enterprises about this business opportunity for those certified by the County of Los Angeles Department of Consumer and Business Affairs.

The first phase of the RFP process was the submittal of a prequalification questionnaire by all interested design-build firms. On February 9, 2017, seven prequalification questionnaires were received for evaluation. The prequalification questionnaires were reviewed by an evaluation committee comprised of staff from the DMH, DPH, and Public Works. The evaluation was made based on responses to questions concerning the business type and ownership of each design-build entity; evidence of the design-builder's experience and capacity to perform projects of similar size, type, and complexity; licenses; registration; credentials; violations of State and Federal labor codes and safety regulations; debarment; default; bankruptcy; lawsuits on Public Works projects in the preceding 5 years; and other relevant criteria. Based on the review and evaluation of the

prequalification questionnaires, seven firms were determined to be prequalified. In accordance with the shortlisting requirements in the RFP, three firms (Cannon Building Services, Inc.; Charles Pankow Builders, Ltd.; and J.R. Abbott Construction, Inc.) were shortlisted and invited to submit technical and cost proposals for the project.

On May 4, 2017, the three design-build firms submitted technical and cost proposals for evaluation. The technical and cost proposals were evaluated by the evaluation committee based on technical design and construction expertise, team organization and personnel, proposed delivery plans, life cycle cost analysis, skilled labor force availability, cost proposal, proposed design, and design excellence. J.R. Abbott Construction, Inc., in its design-build proposal, was found to have submitted the best value and most advantageous proposal to perform these services under the design-build delivery method, in accordance with the evaluation criteria stated in the RFP. These evaluations were completed without regard to race, creed, color, or gender.

A summary of the final scoring and ranking of the proposals is enclosed (Enclosure B).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The SFMHC project will have no impact on current County services. The existing San Fernando Valley Courthouse Annex is currently unoccupied. The SFMHC project will enhance the County's ability to provide mental health services in the San Fernando Valley by providing a Mental Health facility that services children. The co-location of DPH and DMH will support the County's goal to integrate services.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Pestrella".

MARK PESTRELLA

Director

MP:AM:mae

Enclosures

c: Arts Commission
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Department of Mental Health
Department of Public Health

SAN FERNANDO MENTAL HEALTH CENTER PROJECT

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PREPARED FOR:

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July 2017

ICF. 2017. *San Fernando Mental Health Center Project, Final Initial Study/Mitigated Negative Declaration*. July. (ICF 00664.16.) Los Angeles, CA. Prepared for the Los Angeles County Department of Public Works.

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Acronyms and Abbreviations

amsl	above mean sea level
AIN	assessor's identification number
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BMPs	best management practices
CAA	Clean Air Act
Cal ARP	California Accidental Release Prevention
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources Recycling and Recovery
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Division of Occupational Safety and Health
CBC	California Building Standards Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
City	City of San Fernando
CNDDDB	California Natural Diversity Database
CNG	compressed natural gas
CNPS	California Native Plant Society
CO	carbon monoxide
Courthouse Annex	Los Angeles County Courthouse Annex
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
County	County of Los Angeles
CR	California Register of Historical Resources
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dBA	A-weighted sound level
DBH	diameter at breast height
DOSH	Division of Occupational Safety and Health
DOT	U.S. Department of Transportation
DPH	Department of Public Health
DPR	Department of Pesticide Regulation
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources, Inc.

EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
ESA	Federal Endangered Species Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
GHG	greenhouse gas
HMBP	Hazardous Materials Management Plan
HRI	Historic Resources Inventory
HVAC	heating, ventilation, air-conditioning
IS	initial study
LACSD	Los Angeles County Sanitation District
LAFD	Los Angeles Fire Department
LEED	Leadership in Energy and Environmental Design
L_{eq}	equivalent sound level
L_{max}	maximum sound level
L_{min}	minimum sound level
LST	localized significance threshold
L_{xx}	percentile-exceeded sound level
MBTA	Migratory Bird Treaty Act
MGD	million gallons of water per day
MMRP	Mitigation Monitoring and Reporting Program
MND	mitigated negative declaration
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MT	metric ton
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP/HCP	natural community conservation plan/habitat conservation plan
NCP	National Contingency Plan
ND	negative declaration
NO ₂	nitrogen dioxide
NO _x	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NR	National Register of Historic Places
NRCS	Natural Resources Conservation Service
O ₃	Ozone
OA	Operational Area
OAERP	Operational Area Emergency Response Plan
OEHHA	Office of Environmental Health Hazard Assessment
OSHA	Occupational Safety and Health Administration

Pb	Lead
PCB	polychlorinated biphenyl
PM10	Respirable Particulate Matter
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
RCNM	Roadway Construction Noise Model
RCRA	Resource Conservation and Recovery Act
RMP	Risk Management Plan
SARA	Superfund Amendments and Reauthorization Act
SCAQMD	South Coast Air Quality Management District
SEAs	Significant Ecological Areas
SIP	State Implementation Plan
SMBMI	San Manuel Band of Mission Indians
SO ₂	sulfur dioxide
SO _x	sulfur oxide
SR	State Route
SRA	Source Receptor Area
ST	short term
SWRCB	State Water Resources Control Board
TMDL	total maximum daily load
U.S.C.	United States Code
UBC	Uniform Building Code
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
UST	underground storage tank
VOC	volatile organic compound
µg/m ³	micrograms per cubic meter

Overview

The County of Los Angeles (County), as the lead agency under the California Environmental Quality Act (CEQA), has prepared this initial study (IS) and proposed mitigated negative declaration (MND) to evaluate the potential environmental effects associated with the proposed San Fernando Mental Health Center Project (proposed project), located at 919 First Street in the city of San Fernando.

Preparation of an Initial Study/Mitigated Negative Declaration

When proposed activities meet the definition of a project under CEQA and are not exempt,¹ the lead agency is required to prepare an environmental impact analysis and disclosure document. The intent of the document is to (1) inform the decision-maker, responsible and trustee agencies, and the general public of the environmental effects of the project and (2) mitigate those effects to the greatest extent feasible.

Unless it is already determined that an environmental impact report (EIR) will be prepared or the proposed project will fall within one of the defined exemption classes,² the lead agency generally starts the documentation process by preparing an IS. Once completed, the IS provides the lead agency with direction on which level of CEQA documentation is appropriate for a given project. For projects where the IS determines that a potentially significant and unavoidable impact would occur, an EIR is appropriate. For projects that would have little to no effect on the environment, either a categorical exemption or negative declaration is generally appropriate. For projects where mitigation is needed to reduce a potentially significant impact to a less-than-significant level and no significant unavoidable impacts would result, an MND is prepared.

Based on the results of the IS, the County has determined that the proposed project would result in less-than-significant impacts after mitigation is incorporated and no significant unavoidable impacts would occur. Therefore, the appropriate CEQA compliance document is an IS/MND. The draft IS/MND and the Notice of Intent to Adopt the IS/MND were circulated to public agencies and interested parties for a 20-day public review period that began on June 20, 2017.

¹ See State CEQA Guidelines Section 15377 (“Private Project”) and Section 15378 (“Project”).

² See State CEQA Guidelines Sections 15250 to 15253 (“Statutory Exemptions”) and Sections 15300 to 15332 (“Categorical Exemptions”).

Requirements of a Mitigated Negative Declaration

The preparation of an IS/MND is governed by CEQA (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000, et seq.). Specifically, State CEQA Guidelines Section 15063 (“Initial Study”) and Sections 15070–15075 (“Negative Declaration Process”) guide the process for the preparation of an IS/MND. Where appropriate and supportive to an understanding of the issues, reference is made to the statute, the State CEQA Guidelines, or appropriate case law.

This IS/MND, as required by State CEQA Guidelines Section 15071, contains (1) a brief description of the project; (2) a description of the project location; (3) a proposed finding that the project will not have a significant effect on the environment; (4) a copy of the IS, documenting support for the findings; and (5) all mitigation measures to be implemented.

Environmental Issues Addressed

This IS/MND evaluates the proposed project’s effects on the following resource topics.

• Aesthetics	• Agriculture and Forestry 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	• Mineral Resources	• Noise
• Population and Housing	• Public Services	• Recreation
• Transportation and Traffic	• Tribal Cultural Resources	• Utilities and Service Systems
• Mandatory Findings of Significance		

The environmental setting and impact analysis discussion for each of these topics is provided in Chapter 3, Environmental Analysis.

Document Organization and Content

The content and format of this IS/MND is designed to meet the requirements of CEQA. This report is organized as follows:

- Chapter 1, Introduction and Overview, identifies the purpose and scope of the IS/MND and the terminology used in the IS/MND.
- Chapter 2, Project Description, describes the location, general environmental setting, project background, project components, and the characteristics of the proposed project’s construction and operational phases.

- Chapter 3, Environmental Analysis, presents the environmental setting and impact analysis for each resource topic. This chapter also includes a discussion of cumulative impacts for each of the environmental resource areas.
- Chapter 4, References, identifies all printed references and individuals cited in this IS/MND.
- Chapter 5: Clarifications and Modifications, identifies text changes to the IS/MND.
- Chapter 6, Response to Comments, identifies any comments received on the draft IS/MND and includes responses to those comments.
- Chapter 7, List of Preparers and Persons Consulted, identifies the individuals who prepared this report and their areas of technical expertise as well as the individuals consulted for the preparation of this report.

Project Overview

The County, acting through the Los Angeles County Department of Public Works (LACDPW), proposes construction and operation of the San Fernando Mental Health Center at 919 First Street in the city of San Fernando. The County is the lead agency under CEQA. The project site, located in San Fernando's civic center, is bounded by North Macneil Street on the north, an alley on the east, a public parking lot and North Brand Boulevard on the south, and a police station immediately west of the site. San Fernando City Hall is immediately north of the site. The proposed project would include demolition of an existing one-story, 17,200-square-foot building and construction of a 15,000-square-foot structure with 48 on-site surface parking spaces and 14 off-site spaces in a courthouse parking facility east of the project site.

Construction is anticipated to begin in March 2018 and be completed within 14 months.

Existing Setting

Location and Vicinity

The project site is currently occupied by the former Los Angeles County Courthouse Annex (Courthouse Annex) building at 919 First Street in the city of San Fernando. This property is bounded by North Macneil Street on the north, an alley on the east, First Street on the west, and a public parking lot and North Brand Boulevard on the south. The site is located in San Fernando's civic center and has a total area of 42,600 square feet. The existing one-story building at the site was constructed in 1960 and is 14,642 gross square feet in area, with an additional 2,100 square feet in the basement. The building, which was vacated in 2009, consists of brick and wood framing. The project site has minimal lighting; some landscaping, including 18 ornamental trees; and approximately 57 parking spaces. Concrete paving lines the edges of the building along Macneil Street (6 by 125 feet) and First Street (15 by 18 feet).

Land uses surrounding the project site include civic and educational uses. The San Fernando Police Department is immediately west of the site on First Street, and San Fernando City Hall is immediately north of the site. The San Fernando Courthouse of the Los Angeles County Superior Court is immediately east of the project site, and San Fernando Middle School is immediately south of the site along Brand Boulevard. The San Fernando Library is a few blocks to the northwest.

San Fernando Middle School, located opposite the project site, approximately 200 feet away on Brand Boulevard, is the nearest sensitive receptor. Another nearby sensitive receptor is the Latin American Civic Association Headstart, a children's preschool, located 0.4 mile west of the project site. The site and adjacent properties are relatively flat and contain no substantial slopes.

The nearest major arterial is ~~San Fernando Road~~ Truman Street, which runs parallel to First Street, less than two blocks from the project site. State Route (SR) 118 is less than 2 miles south of the site; Interstate 210 is less than 2 miles to the northwest.

Figure 2-1 shows the regional vicinity, and Figure 2-2 provides a project location map.

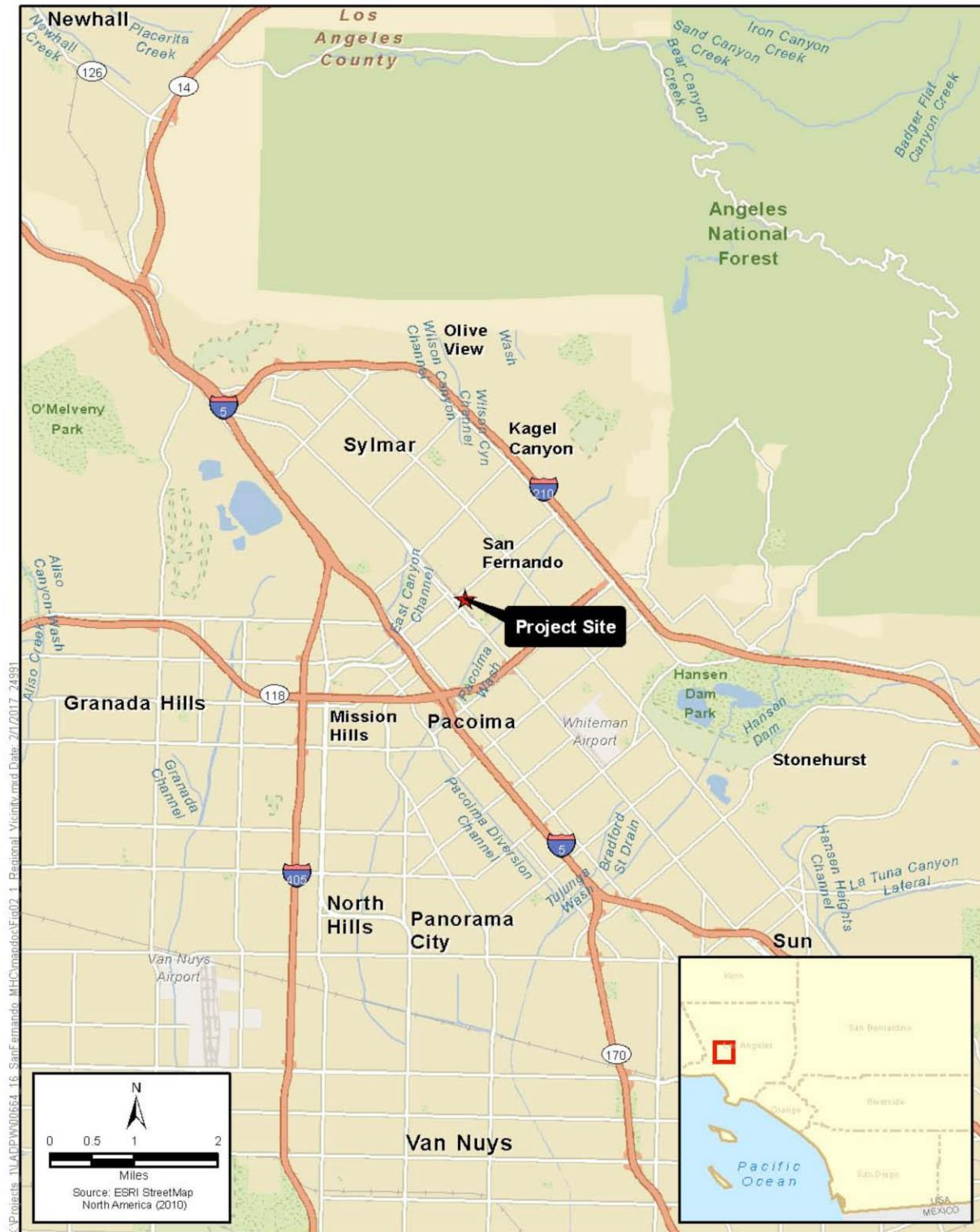


Figure 2-1
Regional Vicinity
San Fernando Mental Health Center Project IS/MND



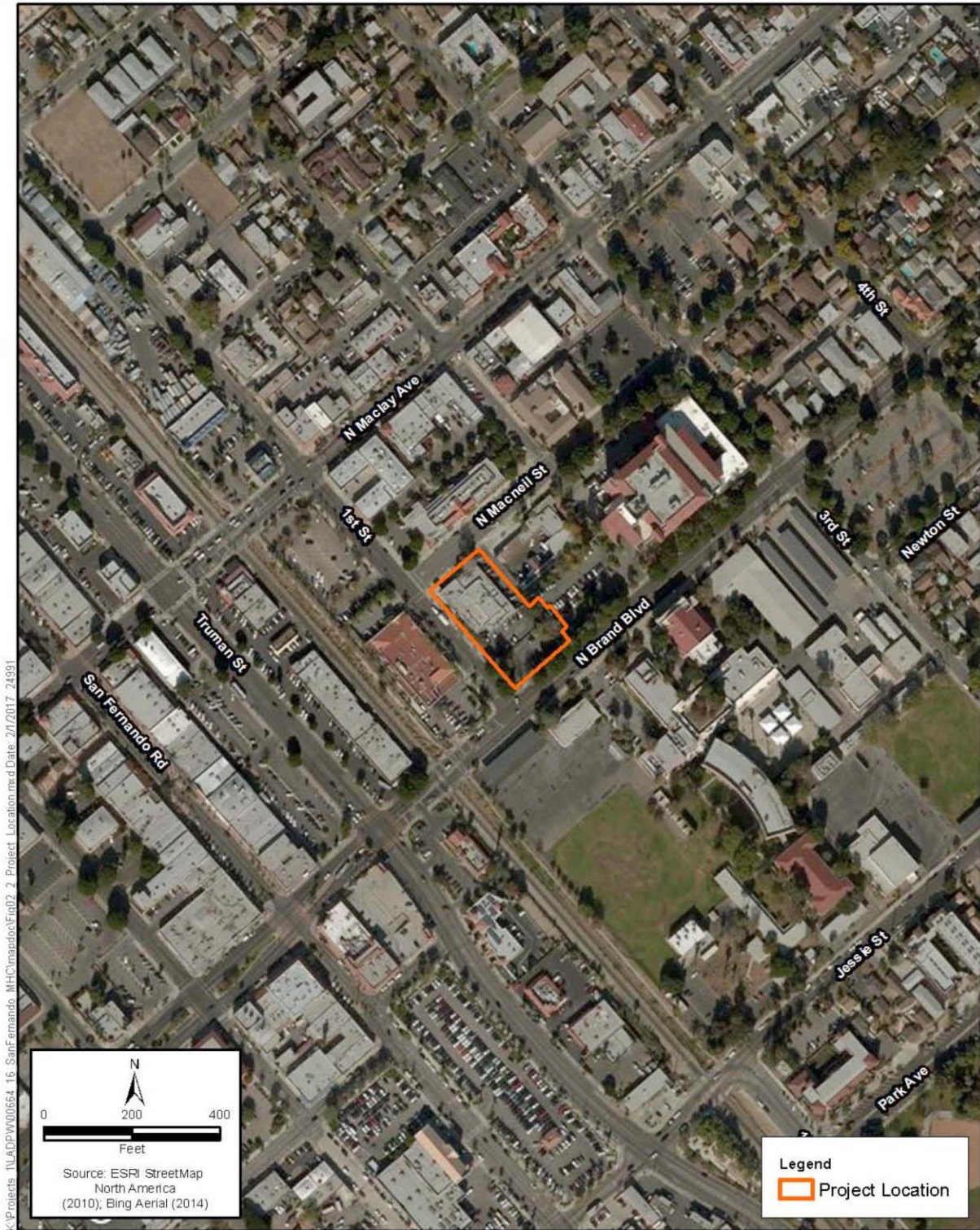


Figure 2-2
Project Location Map
San Fernando Mental Health Center Project IS/MND



Existing Site Conditions

The project site is developed with an unoccupied building and a paved surface parking lot of approximately 20,000 square feet. The existing building was the Courthouse Annex. The building has been vacant since 2009. The total floor area of the building is approximately 17,200 square feet. Overall, the building is in poor condition, with damage to various structural and architectural elements. Water intrusion has occurred throughout the building, stemming from the failure of the building envelope, including the roofing and exterior wall systems. At a few locations, leaky plumbing has damaged the ceiling system inside the building. Structural damage to the brick masonry walls has also occurred. Other damage includes efflorescence to basement concrete walls and exterior masonry walls, corrosion-induced damage to fences, a dilapidated exterior soffit, and a leaky valve. The existing paved parking lot provides 57 parking spaces. Most parking spaces are unused; however, some are used by the courthouse.

The site currently has minimal exterior lighting. Most lighting is on the building itself, including exterior recessed lighting along the overhang on Macneil and First Streets and wall pack lighting along the exterior wall facing the alley and parking lot.

The site surface generally flows from the northwest corner to the southeast corner of the property. Currently, there are 18 ornamental trees on the property. In addition, ornamental trees are located off-site along the sidewalks on North Brand Boulevard and First Street.

The site is zoned C-1 (Limited Commercial) by the City of San Fernando (City). The site is designated Public/Quasi-Public in the Land Use Element of the City of San Fernando General Plan.³ Because the parcel is County owned, the proposed project would not be subject to zoning requirements of the City of San Fernando.

Figure 2-3 and Figure 2-4 show the existing site conditions.

Proposed Project

Project Background

LACDPW is partnering with the Department of Mental Health (DMH) and Department of Public Health (DPH) Nurse Family Partnership to co-locate and provide services at one location. The proposed San Fernando Mental Health Center would provide mental health services, mostly for children, and include space for the DPH Nurse Family Partnership program. The DPH Nurse Family Partnership program provides intensive home visitation services to young women throughout the county with first-time pregnancies. The DPH Nurse Family Partnership program collaborates with the mental health program on issues such as substance abuse, mental health, and teen pregnancy. The proposed new facility would accommodate various functions and be designed to meet patient privacy standards.

³ City of San Fernando. 2016. *Land Use Element Map*. Available. <http://www.ci.san-fernando.ca.us/wp-content/uploads/2016/02/Land-Use-Map.pdf>. Accessed: February 20, 2016.



Figure 2-3
Existing Site Conditions, Photo 1
San Fernando Mental Health Center Project IS/MND
Source: ICF



Figure 2-4
Existing Site Conditions, Photo 2
San Fernando Mental Health Center Project IS/MND
Source: ICF

Project Characteristics

The proposed project would include demolition of the vacant one-story Courthouse Annex and development of a new one-story mental health center with associated surface parking. The proposed project would include a 15,000-square-foot structure as well as 48 on-site surface parking spaces and 14 off-site spaces in the courthouse parking area east of the project site. The structure would be designed to meet Leadership in Energy and Environmental Design (LEED) Gold standards.

The proposed building would include a waiting area, reception area, business offices, counseling/therapy rooms, cubicle spaces, a conference room, group therapy rooms, storage areas, a staff lounge, and accessible restrooms. The facility would also include space for the DPH Nurse Family Partnership.

The main entrance for the public would be at the southwest corner of the building, facing First Street. The ambulance entrance would be on the south side. Employee entrances would be on three sides of the building (north, east, and south). The “intake,” the proposed public area, would be on the south side. Support spaces, including restrooms, conference rooms, and the break room, would be centrally located. The administration component would be on the north side. Internal circulation routes would surround the central support spaces.

Exterior motion lighting and dimmable interior LED lighting would be included under the proposed project.

Proposed Services to Be Provided

The proposed facility would provide space for group counseling and one-on-one counseling services. Specifically, the proposed facility would provide space for counseling minors (ages up to 17) and addressing substance abuse and other issues. Approximately 75 patients would visit the site per day. The proposed facility would operate from 8:00 a.m. to 6:00 p.m. Monday through Friday, primarily by appointment. The proposed facility would not be considered a walk-in facility. No medical equipment or pharmacy operations would be located on the site under the proposed project.

Employees

Approximately 84 employees would work simultaneously on-site under the proposed project. Though the precise breakdown of full-time and part-time employees is not known at this time, it is estimated that 72 would be full-time and 12 would be part-time employees.

Landscaping

The proposed project would introduce landscaping and planter walls, most likely around the perimeter of the proposed structure. Landscaping along Brand Boulevard would include ornamental trees. The number of trees to be planted has not been finalized at this time.

Figure 2-5 is the site plan for the proposed project.

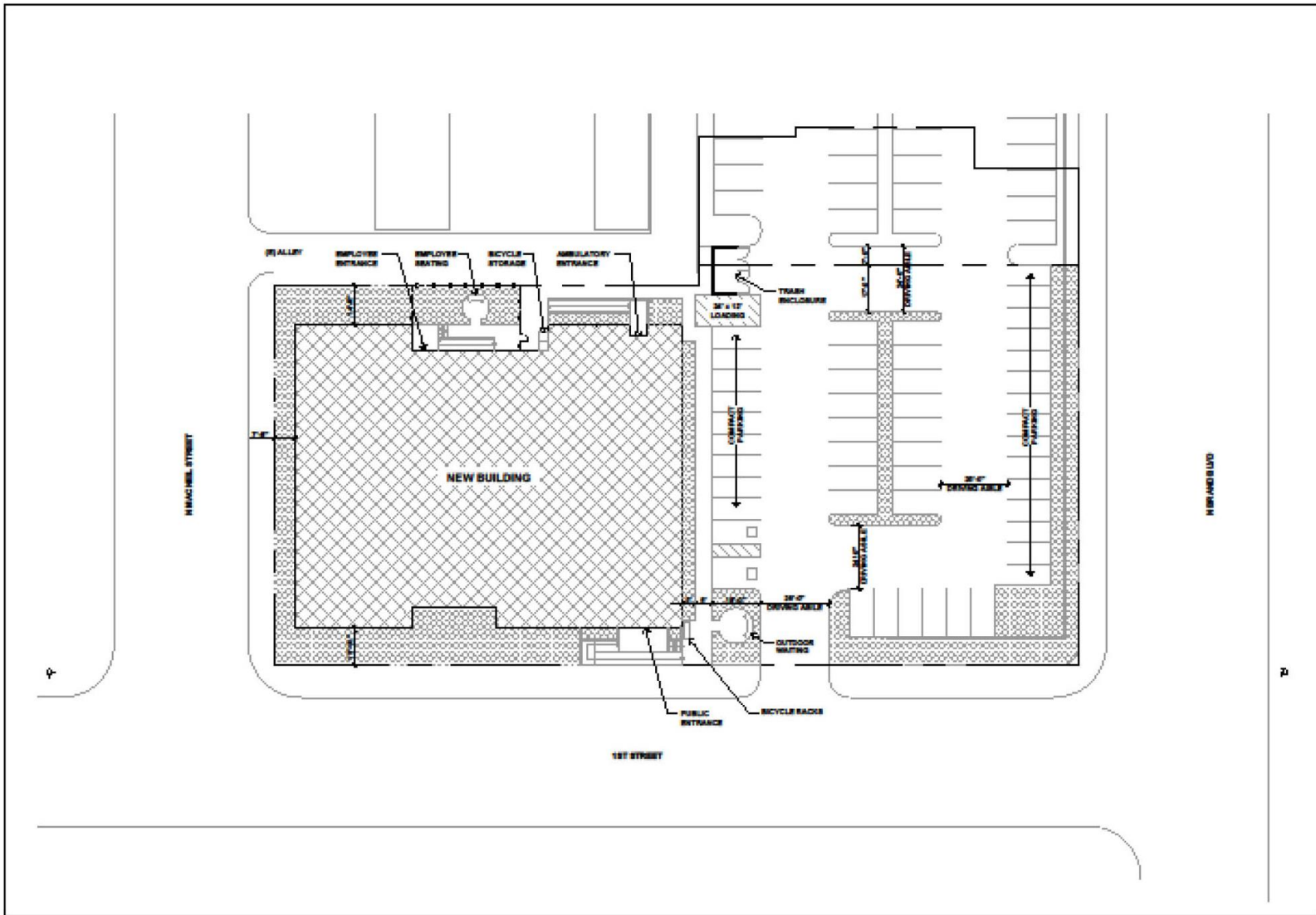


Figure 2-5
Proposed Site Plan
San Fernando Mental Health Center Project IS/MND

Project Construction

Construction would consist of the following phases:

- Phase 1: Demolition (existing building and basement)
- Phase 2: Site Preparation (basement removal, over excavation, import of fill)
- Phase 3: Construction (one-story building, 15,000 square feet)
- Phase 4: Landscaping (10 percent of lot)

Construction would be carried out with equipment and tools that are typical for building construction projects, including backhoes, delivery trucks, concrete trucks, trash trucks, compactors, pavers, graders, scrapers, trenchers, forklifts, and plaster applicators. Construction vehicles would include the workers' commute vehicles, equipment trucks, light trucks, and haul trucks. The construction staging location has not been finalized as of preparation of this document, although it is anticipated that most construction equipment would be stored at the project site. For purposes of this analysis, it is assumed that construction phasing may overlap.

Construction would take place between the hours of 7 a.m. and 3 p.m. Monday through Friday and 8 a.m. and 3 p.m. on Saturday, if needed. Construction is anticipated to start in March 2018 and last for 14 months.

Related Projects

Cumulative impacts are the project's impacts combined with the impacts of other related past, present, and reasonably foreseeable future projects. As stated in CEQA, Title 14, Section 21083(b), "a project may have a significant effect on the environment if the possible effects of a project are individually limited but cumulatively considerable." In addition, as stated in the State CEQA Guidelines, it should be noted that "the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the project's incremental effects are cumulatively considerable" (CCR, Title 14, Division 6, Chapter 3, Section 15064(I)(5)).

According to the State CEQA Guidelines:

Cumulative impacts refer to two or more individual effects that, when considered together, are considerable and compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CCR, Title 14, Division 6, Chapter 3, Section 15355).

As set forth in the State CEQA Guidelines, related projects consist of "closely related past, present, and reasonably foreseeable probable future projects that would be likely to result in similar impacts and be located in the same geographic area" (CCR, Title 14, Division 6, Chapter 3, Section 15355). The cumulative analysis in this IS/MND includes projects within a 0.5-mile radius of the proposed project. Because the proposed project would not increase the development intensity at the site and

most of the effects would be site specific, the 0.5-mile radius was determined to be an adequate distance for encompassing related projects. Table 2-1 provides a list of related projects. Cumulative impact discussions for each environmental topic area are provided at the end of each technical analysis contained in Chapter 3 under “Cumulative Impacts,” consistent with Section 15130 (b)(1)(A) of the CEQA Guidelines.

For some resource areas, the cumulative discussion does not rely on the related projects identified in Table 2-1 but instead uses the plan approach to cumulative impact analysis allowed for in Section 15130 (b)(1)(B) of the CEQA Guidelines, whereby “a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect” is relied upon. For each resource area, the cumulative discussion identifies whether the related projects list or plan approach is followed.

CEQA Finding

Changes or alterations have been required for, or incorporated into, the project to mitigate or avoid project-related significant effects on the environment. Chapter 3 contains the complete environmental analysis. Proposed mitigation measures are also contained in Chapter 3. These would be provided in a separate Mitigation Monitoring and Reporting Program (MMRP).

Project Review and Approvals

The County is the lead agency under CEQA and responsible for approving and carrying out the project. The following permits and approvals would be required to construct the proposed project:

- County of Los Angeles (lead agency)
 - Approval of the project
 - Adoption of the MND
 - Adoption of the MMRP
 - Implementation and oversight of the MMRP
- Los Angeles County Department of Regional Planning
 - Site plan review
 - Issuance of demolition, grading, foundation, and building permits
- South Coast Air Quality Management District
 - Issuance of a Generator Permit
- *Additional actions, as determined to be necessary*
 - City of San Fernando (sidewalk modification or utility connections)

Table 2-1. Related Projects within 0.5 Mile of the Project Site

Project Number	Name	Lead Agency	Distance from Site	Description
1	CDBG Street Resurfacing ¹	City of San Fernando	0.2 mile	Street resurfacing, including sidewalk, curb and gutter, driveway approach, and trees. Location: Alexander Street between 1 st and Larson. There is no currently approved environmental document.
2	Layne Park Improvements ¹	City of San Fernando	0.5 mile	Various facility and play equipment improvements at Layne Park. There is no currently approved environmental document.
3	CVS Pharmacy ²	City of San Fernando	0.3 mile	Retail drug store at 1204 San Fernando Road. The new CVS Pharmacy will occupy a 13,275-square-foot commercial building at the corner of San Fernando Road and San Fernando Mission Boulevard. The pharmacy is currently slated to open in April 2018. Approved Environmental Document: Conditional Use Permit (CUP) 2016-008.
4	Lopez Villegas House Relocation ³	City of San Fernando	0.4 mile	Relocation of the Lopez Villegas House from the City-owned property at 1320 San Fernando Road to a privately owned property at 613 O'Melveny. Includes alteration/rehabilitation. Approved Environmental Document: Certificate of Appropriateness 2016-001.
5	Compressed Natural Gas (CNG) Station Upgrade Project	City of San Fernando	150 feet	Upgrading equipment and installing new gas lines.
6		City of San Fernando	0.5 mile	Repair sidewalks/curb ramps in compliance with Americans with Disabilities Act accessibility requirements. Repair and replace curb, cross gutter, and asphalt concrete pavement. Construct asphalt-rubber hot-mix overlay. Install striping.
<u>7</u>	<u>Safe Routes to School Cycle 1</u>	<u>City of San Fernando</u>	<u>Adjacent</u>	<u>Safety improvements along N. Brand Boulevard between Truman Street and Third Street. Construction is anticipated to begin late summer of 2018.</u>
<u>8</u>	<u>1140 and 1148 San Fernando Road</u>	<u>City of San Fernando</u>	<u>0.2 mile</u>	<u>Mixed-use project consisting of 18,640 square feet of commercial space with 101 affordable low-income housing units.</u>

Project Number	Name	Lead Agency	Distance from Site	Description
Source: ICF, 2017.				
¹	Capital Improvement Program (appendix to the 2016–2017 budget). Available: http://ci.san-fernando.ca.us/wp-content/uploads/2016/09/Adopted-Budget-Book-Fiscal-Year-2016-2017.pdf .			
²	City Manager's Monthly Report. January 2017. Available: http://myemail.constantcontact.com/City-Manager-s-Monthly-Report.html?soid=1118052645367&aid=Gh7eQIQSQVk .			
³	City Manager's Monthly Report. December 2016. Available: http://myemail.constantcontact.com/City-Manager-s-Monthly-Report.html?soid=1118052645367&aid=eheoyolGsq8 .			

Chapter 3

Environmental Analysis

1. Project Title: San Fernando Mental Health Center Project
2. Lead Agency Name and Address: Los Angeles County Department of Public Works
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803
3. Contact Person and Phone Number: Parisa Dadmehr, Project Manager
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803
(626) 300-2334
4. Project Location: The proposed project would be located at 919 First Street in the city of San Fernando. The assessor's parcel identification number (AIPN) is 2519-003-908, 2519-003-904, 2519-003-909, 3101-013-058 (see Figures 2-1 and 2-2).
5. Project Sponsor's Name and Address: County of Los Angeles
Chief Executive Office
500 West Temple Street
Los Angeles, CA 90012
6. General Plan Designation: Public/Quasi-Public
7. Zoning: C1 (Limited Commercial)
8. Description of Project: The proposed project would involve construction of a new mental health center in place of the existing, unoccupied Courthouse Annex (see Chapter 2).
9. Surrounding Land Uses and Setting: The area surrounding the project site is developed with civic and educational land uses, including the San Fernando Police Department, San Fernando City Hall, San Fernando Courthouse, and San Fernando Middle School.
10. Other Public Agencies Whose Approval Is Required: None
11. Have California Native American tribes that are traditionally and culturally affiliated with the project area requested consultation pursuant to PRC Section 21080.3.1? If so, has consultation begun?
No Native American tribes requested consultation under Public Resources Code Section 21080.3. Five Native American tribes requested in writing to be informed by the lead agency, the County of Los Angeles, through formal notification of proposed projects in the geographic area pursuant to Section 21080.3.1(b). The County of Los Angeles provided the required written notice under Section 21080.3.1(d) to these Native American tribes and provided information about the proposed project.
~~A total of five tribes have formally requested tribal consultation with LACDPW regarding the first phase of planning under CEQA (PRC Section 21080.3.1, subdivisions (b) and (d)) and mitigation of potential impacts on tribal, cultural, and environmental resources.~~
Letters, serving as formal notice of this project, were sent in February 2017 to:
 - Fernandeno Tataviam Band of Mission Indians
 - Gabrieleno Band of Mission Indians – Kizh Nation

- San Gabriel Band of Mission Indians
- San Manuel Band of Mission Indians (SMBMI)
- Tejon Indian Tribe

In their March 6, 2017, email response to the formal notice letter received February 27, 2017, the SMBMI stated that the “project exists outside of Serrano ancestral territory, and as such, SMBMI will not be requesting consulting-party status under Assembly Bill 52 or participation in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.” Other than the response received from the SMBMI, no other Native American tribes responded to the County’s notice letter to indicate interest in the consultation process set forth under Assembly Bill 52.

Environmental Factors Potentially Affected

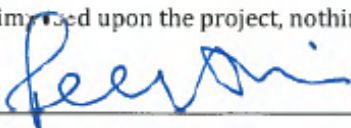
The environmental factors checked below could be affected by this project (i.e., the project would involve at least one impact that is a "Potentially Significant Impact" or "Less-than-Significant Impact with Mitigation Incorporated"), as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination

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 to the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have an impact on the environment that is "potentially significant" or "potentially significant unless mitigated" 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 the 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

	7-11-17
Signature	Date
Parisa Dadmehr	Los Angeles County
Printed Name	Agency

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 such as the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained if 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, 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 environmental impact report (EIR) is required.
4. Negative Declaration: “Less-than-Significant Impact with Mitigation Incorporated” applies when the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “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.
5. Earlier analyses may be used if, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where earlier analyses are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are less than significant with mitigation incorporated, describe the mitigation measures that 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, when appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to a less-than-significant level.

I. Aesthetics		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site is currently occupied by the former Courthouse Annex and located at 919 1st Street in the city of San Fernando, Los Angeles County. The relatively flat ground on the rectangular site is bounded by North Macneil Street on the north, an alley on the east, First Street on the west, and a public parking lot and North Brand Boulevard on the south. The site is in San Fernando’s civic center.

The existing visual setting at the project site includes the facility at 919 First Street, which is surrounded by mostly one or two-story story development, and municipal facilities within the civic center area. Macneil Street, First Street, and Brand Boulevard are lined with a variety of street trees and lightly vegetated, providing moderate coverage as well as some limited scenic relief and visual interest. Parking lot areas in the project vicinity also contain street trees and are lightly vegetated. The vegetation at the site includes grasses, brush, and bushes; there are also dirt areas. Overall, visual quality is low. No oak trees or special-status species are found on the project site.

The visual character of the immediate vicinity is fairly common to developed urban and suburban areas throughout Los Angeles. The surrounding area is developed with a variety of land uses, including civic and educational uses of various ages, architectural styles, and massing. The San Fernando Police Department is immediately west of the site on 1st Street, and San Fernando City Hall is immediately north of the site. San Fernando Middle School is to the south on Brand Boulevard. As mentioned, the site and adjacent properties are relatively flat and have no significant slopes.

Figures 2-3 and 2-4 depict the visual character of the site and surrounding area. As shown in these figures, the existing site, overall, has low visual quality and fairly common features. Partial views of the western ridgelines of the San Gabriel Mountains can be seen when looking north and east from the various vantage points that surround the site. At present, these views are mostly obstructed. No significant visual resources have been identified in the project area.

The population affected by the proposed project is referred to as *viewers*. The Federal Highway Administration (FHWA) *Guidelines for the Visual Impact Assessment of Highway Projects* (2015) divide viewer groups into two distinct entities: neighbors (with views of the road) and travelers (with views from the road). Viewer sensitivity is the anticipated reaction from viewers, based on their perception of change in visual resources. Viewer sensitivity is calculated by establishing viewer preference as well as viewer exposure to and awareness of the proposed project. The evaluation of viewer sensitivity to visual change is based primarily on viewer type and associated scenic expectations and augmented with local priorities and values, particularly as expressed in adopted public policy. Low viewer sensitivity may exist when there are few viewers who experience a defined view or when potential views of a project are screened or filtered by intervening terrain, structures, or landscaping (low viewer exposure). Low viewer sensitivity may also occur where viewers are not particularly concerned about the quality of views because of their activity type (low viewer awareness), such as a commuter on a freeway. Moderate viewer sensitivity may occur where views of a project are distant enough so that the project does not dominate the view (moderate viewer exposure) or the viewer activity is not focused on visual quality and expectations are moderate, such as office workers or shoppers (moderate viewer awareness). High viewer sensitivity occurs where a project is highly prominent, open to view, and seen by relatively high numbers of viewers (high viewer exposure) and viewer concern and expectations of visual quality are also high, such as in a rural park where scenery is a primary focus or a residential neighborhood (high viewer awareness).

The FHWA guidelines identify members of each type of viewer group and delineate the standard visual preferences of that type. Typically, recreational and residential viewers are assumed to have higher levels of viewer sensitivity to project effects than people who work or pass through a viewshed. Residents are generally assumed to have a high level of interest in or preference for natural harmony and cultural order. Residents experience long-term exposure to changes in their natural and cultural environments and therefore generally express concern for those environments. Recreational viewers often have high levels of concern with natural harmony and cultural order, particularly in settings where scenery is a central focus of the visitor's experience. In contrast, workers have overall moderate levels of sensitivity. Motorists and commuters are generally assumed to have low levels of sensitivity unless noteworthy scenic vistas are affected or the affected roadways have scenic designation. Participants in some types of active recreation may have a lower level of viewer sensitivity because scenery may not be the central focus of the recreational experience (FHWA 2015).

Impact Analysis

Would the project:

- a. *Have a substantial adverse effect on a scenic vista?*

Construction and Operation

Less-than-significant impact. The term "scenic vista" typically refers to views of an area that are visually or aesthetically pleasing, including, but not limited to, natural lands or developed and undeveloped natural areas. For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The project site is in the civic center of the city of San Fernando and not part of

a scenic vista or within a designated scenic corridor. There are no designated scenic corridors within the city of San Fernando (City of San Fernando 1987). The nearest scenic highway is Interstate 210, which is approximately 1.5 miles northeast of the project site and designated by the California Department of Transportation (Caltrans) as an Eligible State Scenic Highway (Caltrans 2017).

Because no scenic vistas occur within the immediate vicinity of the proposed project, proposed construction and operation would not have a substantial adverse effect on a scenic vista. No significant impacts on scenic vistas are expected, and no mitigation measures are required.

Mitigation Measures

No potentially significant impacts related to scenic vistas would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?*

Construction

Less-than-significant impact. As discussed above, the project site is not in the vicinity of a designated scenic highways (Caltrans 2017). The nearest Eligible State Scenic Highway is located approximately 1.5 miles northeast of the project site. Additionally, the project site does not contain any historic buildings or prominent rock outcroppings (see Section V, below). The proposed project would include demolition of the vacant one-story Courthouse Annex and development of a 15,000-square-foot, one-story mental health center with associated surface parking. Demolition of the existing building and construction of the new mental health center would require removal of existing trees and landscaping within the existing building footprint. However, the proposed project would include landscaping and planter walls around the perimeter of the proposed building. In addition, landscaping and ornamental trees would be planted along Brand Boulevard. Therefore, any trees or landscaping removed by the proposed project would be replaced in kind. Proposed landscaping was not finalized at the time of document preparation. However, the proposed landscaping would soften the architectural design to complement the visual setting of the area. Therefore, construction of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway. Impacts would be less than significant, and no mitigation measures are required.

Operation

Less-than-significant impact. As discussed previously, once construction is complete, any trees or landscaping removed by the proposed project would be replaced in kind. Thus, operation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway. Operational impacts related to scenic vistas would be less than significant, and no mitigation measures are required.

Mitigation Measures

No potentially significant impacts related to scenic resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

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

Construction

Less-than-significant impact with mitigation incorporated. Construction activities associated with the proposed project would last approximately 14 months. Although street trees provide color and visual diversity, because of intervening development, limited sightlines to and from the San Gabriel Mountains, and the presence of man-made structures, the site is fairly common and not considered a site with high scenic value. During construction, construction equipment, materials, and stockpiled soil would occupy the site. These construction elements could temporarily degrade the visual character surrounding the project site. As such, mitigation measure **MM AES-1**, summarized below, has been proposed, which would require the construction contractor to use appropriate screening, such as barricades and temporary fencing with opaque materials, to buffer views of construction equipment. Incorporation of the proposed mitigation measure would reduce visual impacts during construction activities. As mentioned, any trees or landscaping that would be removed to accommodate construction activities would be replaced in kind. The visual character and quality after construction of the new building would be similar to that under existing conditions. As such, construction of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts related to existing visual character would be less than significant with mitigation incorporated.

Operation

Less-than-significant impact. The proposed project would involve demolition of a vacant one-story building and construction of a new one-story building. As discussed previously, the visual character and quality after the construction of the new building would be similar to that under existing conditions. Any trees or landscaping that would be removed to accommodate construction activities would be replaced in kind. Therefore, once operational, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant, and no mitigation measures are required.

Mitigation Measures

The following mitigation measure would reduce construction-period impacts related to the visual character and quality of the site:

MM AES-1: The construction contractor shall use appropriate screening (i.e., barricades and/or temporary fencing with opaque materials) to buffer views of construction equipment as well as materials and soil in construction staging areas. The visual barrier may be chain link fencing with privacy slats, fencing with windscreen material, a wooden or concrete barrier/soundwall, or other similar barrier. The visual barrier shall be a minimum of 6 feet high to help maintain the privacy of sensitive visual receptors and block long-term ground-level views toward construction activities. Although this visual barrier would introduce a visual intrusion, it would greatly reduce visual effects associated with visible construction activities.

d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Construction

Less-than-significant impact. Construction activities would not occur during nighttime hours. However, temporary security lighting could be installed at the project site during the construction period. Any temporary security lighting, which typically operates 24 hours a day, would be directed downward and toward the site. It would be removed upon completion of construction. Thus, project construction would not adversely affect daytime or nighttime views in the area by introducing a substantial light source that would spill over onto sensitive receptors, nor would the temporary presence of low-level security lighting contribute to a significant increase in illumination levels compared to existing conditions. No source of glare would be introduced as a result of construction of the proposed project. As such, construction impacts related to light and glare would be less than significant.

Operation

Less-than-significant impact. The proposed project could introduce new interior and exterior LED lighting to the area. The existing site contains a vacant building, which is currently lit by street lamps, spillover light from adjacent development, and headlights from passing vehicles. The planned landscaping and trees for the proposed project, which would most likely be located around the perimeter of the proposed structure, would help minimize the relatively small amount of light that would be produced at the proposed structure. In addition, because the project site would be located in a developed part of the city of San Fernando with substantial amounts of light from street lamps, surrounding buildings, and vehicles, the proposed project would not introduce a substantial amount of new light or glare to the project area. Primary viewer groups include motorists, whose views are transient in nature, and employees and visitors to the area, who are generally present during daytime hours. Generally, these groups have lower sensitivity to changes in the visual environment than residents, who are accustomed to the views and usually have a desire to maintain the existing landscape as is because the appearance of a neighborhood is a contributing factor for people when choosing to live in a certain location (FHWA 2015). Because motorists move at faster speeds and, by necessity, focus less on the view outside the vehicle, they are least sensitive to changes in the visual environment (FHWA 2015). Workers and employees of the surrounding land uses are present for longer durations and therefore more sensitive; visitors are more transitory. Overall, viewer sensitivity to changes in the visual environment would be low to moderate-low. No sensitive visual receptors have been identified in the immediate vicinity of the proposed project, including residents. Therefore, impacts related to light and glare as a result of project operation would be less than significant.

Mitigation Measures

No potentially significant impacts related to substantial light or glare would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for aesthetics considers the related projects within a 0.5-mile radius, as listed in Table 2-1. These include street resurfacing, improvements to Layne Park, the introduction of a CVS Pharmacy, relocation of the Lopez Villegas House, a compressed natural gas (CNG) station upgrade project, and a sidewalk repair project. Of these, one project would be within the viewsheds surrounding the proposed project, the CNG station upgrade. Although the CNG station upgrade project would occur within the viewshed of the proposed project, once built, its project elements would be underground and, therefore, would not result in visual impacts.

Mitigation measure **MM AES-1** would screen equipment during construction, reducing potential visual impacts associated with the presence of construction materials. With implementation of this mitigation measure, visual impacts would be less than significant. Construction of the CNG station upgrade could coincide with construction of the proposed project and introduce additional visual nuisances, such as construction equipment. However, because of the size, scale, and nature of these projects, and because impacts associated with construction are considered to be temporary, with the implementation of **MM-AES-1**, no combined effect on aesthetics resulting from construction of the related projects and the proposed project are expected to occur. As such, the incremental construction-period effects of the proposed project would not be cumulatively considerable.

No scenic vistas or scenic corridors have been identified within the project viewshed. As discussed above, once operational, the scale and mass of the proposed structure would be visually compatible with surrounding land uses and developed areas in the city of San Fernando and would not substantially degrade the visual character or quality of the surrounding area. The design of the proposed project would include features that would maintain compatibility with the local context and surrounding visual environment. The proposed project would also provide new landscaping that would soften the architectural design and create a pleasant, attractive street that would complement the surrounding area. As mentioned, only the CNG station upgrade project is expected to occur within viewsheds surrounding the project site. The street resurfacing and park improvement projects would create visually attractive environments, resulting in an overall net benefit. The CVS Pharmacy and Lopez Villegas House would introduce built visible elements to the existing environment, although they would also be generally compatible with the existing environment and expected growth within developed urban and suburban areas throughout Los Angeles, such as the city of San Fernando. Therefore, because the only related project within the viewsheds surrounding the project site would not introduce visible built elements once operational, and because there are no significant visual resources in the area, the incremental operational effects of the proposed project would not be cumulatively considerable.

II. Agriculture and Forest Resources

In determining whether impacts on 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 on 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, the Forest Legacy Assessment project, and forest carbon measurement methodology provided in the forest protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forestland (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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is in the city of San Fernando's civic center. The project site and surrounding area are not used for agricultural purposes. The California Important Farmland Finder, maintained by the Division of Land Protection, indicates that the project site is not on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2014). Additionally, no forestland is found on the project site or in the surrounding area.

Impact Analysis

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?*

Construction and Operation

No impact. The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of "Important Farmland." The California Important Farmland Finder, maintained by the Division of Land Protection, indicates that the project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2014). Therefore, construction and operations associated with the proposed project would not convert "Important Farmland" to nonagricultural use, and no impact would occur.

Mitigation Measures

No potentially significant impacts related to agricultural or forestry resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. *Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?*

Construction and Operation

No impact. The project site is located within the city of San Fernando, on a parcel that is zoned C-1 (Limited Commercial); the parcel does not include zoning for agricultural use. The project site is not under Williamson Act contract, which is a legal document that obligates a property owner, and any successors of interest, to enforceable restrictions regarding a property's agricultural and compatible open-space use. Construction and operations associated with the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, no impacts would occur.

Mitigation Measures

No potentially significant impacts related to agricultural or forestry resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- c. Conflict with existing zoning for, or cause rezoning of, forestland (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))?**

Construction and Operation

No impact. According to the City of San Fernando zoning map, the project site is not zoned as forestland, timberland, or timberland that has been zoned for Timberland Production (City of San Fernando 2015). As stated above, the project site is zoned C-1 (Limited Commercial). The project site does not contain forestland or timberland. Therefore, construction and operations associated with the proposed project would not conflict with existing zoning or cause rezoning of forestland or timberland. No impact would occur.

Mitigation Measures

No potentially significant impacts related to agricultural or forestry resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- d. Result in the loss of forestland or conversion of forestland to non-forest use?**

Construction and Operation

No impact. The project site does not contain any forestland. Therefore, the proposed project would not result in the loss of forestland or the conversion of forestland to non-forest use for construction or operational activities. No mitigation measures are required.

Mitigation Measures

No potentially significant impacts related to agricultural or forestry resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- e. Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?**

Construction and Operation

No impact. The proposed project would not involve changes in the existing environment that would result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or forestland. The project site is not in the vicinity of Prime Farmland, Unique Farmland, Farmland of Statewide importance, or forestland and, therefore, would not convert such land to non-agricultural and non-forest uses. Therefore, construction and operations associated with the proposed project would not involve changes in the existing environment that, because of their location or nature, could result in the conversion of Farmland to non-agricultural use or the conversion of forestland to non-forest use. No impact would occur.

Mitigation Measures

No potentially significant impacts related to agriculture or forestry resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

As discussed above, the proposed project would have no impacts related to agriculture and forest resources. The proposed project would not directly convert or result in other changes that would convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or forestland to non-agricultural or non-forest uses. In addition, the proposed project would not conflict with existing zoning for agricultural use or forestland at the project site. Therefore, the project would have no incremental effect related to agriculture and forest resources, and impacts would not be cumulatively considerable.

III. Air Quality	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>When available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon in making the following determinations.</p> <p>Would the project:</p>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that would exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors that would affect a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site is within the South Coast Air Basin (Basin), an area covering approximately 6,745 square miles and bounded by the Pacific Ocean to the west and south and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Geronio Pass area in Riverside County. The terrain and geographic location determine the distinctive climate of the Basin, which is a coastal plain with connecting broad valleys and low hills.

Regulatory Setting

Federal

The Clean Air Act (CAA) was first enacted in 1963 but has been amended numerous times in subsequent years (1967, 1970, 1977, and 1990). The CAA establishes the National Ambient Air Quality Standards (NAAQS) and specifies future dates for achieving compliance. The CAA also mandates that states submit and implement a State Implementation Plan (SIP) for local areas that fail to meet the standards. The plans must include pollution control measures that demonstrate how the standards will be met. The project area is within a basin that is designated as a nonattainment area for certain pollutants that are regulated under the CAA.

The 1990 amendments to the CAA identify specific emissions-reduction goals for areas that fail to meet the NAAQS. These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or meet interim milestones. The sections of the CAA that would most substantially affect development of the proposed project include Title I (Nonattainment Provisions) and Title II (Mobile-Source Provisions).

Title I provisions were established with the goal of attaining the NAAQS for criteria pollutants. Table 3-1 shows the NAAQS currently in effect for each criteria pollutant. The Los Angeles County portion of the Basin fails to meet national standards for ozone (O₃), fine particulate matter (PM_{2.5}), and lead and therefore is considered a federal nonattainment area for those pollutants. Table 3-2 lists each criteria pollutant and its related attainment status in Los Angeles County.

Table 3-1. Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	CAAQS ^a	NAAQS ^b
Ozone (O ₃)	1 hour	0.09 ppm	—
	8 hours	0.070 ppm	0.070 ppm
Carbon Monoxide (CO)	1 hour	20 ppm	35 ppm
	8 hours	9.0 ppm	9 ppm
Nitrogen Dioxide (NO ₂)	1 hour	0.18 ppm	100 ppb
	Annual arithmetic mean	0.030 ppm	53 ppb
Sulfur Dioxide (SO ₂)	1 hour	0.25 ppm	75 ppb
	24 hours	0.04 ppm	0.14 ppm
Respirable Particulate Matter (PM ₁₀)	24 hours	50 µg/m ³	150 µg/m ³
	Annual arithmetic mean	20 µg/m ³	—
Fine Particulate Matter (PM _{2.5})	24 hours	—	35 µg/m ³
	Annual arithmetic mean	12 µg/m ³	12.0 µg/m ³
Sulfates	24 hours	25 µg/m ³	—
Lead (Pb)	30-day average	1.5 µg/m ³	—
	Calendar quarter	—	1.5 µg/m ³
	Rolling 3-month average	—	0.15 µg/m ³
Hydrogen Sulfide	1 hour	0.03 ppm	—
Vinyl Chloride	24 hours	0.01 ppm	—

Source: California Air Resources Board 2016.

^a The California Ambient Air Quality Standards (CAAQS) for O₃, CO, SO₂ (1 hour and 24 hours), NO₂, PM₁₀, and PM_{2.5} are not to be exceeded. All other California standards shown are not to be equaled or exceeded.

^b The NAAQS, other than O₃ and those based on annual averages, are not to be exceeded more than once a year. The O₃ standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above the standard is equal to or less than 1.

ppm = parts per million by volume; ppb = parts per billion; µg/m³ = micrograms per cubic meter.

Table 3-2. Federal and State Attainment Status for Los Angeles County Portion of the South Coast Air Basin

Pollutants	Federal Classification	State Classification
Ozone (O ₃) (1-hour standard)	—	Nonattainment
Ozone (O ₃) (8-hour standard)	Nonattainment, Extreme	Nonattainment
Respirable Particulate Matter (PM ₁₀)	Attainment/Maintenance	Nonattainment
Fine Particulate Matter (PM _{2.5})	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment/Maintenance	Attainment
Nitrogen Dioxide (NO ₂)	Attainment/Maintenance	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead	Nonattainment	Attainment

Source: California Air Resources Board 2015.

State

The California CAA, signed into law in 1988, requires all areas of the state to achieve and maintain the CAAQS by the earliest practical date. The CAAQS incorporate additional standards for most criteria pollutants and set standards for other pollutants that have been recognized by the state. In general, the California standards are more health protective than the corresponding NAAQS. California has also set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. The Basin is in compliance with the California standards for sulfates, hydrogen sulfide, visibility-reducing particles, and vinyl chloride. Table 3-1 details the current NAAQS and CAAQS, and Table 3-2, above, provides the Los Angeles County portion of the Basin's attainment status with respect to NAAQS and CAAQS.

Local

The project lies within the Los Angeles County portion of the Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD has jurisdiction over an area of approximately 10,743 square miles, including all of Orange County; Los Angeles County, except for the Antelope Valley; the non-desert portion of western San Bernardino County; and the western and Coachella Valley portions of Riverside County. The Basin is a sub-region of SCAQMD's jurisdiction. Although air quality in this area has improved, the Basin requires continued diligence to meet air quality standards.

SCAQMD has adopted a series of air quality management plans (AQMPs) to meet the CAAQS and NAAQS. These plans require, among other emissions-reducing activities, control technology for existing sources; control programs for area sources and indirect sources; an SCAQMD permitting system, designed to allow no net increase in emissions from any new or modified (i.e., previously permitted) emissions sources; and transportation control measures. The 2016 AQMP is the most recent plan. The final 2016 AQMP was adopted by the SCAQMD Governing Board on March 3, 2017.

SCAQMD published the *CEQA Air Quality Handbook* in November 1993⁴ to help local governments analyze and mitigate project-specific air quality impacts. This handbook provides standards, methodologies, and procedures for conducting air quality analyses as part of CEQA documents prepared within SCAQMD's jurisdiction. SCAQMD has published two additional guidance documents—*Localized Significance Threshold Methodology for CEQA Evaluations* (SCAQMD 2008a) and *Particulate Matter (PM) 2.5 Significance Thresholds and Calculation Methodology* (2006)—that provide guidance for evaluating localized effects from mass emissions during construction. Both were used in the preparation of this analysis.

Through the attainment planning process, SCAQMD develops rules and regulations to regulate sources of air pollution in the Basin (SCAQMD 2011). Several of these rules may apply to construction or operation of the project. For example, SCAQMD Rule 403 requires implementation of the best available fugitive dust control measures during active operations that could be capable of generating fugitive dust emissions from on-site earthmoving activities, construction/demolition activities, or construction equipment travel on paved and unpaved roads.

Methodology

Appendix G, Section III, of the State CEQA Guidelines states that, where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make determinations regarding air quality impacts.

Criteria Pollutants

Given SCAQMD's regulatory role in the Basin, the significance thresholds and analysis methodologies outlined in its *CEQA Air Quality Handbook*, *Localized Significance Threshold Methodology for CEQA Evaluations*, and *Particulate Matter (PM) 2.5 Significance Thresholds and Calculation Methodology* guidance documents were used in evaluating project impacts. Specifically, the SCAQMD construction and operational mass emissions thresholds identified in Table 3-3 were used for the assessment of criteria pollutants. Note that localized significance thresholds (LSTs) are based on the size or total area of the emissions source, the ambient air quality in each Source Receptor Area (SRA) where the emissions source is located, and the distance to the sensitive receptor. The LSTs used here are based on the size of the project area potentially disturbed on any given day (1 acre), the project location (SRA 7), and the distance to the nearest sensitive receptor (25 meters).

⁴ Section updates provided on the SCAQMD website.

Table 3-3. SCAQMD Significance Thresholds (pounds per day)

Pollutant	Regional Emissions Thresholds		Localized Emissions Thresholds ^a	
	Construction	Operation	Construction	Operation
Nitrogen Oxides (NO _x)	100	55	80	80
Volatile Organic Compounds (VOCs)	75	55	N/A	N/A
Suspended Particulate Matter (PM10)	150	150	4	1
Fine Particulate Matter (PM2.5)	55	55	3	1
Sulfur Oxides (SO _x)	150	150	N/A	N/A
Carbon Monoxide (CO)	550	550	498	498
Lead (Pb) ^b	3	3	N/A	N/A

Source: SCAQMD 2008a, 2015.

^a Localized thresholds derived from SCAQMD's most recent LST tables are based on the project location (SRA 7, East San Fernando Valley), the project area disturbed on any given day (1 acre), and the distance to the nearest sensitive receptor (25 meters). SCAQMD has not developed LSTs for VOCs, SO_x, or lead emissions.

^b The proposed project would result in no lead emissions during construction or operations. As such, lead emissions are not evaluated herein.

Impact Analysis

Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Construction and Operation

Less-than-significant impact. SCAQMD is required, pursuant to the CAA, to reduce emissions of criteria pollutants for which the Basin is in nonattainment. SCAQMD's most recent plan to achieve air quality standards is the 2016 AQMP, adopted by the SCAQMD Governing Board on March 3, 2017 (SCAQMD 2016). The 2016 AQMP outlines comprehensive control strategies to meet PM2.5, O₃, and lead standards and maintain CO, NO₂, and PM10 standards. These strategies are based, in part, on regional population, housing, and employment projections prepared by the region's cities and counties and incorporated by the Southern California Association of Governments. As such, projects that propose development that is consistent with the growth anticipated in the relevant land use plans that were used in the formulation of the AQMP are therefore considered to be consistent with the AQMP. The project site is a County-owned property within the city of San Fernando and currently occupied by the vacant Courthouse Annex building. Because the project would reduce the size of the building on the site relative to existing conditions, the project would not represent a substantially more intense land use such that the project would conflict with the approved AQMP. The AQMP is responsible for attainment of the ambient air quality standards for the Basin, including emissions resulting from the use of construction equipment within the Basin. As such, construction-period emissions are part of the AQMP, and the proposed project would comply with the appropriate emissions control technologies assumed in development of the 2016 AQMP. Impacts related to a conflict with implementation of the applicable air quality plan would be considered less than significant.

Mitigation Measures

No potentially significant impacts related to conflict with or obstruction of implementation of an applicable air quality plan would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Construction

Less-than-significant impact. During the construction period, emissions would result from the incomplete combustion of fuels used by construction equipment and vehicles as well as fugitive dust at the project site and along haul routes. Table 3-4 shows the daily regional emissions that would be generated during the construction period, as estimated using the California Emissions Estimator Model (CalEEMod, version 2016.3.1). As shown therein, construction-period emissions would not exceed the SCAQMD regional mass emissions thresholds. Construction-period impacts related to a violation of air quality standards would be less than significant.

Table 3-4. Regional Criteria Pollutant Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM10	PM2.5
Demolition	3	30	17	< 1	3	2
Site Preparation	2	22	9	< 1	3	2
Grading	2	18	8	< 1	3	2
Building Construction	3	20	16	< 1	1	1
Paving	2	12	10	< 1	1	1
Architectural Coating	33	2	2	< 1	< 1	< 1
Phase Overlap Totals	37	35	28	< 1	3	2
Peak Daily Emissions	37	35	28	< 1	3	2
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: CalEEMod modeling output (provided in Appendix A).

Note: "Phase Overlap Totals" assume concurrent periods of building construction, architectural coating, and paving activity.

CO = carbon monoxide

ROG = reactive organic gas

NO_x = nitrogen oxide

SCAQMD = South Coast Air Quality Management District

PM2.5 = particulate matter less than 2.5 microns in size

SO_x = sulfur oxide

PM10 = particulate matter less than 10 microns in size

Pursuant to SCAQMD requirements, Rule 403 will be implemented during project construction. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Table 1 of the rule identifies Best Available Control Measures applicable to all construction activity sources during each stage of construction, which will be implemented as appropriate at the project site to prevent excessive fugitive dust generation.

Operation

Less-than-significant impact. Operational emissions would result from the use of vehicles by employees and patients while commuting to and from the site as well as the use of energy, which would be consumed within the building.

Table 3-5 shows the daily regional emissions that would be generated during project operation. As shown therein, operational emissions would not exceed the SCAQMD regional mass emissions thresholds. As such, operational impacts would be less than significant.

Table 3-5. Regional Criteria Pollutant Operational Emissions

Source	Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM10	PM2.5
Area Sources	< 1	< 1	< 1	< 1	< 1	< 1
Energy Sources	< 1	< 1	< 1	< 1	< 1	< 1
Mobile Sources	1	6	17	< 1	3	1
Total Project Emissions	2	6	17	< 1	3	1
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: CalEEMod modeling output (provided in Appendix A).

CO = carbon monoxide

NO_x = nitrogen oxide

PM2.5 = particulate matter less than 2.5 microns in size

PM10 = particulate matter less than 10 microns in size

ROG = reactive organic gas

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxide

Mitigation Measures

No potentially significant impacts related to violating an air quality standard would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- c. Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that would exceed quantitative thresholds for ozone precursors)?*

Construction and Operation

Less-than-significant impact. See the discussion for Items IIIa and IIIb, above. As discussed, the proposed project would not conflict with the AQMP because its land use type is consistent with existing conditions as well as the land use assumptions used for the purposes of the AQMP. In addition, neither construction nor operation of the proposed project would result in emissions that would exceed SCAQMD regional mass emissions thresholds, which were developed to identify project-level emissions that could delay regional attainment of ambient air quality standards. As such, impacts would not be cumulatively considerable.

Mitigation Measures

No potentially significant impacts related to a cumulatively considerable net increase in a criteria pollutant would occur as a result of the proposed project. Therefore, no mitigation measures are required.

d. *Expose sensitive receptors to substantial pollutant concentrations?*

Construction and Operation

Less-than-significant impact. The closest sensitive receptor to the project site is San Fernando Middle School, which is located across Brand Boulevard. Tables 3-6 and 3-7 show the estimates of localized (on-site) emissions of criteria pollutants and their precursors during project construction and operation, respectively. On-site emissions estimates were calculated using CalEEMod and project-specific inputs. Emissions would not exceed the SCAQMD LSTs for a 1-acre, 25-meter receptor distance in SRA 7 (East San Fernando Valley). Construction and operational impacts would be less than significant.

Table 3-6. Localized Criteria Pollutant Construction Emissions (pounds per day)

Emissions Sources	NO _x	CO	PM10	PM2.5
On-site Emissions	34	25	3	2
Localized Significance Thresholds	80	498	4	3
Threshold Exceeded?	No	No	No	No

Source: CalEEMod modeling output (provided in Appendix A).

SRA: Number 7, East San Fernando Valley, 1-acre, 25-meter LST. No reactive organic gas or sulfur oxide LSTs have been established.

CO = carbon monoxide

PM2.5 = particulate matter less than 2.5 microns in size

LST = localized significance threshold

PM10 = particulate matter less than 10 microns in size

NO_x = nitrogen oxide

SRA = Source Receptor Area

Table 3-7. Localized Criteria Pollutant Operational Emissions (pounds per day)

Emissions Sources	NO _x	CO	PM10	PM2.5
On-site Emissions	< 1	< 1	< 1	< 1
Localized Significance Thresholds	80	498	1	1
Threshold Exceeded?	No	No	No	No

Source: CalEEMod modeling output (provided in Appendix A).

SRA: Number 7, East San Fernando Valley, 1-acre, 25-meter LST. No reactive organic gas or sulfur oxide LSTs have been established.

CO = carbon monoxide

PM2.5 = particulate matter less than 2.5 microns in size

LST = localized significance threshold

PM10 = particulate matter less than 10 microns in size

NO_x = nitrogen oxides

SRA = Source Receptor Area

Mitigation Measures

No potentially significant impacts related to exposing sensitive receptors to substantial pollutant concentrations would occur as a result of the proposed project. Therefore, no mitigation measures are required.

e. Create objectionable odors that would affect a substantial number of people?

Construction

Less-than-significant impact. During construction, diesel exhaust and paving activities may emit temporary and localized odors, which could be experienced by people while outdoors and adjacent to the project site. These odors would quickly be dissipated by light winds and cease once construction activities are completed. The project would not create objectionable odors that would affect a substantial number of people because no regularly inhabited outdoor spaces are found on or immediately adjacent to the project site. The closest regularly used outdoor space is the San Fernando Middle School play field, located across Brand Boulevard. The distance between the project site and the play field would allow odors to dissipate, thereby preventing them from affecting a substantial number of people. As such, construction impacts related to odors would be less than significant.

Operation

No impact. Once operational, the proposed project would not include any odor-emitting uses; thus, there would be no operational impacts related to objectionable odors. No impact would occur.

Mitigation Measures

No potentially significant impacts related to objectionable odors would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

With the exception of odors, the cumulative discussion of air quality uses the plan approach. The 2016 AQMP was developed by SCAQMD to ensure the Basin's attainment of state and federal ambient air quality standards. Because the project would not conflict with implementation of the 2016 AQMP, the incremental effects of the proposed project would not be cumulatively considerable.

Development of the SCAQMD significance thresholds was based, in part, on the provisions of the federal CAA (SCAQMD 1993, p. 6-1). Because the proposed project would not conflict with implementation of the 2016 AQMP or exceed the regional mass emissions thresholds for construction and operation, the incremental effects of the proposed project would not be cumulatively considerable.

The SCAQMD LSTs represent the maximum level of emissions a project can generate before causing or contributing to an exceedance of the most stringent applicable federal or state ambient air quality standard. Development of the SCAQMD LSTs considered the ambient concentrations of pollutants in each source receptor area (SCAQMD 2008a, p. 1-1). Because the project would not exceed the LSTs for construction or operation and the project would not conflict with implementation of the AQMP, the incremental effects of the proposed project would not be cumulatively considerable with respect to sensitive receptors in the vicinity of the proposed project.

The proposed project, in combination with the related projects identified in Table 2-1, would not result in a cumulatively considerable effect related to odors. None of the project types are associated with land use types that generate odors. Furthermore, no regularly inhabited outdoor spaces are found on or immediately adjacent to the project site. The closest regularly used outdoor space is the

San Fernando Middle School play field, located across Brand Boulevard. The distance between the project site and the play field would allow any odors to dissipate, thereby preventing them from affecting a substantial number of people. The incremental effects of the proposed project related to odors would not be cumulatively considerable.

IV. Biological Resources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, marshes, vernal pools, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances for protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" 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"/>

ICF biologists conducted a comprehensive literature review to identify the project setting and potential special-status biological resources that may be found on the project site or in the vicinity. The literature review was conducted on December 12, 2016. Pertinent sources reviewed were:

- California Natural Diversity Database (CNDDDB) (California Department of Fish and Wildlife [CDFW] 2017).
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2017).
- U.S. Fish and Wildlife Service (USFWS), Carlsbad office GIS database search (USFWS 2017).
- USFWS critical habitat maps (USFWS 2017).

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey Geographic Database (USDA 2017).
- U.S. Geological Survey (USGS) San Fernando, California, 7.5-minute quadrangle topographic map (USGS 1966).
- Aerial photography dated October 2, 2016 (Google Inc. 2016).

A pedestrian survey was conducted on December 1, 2016, between 8:30 a.m. and 10:00 a.m. by ICF biologist Kolby Olson. The visit focused on documenting the existing biological conditions of the project site, conducting a habitat assessment of special-status plant and wildlife species, determining the types of vegetation on the project site, identifying potential jurisdictional waters, and detecting any biological resources that would pose a constraint to project development. The temperature during the site visit was 66°F, winds ranged from 1 to 3 mph, and skies were clear. The project site and an approximately 100-foot buffer were included in the biological survey area. However, because of private property issues, inaccessible areas adjacent to the project site were scanned using binoculars.

Environmental Setting

The project site (~~AIN 2519-003-908, 2519-003-904, 2519-003-909~~ ~~APN 3101-013-058~~) covers 42,600 square feet and is located at an elevation of 1,070 feet above mean sea level (USGS 1966). No potential jurisdictional features or natural drainages were observed on the project site. The site is currently developed and covered primarily with a building, asphalt, and ornamental shrubs and trees. The majority of the site is occupied by the vacant building and pavement for the sidewalks and the parking lots. Adjacent properties are also developed and include the San Fernando Courthouse of the Los Angeles County Superior Court to the east, the San Fernando Police Department to the west, San Fernando City Hall to the north, a CNG station to the east, and San Fernando Middle School to the south.

Soils

Soils at the project site are mapped as Urban land-Palmview-Tujunga complex, 0 to 5 percent slopes (USDA 2017).

Biological Resources

Vegetation

The project site is mostly developed with a building and paved areas. Vegetated areas are covered with ornamental vegetation, including 18 trees and shrubs. The total vegetated area covers approximately 5,500 square feet. The primary vegetation consists of nonnative species, including Mexican fan palm (*Washingtonia robusta*), juniper (*Juniperus* sp.), eucalyptus (*Eucalyptus* sp.), and pine (*Pinus* sp.)

Special-Status Species

No special-status species were detected on the project site or in adjacent areas.

Nesting Birds

The project site has 18 mature trees and hedges. These have the potential to host nesting birds, including raptors. No evidence of passerine or raptor nests was observed during the site visit.

Regulatory Setting

Federal

Federal Endangered Species Act

The federal Endangered Species Act (ESA) (U.S. Government Code [U.S.C.] Title 16, Section 1530 et seq.) protects fish and wildlife species that have been identified by USFWS as threatened or endangered as well as their habitats. *Endangered* refers to species, subspecies, or distinct population segments that are in danger of extinction through all or a significant portion of their range; *threatened* refers to species, subspecies, or distinct population segments that are likely to become endangered in the near future.

USFWS regulates “take” (i.e., killing, harassing, or destroying habitat) of federally listed species through Section 9 of the ESA. Take of listed species can be authorized through either the ESA Section 7 consultation process, for actions by federal agencies, or the ESA Section 10 permit process, for actions by nonfederal agencies.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703–712) enacts the provisions of treaties between the United States, Great Britain, Mexico, Canada, and Japan and authorizes the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. It establishes seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 U.S.C. 703; 50 Code of Federal Regulations [CFR] 10 21). Most actions that result in taking or permanent or temporary possession of a protected species constitute violations of the MBTA. Examples of permitted actions that do not violate the MBTA include hunting specific game birds, engaging in legitimate research activities, displaying birds in zoological gardens, banding birds, or conducting other similar activities. USFWS is responsible for overseeing compliance with the MBTA; the USDA Animal Damage Control Officer makes recommendations regarding related animal protection issues.

Clean Water Act

The Clean Water Act (CWA) is the primary federal law to protect the quality of surface waters that are 1) traditionally navigable waters, 2) tributary or adjacent to traditionally navigable waters, or 3) interstate waters. Waters that are under the jurisdiction of the CWA are referred to as “waters of the United States.” The U.S. Army Corps of Engineers regulates fill in waters of the United States under Section 404 of the CWA. Point discharges to waters of the United States are regulated under Section 402 of the CWA through National Pollutant Discharge Elimination System (NPDES) permits. In California, the Regional Water Quality Control Boards have been delegated the authority to issue NPDES permits. Under Section 401 of the CWA, state agencies review permits issued by the U.S. Army Corps of Engineers to determine effects on water quality. In general, the U.S. Army Corps of Engineers takes jurisdiction over traditionally navigable waters, waters that drain to a traditionally navigable water, or waters that are adjacent to traditionally navigable waters or have a significant nexus.

State

The state laws and regulations listed below were considered during the evaluation of biological resources in the study area. Note that this is not an exhaustive list of all state laws and regulations that may be considered.

California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Sections 2050–2097) is administered by CDFW. It prohibits the take of plant and animal species that have been designated by CDFW as either threatened or endangered in the state of California. “Take” in the context of the CESA means to hunt, pursue, kill, or capture a listed species; it also refers to actions that may result in adverse impacts when an attempt is made to take individuals of a listed species.

Sections 2091 and 2081 of the CESA allow CDFW to authorize exceptions to the state’s prohibition against take of a listed species. Section 2091 allows state lead agencies that have formally consulted with CDFW to take a listed species if the take is incidental to carrying out an otherwise lawful project that has been approved under CEQA. Section 2081 allows CDFW to authorize take of a listed species for educational, scientific, or management purposes. Private developers whose projects do not involve a state lead agency may not take a listed species without formally consulting with CDFW and agreeing to strict measures and standards for managing the listed species.

Porter-Cologne Water Quality Control Act of 1969

The Porter-Cologne Water Quality Control Act established the State Water Resources Control Board (SWRCB) and divided the state into nine regional basins, each with a Regional Water Quality Control Board. The SWRCB is the primary state agency with responsibility for protecting the quality of the state’s surface water and groundwater supplies; the regional boards are responsible for developing and enforcing water quality objectives and implementation plans. This act is relevant to biological resources that may be affected in state waters because the SWRCB regulates discharges, including discharges of construction runoff and sediment, into state waters, including groundwater. This includes waters that may be outside federal jurisdiction under the CWA.

California Department of Fish and Wildlife Regulations

Protected Species in the Fish and Game Code

The California Fish and Game Code provides protection from take for a variety of species, referred to as *fully protected species*. Section 5050 lists fully protected amphibians and reptiles and prohibits the take of such species, except as provided in Sections 2081.7 or 2835. Section 5515 prohibits take of fully protected fish species, except as provided in Sections 2081.7 or 2835. Fully protected birds are listed under Section 3511, and fully protected mammals are listed under Section 4700; both of these sections prohibit take, except as provided in Sections 2081.7 and 2835. Except for take related to scientific research, all take of fully protected species is prohibited.

Nesting Bird Protections in the California Fish and Game Code

Similar to the federal MBTA, Section 3503 of the California Fish and Game Code prohibits take as well as the possession or destruction of eggs and nests of all birds, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.5 prohibits the killing of raptor

species and the destruction of raptor nests. Take or possession of any migratory nongame bird, as designated in the MBTA, is prohibited under Sections 3513 and 3800. As defined under Section 86 of the California Fish and Game Code, take means to “hunt, pursue, catch, capture, or kill or attempt to hunt, pursue, catch, capture, or kill.”

Streambed Alteration Agreements

CDFW has jurisdictional authority over rivers, streams, and lakes under California Fish and Game Code Section 1602. CDFW has the authority to regulate all work under the jurisdiction of California that would substantially divert, obstruct, or change the natural flow of a river, stream, or lake; substantially change the bed, channel, or bank of a river, stream, or lake; or use material from a streambed. In practice, CDFW marks its jurisdictional limit at the top of the stream or lake or at the bank or the outer edge of riparian vegetation, where present; sometimes, it extends its jurisdiction to the edge of the 100-year floodplain. Because riparian habitats do not always support wetland hydrology or hydric soils, wetland boundaries, as defined by CWA Section 404, sometimes include only portions of the riparian habitat adjacent to a river, stream, or lake. Therefore, jurisdictional boundaries under Section 1602 may encompass areas that are greater than those regulated under CWA Section 404.

When CDFW enters into a streambed alteration agreement with an applicant, it can request conditions that will ensure that no net loss of wetland values or acreage will be incurred. The streambed or lakebed alteration agreement is not a permit but, rather, a mutual agreement between CDFW and the applicant.

Native Plant Protection Act

The California Native Plant Protection Act (California Fish and Game Code Sections 1900–1913) and the Natural Community Conservation Planning Act provide guidance regarding the preservation of plant resources; these two acts underlie the language and intent of Section 15380(d) of the State CEQA Guidelines, which states that a species does not have to be listed to be considered endangered, rare, or threatened if the species can be shown to exist in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens or if the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Local

Los Angeles County Protected Native Tree Ordinance

It is the intent of Los Angeles County Protected Tree Ordinance No. 177404 (Chapter I, Articles 2 and 7; Chapter IV, Article 6; and Section 96.303.5 of the Los Angeles County Municipal Code) to preserve and maintain populations of all indigenous species of oak (*Quercus* sp.), with the exception of scrub oak (*Quercus dumosa*), Southern California black walnut (*Juglans californica* var. *californica*), western sycamore (*Platanus racemosa*), and California bay (*Umbellularia californica*). These trees are legally protected from damage or removal during the course of a development project, unless the developer first obtains a permit.

The Los Angeles County Protected Tree Ordinance regulates the following trees (County of Los Angeles 2006):

- All native oaks with a cumulative trunk diameter at breast height (DBH) of 4 inches or more.
- Southern California black walnut with a cumulative trunk DBH of 4 inches or more.
- Western sycamore with a cumulative trunk DBH of 4 inches or more.
- California Bay with a cumulative trunk DBH of 4 inches or more.

Los Angeles County General Plan

The County of Los Angeles (2014), through its general plan, established 61 Significant Ecological Areas (SEAs), representing a wide variety of biological communities within the county. The SEAs function to preserve this variety and provide a level of protection to the resources within them. These living laboratories contain examples of the county's diverse ecological heritage and are intended to be preserved in an ecologically viable condition for the purposes of public education, research, and non-disruptive outdoor uses. However, this does not preclude limited compatible development. The County General Plan outlines a process to regulate land uses in these areas and creates an advisory committee of scientists who are appointed to oversee regulation.

A Conditional Use Permit is required for development in SEAs, thereby protecting resources contained in the SEAs from incompatible development that may result in environmental degradation. A biological constraints analysis is required to describe, in a general manner, the extent, location, and sensitivities of the ecological resources within the SEA.

The project site is located outside of any SEA. The San Andreas SEA is the closest SEA; however, it is more than 5 miles from the project site.

Impact Analysis

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 Wildlife or U.S. Fish and Wildlife Service?*

Construction

No impact. A literature review was conducted to identify the biological resources that have been recorded in the project area. The CNDDDB and CNPS literature review included the San Fernando 7.5-minute quadrangle topographic map and the nine surrounding quadrangle maps. The review identified 45 special-status wildlife and 44 special-status plant species in the nine-quadrangle area. Similarly, 12 sensitive habitats were identified in the search area.

A pedestrian survey was conducted at the project site on December 1, 2016. The project site and surrounding area is highly developed. Vegetation in the area is limited to ornamental trees, shrubs, and turf grass between paved and developed areas. These areas are not suitable habitat for special-status plant or wildlife species. As such, there is no reasonable potential for special-status species to occur on the project site. No sensitive habitat is found on the project site. No construction impacts on special-status plant and wildlife species would occur. No mitigation measures are required.

The habitat on the project site is considered unsuitable for the special-status plant and wildlife species that were evaluated, largely because the site is developed, isolated from natural corridors, and small. The results of the literature review and species evaluation can be found in Appendix B.

Operation

No impact. Similar to the discussion described above for the proposed construction, no impacts on special-status species or wildlife species would occur during operation of the proposed project, and no mitigation measures are required.

Mitigation Measures

No impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Construction

No impact. No riparian habitat or other sensitive natural community is found on the project site or in the immediate area. Therefore, construction of the proposed project would not remove or affect any riparian habitat or sensitive natural communities, as identified in local or regional plans or the regulations set forth by the resource agencies.

Because the site lacks sensitive natural communities, including riparian habitat, no construction impacts on these communities would occur.

Operation

No impact. Similar to the discussion above for the proposed construction, no impacts would occur during operation of the proposed project, and no mitigation measures are required.

Mitigation Measures

No impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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, marshes, vernal pools, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?***

Construction

No impact. No wetlands or other jurisdictional features are located near or within the project site. No construction impacts would occur.

Operation

No impact. Similar to the discussion described above for the proposed construction, no impacts would occur during operation of the proposed project, and no mitigation measures are required.

Mitigation Measures

No impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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?*

Construction

No impact. The site and surrounding properties are developed and contain no water features that provide fish habitat. Therefore, development of the project site would not affect any wildlife corridors or nursery sites. No construction impacts related to the movement of resident or migratory fish or wildlife species would occur.

Operation

No impact. Similar to the discussion above for the proposed construction, no impacts related to the movement of resident or migratory fish or wildlife species would occur during operation of the proposed project, and no mitigation measures are required.

Mitigation Measures

No impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Construction

Less-than-significant impact with mitigation incorporated. The proposed project would be located outside of an SEA. The San Andreas SEA is the nearest SEA, located approximately 5 miles from the project site. Furthermore, only nonnative and ornamental trees (i.e., Mexican fan palm, juniper, eucalyptus, pine) are found on the site. No protected trees are found on the project site. However, the site does provide habitat for nesting birds. Impacts during the nesting season (February 15 through September 15) have the potential to affect nesting birds. Any impact on nesting birds would be considered significant because it would conflict with the MBTA and/or California Fish and Game Code. Mitigation measure **MM BIO-1** would be implemented to ensure that the project would not conflict with the MBTA or California Fish and Game Code, both of which protect nesting birds. Construction impacts would be less than significant with mitigation incorporated.

Operation

No impact. No impacts would occur during operation of the proposed project, and no mitigation measures for operation would be required.

Mitigation Measures

MM BIO-1: Nesting Bird Compliance

To the extent feasible, vegetation removal, initial ground disturbance, and building demolition will occur outside of the nesting season (February 15 through September 15). If these activities occur during the nesting season, a nesting bird survey will be required within 5 days prior to the commencement of these activities. A qualified biologist will conduct a preconstruction survey of the construction site and up to a 250-foot buffer area around the site, as appropriate. If an active nest(s) is observed, an appropriate buffer (“no construction activity” buffer) will be established by the biologist to ensure that nest abandonment does not occur because of construction activities. All “no construction activity” buffer areas will be clearly demarcated in the field with stakes and flagging that are visible to construction personnel and remain until a qualified biologist has determined that the young have fledged or nesting activities have ceased. Appropriate buffer sizes will be determined by the biologist, considering the species, nest stage, ongoing activities, baseline disturbances, and observations of the specific nest and tolerance levels. The minimum buffer size shall be 25 feet for passerines and 100 feet for raptors

- 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?*

Construction

No impact. The proposed project would not be located within a designated natural community conservation plan/habitat conservation plan (NCCP/HCP) area. Because the proposed project would not conflict with any NCCP/HCP, no impact during proposed construction would occur.

Operation

No impact. Similar to the discussion above for the proposed construction, no impacts would occur during operation of the proposed project, and no mitigation measures are required.

Mitigation Measures

No impacts would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for biological resources considers the related projects within a 0.5-mile radius, as identified in Table 2-1. The project area lacks suitable habitat for special-status plant and wildlife species, sensitive habitats (including riparian habitat), fish habitat, protected trees, and potential jurisdictional drainages. Furthermore, the project would not conflict with local ordinances. Because each of the related projects within a 0.5-mile radius would occur within the same urban context as the proposed project and would not result in the loss of suitable habitat, the impacts of the related projects would not be substantial. Therefore, the incremental effect of the proposed project with respect to special-status plant and wildlife species, sensitive habitats (including riparian habitat), fish habitat, protected trees, and potential jurisdictional drainages would not be cumulatively considerable.

With respect to nesting birds, the proposed project would be subject to the MBTA and the California Fish and Game Code and required to avoid potential impacts on nesting birds. The related projects identified in Table 2-1 would also be subject to the MBTA and the California Fish and Game Code provisions related to nesting birds. By complying with these requirements, the project and related projects would not have substantial effects on nesting birds or any special-status biological resources. Therefore, the incremental effect of the proposed project would not be cumulatively considerable.

V. Cultural Resources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Historic Resources

The evaluation of historical resources in the study area included a review of existing sources of information and a field survey. For this project, the study area encompassed the property boundaries for the building at 919 First Street in San Fernando (APN AIN 2519-013-908), two small parking lot parcels directly east of the building (APNs AINs 2519-003-904 and 2519-003-909), and the southern portion of a courthouse parking lot parcel, which includes 14 off-site parking spaces just east of the subject building (APN AIN 2519-003-910).

ICF has consulted historic property information sources, including the California Historic Resources Inventory (HRI), the National Register of Historic Places (NR), the California Register of Historical Resources (CR), California Historical Landmarks (California Office of Historic Preservation 1996), California Points of Historical Interest (California Office of Historic Preservation 1992), and the City of San Fernando Historic Resources Survey (2003). The property is not identified in any of the mentioned sources.

Field Survey

On December 12, 2016, historian Natalia Holy conducted a field survey of the building at 919 First Street in San Fernando. Natalia is a historian at ICF who meets the Secretary of the Interior’s Professional Qualifications Standards. She photographed and documented the property within the study area and took notes on the integrity and the current condition of the buildings.

Records Search

An archeological records search was conducted on November 29, 2016; no historical cultural resources were located in the study area. Although three NR-listed properties and two NR-eligible properties were identified within the 0.5-mile study buffer, all of these resources are located at least

a 0.25 mile from the project location. The properties include the Lopez Adobe (1100 Pico Street – NR listed), Morning Side Elementary School (575 N. Maclay Avenue – NR listed), the San Fernando Elks Club Lodge (804 Pico Street – NR listed), San Fernando Road Bridge over the Pacoima Wash (NR eligible), and the dwelling at 262 Hagar Street (NR eligible). The study area applies to both direct and cumulative project impacts.

Following evaluation (see Appendix C for California Department of Parks and Recreation 523 forms), it was determined that the building at 919 First Street in San Fernando does not meet any criteria for inclusion on NR or CR. It is not a singular example of a broad pattern or development under Criterion A/Criterion 1 or associated with the lives of significant persons from the past under Criterion B/Criterion 2. Because of the undistinguished architecture, as well as modifications that have altered the character-defining features of the building, the property also does not meet Criterion C/Criterion 3. The property has been given a NR Status Code of 6Z (found ineligible for the NR, the CR, the City of San Fernando Local Landmarks List, and the County of Los Angeles Landmarks List through survey evaluation) and is not a historical resource for the purposes of CEQA.

Archaeological Resources

A cultural resources review was performed in support of this IS/MND. It included a review of the regulatory and environmental settings, known cultural resources within the project site and the 0.5-mile buffer, and survey results as well as a discussion of the sensitivity of the project site and immediate vicinity. No previously recorded resources were identified, and no studies have been previously conducted within the project site. Specific details regarding the methods and findings of the cultural resources review are included in Appendix C.

The project site (~~AIN 2519-003-908, 2519-003-904, 2519-003-909~~~~APN 3101-013-058~~) covers 42,600 square feet and is located at an elevation of 1,070 feet above mean sea level (USGS 1966). The site is currently developed and covered primarily with a building, asphalt, and ornamental shrubs and trees. The majority of the site is occupied by the vacant building and pavement for the sidewalks and the parking lots. Adjacent properties are also developed and include the San Fernando Courthouse of the Los Angeles County Superior Court to the east, the San Fernando Police Department to the west, San Fernando City Hall to the north, a CNG station to the east, and San Fernando Middle School to the south. Soils at the project site are mapped as Urban land-Palmview-Tujunga complex, 0 to 5 percent slopes (USDA 2017).

Paleontological Resources

The geology information cited here is based on the *Geological Map of the Hollywood and South Half Burbank Quadrangles* (Dibblee 1991a), the *Geological Map of the Sunland and Burbank North Half Quadrangles* (Dibblee 1991b), and a project specific sensitivity assessment and review of fossil localities in the area by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (McLeod 2017).

Sediments underlying the proposed project parcel at and near the ground surface are younger Quaternary alluvium, consisting of alluvial fan deposits made up of clay, sand, and gravel. These sediments are Holocene in age (less than 10,000 years) at the ground surface (Dibblee 1991a, 1991b) but get progressively older at depth. These younger Quaternary alluvium sediments are too young to contain fossil resources, but they are underlain at varying depths by older Quaternary

alluvium, which does have the potential to encompass significant fossil resources. Valley floor sediments in the San Fernando Valley typically are sensitive for fossil resources at depths of 5 to 10 feet below the ground surface, while the younger sediments above these depths are not sensitive.

A fossil localities search was requested from the Natural History Museum of Los Angeles County for the project area (McLeod 2017). The museum responded, saying that they had no recorded fossil localities in the project footprint or adjacent areas. Based on this locality records search, no paleontological resources are known to be present in the project footprint. Fossil localities reported within 2 miles of the project area include LACM 3397, which yielded a fossil bison, *Bison*, at a depth of 75 feet. Excavations for the project will clearly not be of similar depths. Nearby finds include a fossil mastodon, *Mammut*, and a fossil horse, *Equus* (LACM 5745) in fill dirt. LACM 6208 yielded specimens of mammoth, *Mammuthus*, and bison, *Bison*.

In California, fossil remains are considered to be limited, nonrenewable, and sensitive scientific resources. These resources are afforded protection under CEQA. Paleontological resources are provided protection as historical resources, as discussed in State CEQA Guidelines Section 15064.5(a)(3). The State CEQA Guidelines define historical resources broadly to include any object, site, area, or place that a lead agency determines to be historically significant.

Impact Analysis

Would the project:

- a. *Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5?*

Construction and Operation

No impact. No historical resources were identified in the study area that would be eligible for NR, CR, or local listing (Section 15064.5(a), State CEQA Guidelines). The property does not reflect an important singular example of a broad pattern of development and therefore does not meet NR Criterion A or CR Criterion 1. Research does not indicate that the property is strongly associated with lives of persons who were significant in the past and, therefore, does not meet NR Criterion B or CR Criterion 2. The building has experienced alterations, including a number of infilled windows and replacement brick on multiple elevations. The primary elevation contains numerous spans of infilled windows and an Americans with Disabilities Act–compliant ramp addition, which have considerably altered the appearance of the front façade. These alterations have resulted in a loss of integrity, materials, and workmanship. Therefore, because of the undistinguished architecture, as well as modifications that have altered the character-defining features of the building at 919 First Street, the property does not meet NR Criterion C or CR Criterion 3. Based on these same findings, the building also does not meet the criteria for listing on the City of San Fernando Local Landmarks List or the County of Los Angeles Landmarks List. Because no historical resources were identified in the project study area, there would be no construction or operational impacts on historical resources resulting from work associated with the proposed project.

Mitigation Measures

Because no historical resources were identified in the study area, no mitigation measures are required.

b. Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5?

Construction and Operation

Less-than-significant impact with mitigation incorporated. This cultural resources review determined that there would be no impact on previously identified cultural resources. The potential to encounter unrecorded archaeological resources during project implementation would be low. No archaeological resources have been recorded within the project site or within a 0.5-mile radius. Although no archaeological resources have been identified within the project site or the 0.5-mile search radius, and environmental conditions (such as landform type and proximity to water sources) do not suggest an elevated sensitivity for the presence of unrecorded archaeological resources, there remains the potential, though remote, that previously unrecorded archaeological resources could be identified as a result of project-related activities. Although there are no known archaeological resources in or directly adjacent to the project area, the potential remains for proposed construction and operation of the project to result in the exposure or destruction of as yet undiscovered archaeological resources. If any archaeological resources are encountered during construction, the damage to, or destruction of, the resource would be a potentially significant impact. Implementation of mitigation measure **MM-CR-1** would reduce this impact to a less-than-significant level. As such, impacts on archaeological resources would be considered less than significant with mitigation incorporated.

Mitigation Measures

MM CR-1.1: Implement Measures to Protect Previously Unidentified Cultural Resources

Previous activities have obscured surface evidence of cultural resources. However, construction will be stopped if cultural resources are encountered. If signs of an archeological site, such as stone, bone, shell, ceramic, glass, or metal fragments, are uncovered during grading or other construction activities, work will be halted within 100 feet of the find, and LACDPW will be notified immediately. A qualified archeologist will be consulted for an on-site evaluation and recommendations regarding next steps, such as data recovery, if he or she determines that the site is or appears to be eligible for listing on the CR or NR. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. Construction work can continue on other parts of the project site while archaeological mitigation takes place.

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

Construction and Operation

Less-than-significant impact with mitigation incorporated. No paleontological resources have been recorded in the project area. However, sediments similar to those in the project area have yielded fossils in locations 2 miles to the north. Ground disturbances associated with the project would include the removal of the existing basement and over excavation for the placement of fill materials, extending to depths of 15 to 25 feet below the existing ground surface. Excavation for utility relocation, if required, has the potential to extend to 20 or 30 feet below the current surface.

The present building, with its basement, has disturbed sediments in the project footprint to depths of 10 to 15 feet; however, over excavation and cleanup of the foundation will require excavations to greater depths, as noted above, and the disturbance of intact sediments. However, much of the project-related earthmoving, such as site grading and parking lot grading, would be shallow and unlikely to encounter paleontological resources. Excavations to depths exceeding 5 feet have higher potential for encountering older Quaternary alluvium, which is considered to be highly sensitive for paleontological resources.

Disturbances of significant paleontological resources would result in a significant impact under CEQA. However, implementation of mitigation measure **PR-1**, as described below, would mitigate these impacts to a less-than-significant level. As such, impacts on paleontological resources would be less than significant with mitigation incorporated.

Mitigation Measures

PR-1: Because of the paleontological potential of the older Quaternary alluvium, a qualified vertebrate paleontologist shall be retained by the County or construction contractor to oversee monitoring during earthmoving activities at depths greater than 5 feet. Monitoring of earthwork in the older Quaternary alluvium will reduce potential impacts to a less-than-significant level.

Monitoring may be reduced if the potentially fossiliferous unit is, upon exposure and examination by qualified paleontologic personnel, determined to have low potential for containing fossil resources or has been previously disturbed by past construction.

The paleontologic monitor will salvage fossils as they are unearthed to avoid construction delays. The monitor shall have the authority to temporarily divert grading away from exposed fossils in order to professionally recover the fossil specimens and collect associated data. Fossils collected, if any, shall be prepared to the point of curation, identified by qualified experts, and deposited in a designated paleontological curation facility, such as the Natural History Museum of Los Angeles County. Following analysis, a Report of Findings will be submitted to the County within 90 days; this report, along with curation of recovered specimens in an accredited repository, shall signify completion of the program to mitigate impacts on paleontological resources.

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

Construction and Operation

Less-than-significant impact with mitigation incorporated. No known human remains are present on the project site or in the immediate vicinity. However, ground disturbance related to development projects have, in the past, resulted in the inadvertent discovery of previously unrecorded human remains. Although not anticipated, human remains could be identified during site-preparation and grading activities, which could result in a significant impact. Implementation of mitigation measure **MM CR-1.2** would reduce potential adverse impacts on human remains to a less-than-significant level. As such, impacts on human remains would be considered less than significant with mitigation incorporated.

Mitigation Measures

MM CR-1.2: Inadvertent Discovery or Disturbance of Human Remains

In the event that human remains are discovered during on-site construction activities, all activity within a 100-foot radius of the find will be stopped. LACDPW will notify the Los Angeles County Coroner, who will then make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants shall make recommendations regarding proper burial, which shall be implemented in accordance with Section 15064.5(e) of the State CEQA Guidelines.

Cumulative Impacts

The cumulative discussion for cultural resources considers the related projects within a 0.5-mile radius, as identified in Table 2-1. Because no construction or operational impacts on historical resources are expected to occur as a result of the proposed project, there would be no cumulative impacts on historical resources. Thus, the project would have no incremental effect related to historical resources, and impacts would not be cumulatively considerable.

There are no known archaeological resources on the project site or in immediate vicinity. However, should previously unreported archaeological resources be identified during project implementation, project-related construction activities could contribute to the incremental loss of these resources. The proposed project, including future operations, in conjunction with other projects in the vicinity, could result in a cumulative impact on archaeological resources. However, the above-referenced mitigation measure (**MM CR-1.1**) would reduce the proposed project's cumulative impacts to less than significant. Therefore, the incremental effect of the proposed project related to archaeological resources would not be cumulatively considerable.

Cumulative impacts on paleontological resources concern the incremental loss of nonrenewable resources to society as a whole. Construction activities associated with the project could disturb or destroy paleontological resources and thereby contribute to the progressive loss of paleontological resources. Other development in the project area could result in cumulative impacts if significant paleontological resources are found during construction activities that involve significant excavation and the impacts are not mitigated. However, the related projects in the area, as identified in Table 2-1, would comply with CEQA regulations and therefore would not contribute to the progressive loss of fossil resources. Similarly the proposed project's potential impacts on paleontological resources would be mitigated. Mitigation, as specified in mitigation measure **PR-1**, would reduce potential project-related impacts to a less-than-significant level. The mitigation measure includes monitoring, treatment of any discovered paleontological resources to mitigate impacts, preparation of a final report, and curation of discovered specimens in an approved facility. Therefore, the incremental effect of the proposed project with respect to paleontological resources would not be cumulatively considerable.

There are no known human remains within the project site or immediate vicinity; however, in the event that previously unreported human remains are identified during project implementation, project-related construction activities could contribute to the incremental loss of these resources. The proposed project, in conjunction with other projects in the vicinity, could therefore result in a

cumulative impact on human remains as well as formal and/or informal cemeteries. However, the above-referenced mitigation measure (**MM CR-1.2**) would reduce the project's impacts to less than significant. The related projects identified in Table 2-1 would also be required to follow applicable state laws regarding human remains. Therefore, the effect of the proposed project would not be cumulatively considerable.

VI. Geology and Soils		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3. Seismically related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Have soils that would be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The geology and soils information contained herein is based partially on the Geotechnical Investigation Report, *San Fernando Mental Health Center, 919 1st Street, San Fernando, California 91340* prepared by California Testing and Inspections, Inc. (Appendix D, December 2016). The USGS Preliminary Geologic Map of the San Fernando 7.5-minute Quadrangle, Southern California: A Digital Database (1997) was used in the Environmental Setting section below to describe regional geologic conditions.

Environmental Setting

The city of San Fernando sits atop a structurally complex, sedimentologically diverse, tectonically evolving late Tertiary-Quaternary basin situated within the Transverse Ranges of Southern California. The surrounding San Fernando Valley contains the headwaters of the Los Angeles River and its tributaries. Prior to the advent of flood control, the valley floor was composed of active alluvial fans and floodplains. Seasonal streams emanating from Pacoima and Big Tujunga Canyons drain the complex western San Gabriel Mountains and deposit coarse, highly permeable alluvium that contains generally high-quality groundwater. The shallower western part derives mainly from Tertiary and pre-Tertiary sedimentary rocks and is underlain by less permeable fine-grained deposits.

The San Fernando area lies on the southern slopes of the San Gabriel Mountains, which are bounded on the north by the San Andreas fault and on the south by the east/west-trending left-lateral faults that separate the range from the San Fernando Valley, the Los Angeles basin, and the Pomona Valley. The San Gabriel Mountains are actively rising along these east/west frontal faults and contain the second-highest peak in Southern California.

During the geotechnical investigation conducted by California Testing and Inspections, soils encountered on-site varied from sandy silts to sandy gravels and were generally firm to dense and moist to dry.

Alquist-Priolo Act

The primary purpose of the Alquist-Priolo Act is to prevent the construction of buildings for human occupancy on the surface trace of active faults. However, the act addresses only the hazard of surface fault rupture and is not directed toward other earthquake hazards. The law requires the state geologist to establish regulatory zones (known as Earthquake Fault Zones or Alquist-Priolo Zones) around the surface traces of active faults and issue locational maps to all affected cities, counties, and state agencies for their use in safe construction. Before a project may be permitted, a geologic investigation is required to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet).

Seismic Hazards Mapping Act of 1990

The California State Seismic Hazards Mapping Act of 1990 addresses earthquake hazards other than surface fault rupture, including liquefaction and seismically induced landslides. The state establishes city, county, and state agency responsibilities for identifying and mapping seismic hazard zones and mitigating seismic hazards to protect public health and safety. The act requires the California Department of Conservation, Division of Mines and Geology, to map seismic hazards and establishes specific criteria for project approval that apply within seismic hazard zones, including the requirement for a geological technical report.

California Building Code

CCR Title 24 (California Building Code [CBC]) concerns all applications for building permits. The CBC (also called the California Building Standards Code) incorporated the International Building Code, which was first enacted by the International Conference of Building Officials in 1927 and has been updated approximately every 3 years since that time. The current version of the CBC (2016) became effective on January 1, 2017.

Local agencies must ensure that developments in their jurisdictions comply with the guidelines contained in the CBC. Cities and counties can, however, adopt building standards beyond those provided in the code.

Impact Analysis

Would the project:

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

Construction and Operation

1. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No impact. There are no active faults in the vicinity of the project site; therefore, fault rupture is unlikely to occur during project implementation. In addition, the project area is not in a Earthquake Fault Zone or Alquist-Priolo Zone, and the project does not propose the addition of structures meant for human occupancy within 50 feet of the nearest fault. Therefore, people or structures would not be exposed to substantial adverse effects from a rupture of a known earthquake fault. No impact related to rupture of a known fault would occur during construction or operation of the proposed project.

2. **Strong seismic ground shaking?**

Less-than-significant impact. The San Andreas fault, considered the most significant fault in the area, is located approximately 25 miles northeast of the project site. The site is also located 0.8 mile from the San Fernando Fault Zone and in Seismic Zone 4, a designation that was previously used in the Uniform Building Code to denote areas of highest risk with respect to earthquake ground motion (California Seismic Safety Commission 2005). As such, the project could be subject to future seismic shaking and strong ground motion resulting from seismic activity. However, implementation of the proposed project (i.e., replacement of a one-story structure) would result in conditions that would be similar to existing conditions. Construction of the proposed project would be subject to applicable ordinances of the 2016 CBC (CCR Title 24) (City of San Fernando 2015a) and recommendations found in the geotechnical investigation by California Testing and Inspections, which would reduce anticipated impacts related to the proximity of earthquake faults by requiring the project to be built to withstand seismic ground shaking. As such, construction and operational impacts related to strong seismic ground shaking would be less than significant.

3. **Seismically related ground failure, including liquefaction?**

Less-than-significant impact. Liquefaction occurs when loose, saturated low-density materials (e.g., sand or silty sand) are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. The increase in pressure is caused by strong ground motion from an earthquake. Liquefaction most frequently occurs in areas with shallow groundwater that are underlain by silts and fine sands. Groundwater was not encountered at the

maximum boring depth of 50 feet below ground surface during the field work performed as part of the geotechnical investigation. According to the 1999 State of California Seismic Hazards Zones, San Fernando Quadrangle, the project site is not located within a Zone of Required Investigation for Liquefaction. Furthermore, following project implementation, conditions at the project site would be similar to existing conditions. Construction of the proposed project would be subject to applicable ordinances of the 2016 CBC (CCR Title 24) and the recommendations found in the geotechnical investigation by California Testing and Inspections, which would further reduce potential impacts associated with seismic phenomena. As such, construction and operational impacts related to seismically related ground failure, including liquefaction, would be less than significant.

4. Landslides?

No impact. The project site is currently developed with a single-story structure. Thus, the project site has been previously graded. It is level and has minimal relief, making the potential for slope instability and landslide in the project area negligible. Additionally, the proposed project is not located within a Zone of Required Investigation for Landslides (State of California 1999). Thus, construction and operational impacts associated with landslides are not expected.

Mitigation Measures

No impacts related to earthquake fault rupture would occur as a result of the proposed project. Therefore, no mitigation measures are required.

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

Construction and Operation

Less-than-significant impact. Erosion is a condition that could adversely affect development on any site. Construction activities could exacerbate erosion conditions by exposing soils and adding water from irrigation or runoff from new impervious surfaces. The General Construction Permit, which was adopted by the State Water Resources Control Board as Water Quality Order 99-08-DWQ on August 19, 1999, is required for soil disturbance activities that would affect more than 1 acre. The project site in its entirety is less than 1 acre; therefore, it would not be subject to the General Construction Permit. Nevertheless, several best management practices (BMPs) would be employed during construction, such as sediment and erosion control measures to prevent pollutants from leaving the site. Furthermore, following project implementation, conditions at the project site would be similar to existing conditions, and local stormwater ordinances would be complied with during and after construction. Therefore, construction and operational impacts related to soil erosion would be less than significant.

Mitigation Measures

No potentially significant impacts related to erosion or loss of topsoil would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Construction and Operation

Less-than-significant impact. The proposed project would involve the construction of a one-story structure, similar to existing the condition. As discussed, the potential for on-site landslides was not noted during a review of seismic hazard zone maps, and on-site geologic conditions were not considered likely to produce liquefaction impacts during a seismic event. Additionally, construction of the proposed project would be subject to applicable provisions of the 2016 CBC (CCR Title 24) and the recommendations found in the geotechnical investigation by California Testing and Inspections, thereby reducing the potential for impacts related to unstable soils to less than significant.

Mitigation Measures

No potentially significant impacts related to unstable soil or geologic units would occur as a result of construction or operation of the proposed project. Therefore, no mitigation measures are required.

- 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?*

Construction and Operation

Less-than-significant impact. Expansive soils are fine-grained soils (generally high-plasticity clays) that can undergo a significant increase in volume with an increase in water content as well as a significant decrease in volume with a decrease in water content. Changes in the water content of highly expansive soils can result in severe distress for structures constructed on or against the soils. According to USDA Soil Survey of the San Fernando Valley Area, the project area is underlain by Hanford silt loam and Hanford sandy loam, neither of which is considered highly expansive. Furthermore, laboratory testing on a representative sample of the near-surface soil during the geotechnical investigation indicated a very low expansion potential. Construction of the proposed project would be subject to applicable ordinances of the 2016 CBC (CCR Title 24) and the recommendations found in the geotechnical investigation by California Testing and Inspections, which would further reduce impacts related to expansive soils to less than significant.

Mitigation Measures

No potentially significant impacts related to expansive soil would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?*

Construction and Operation

No impact. No septic tanks or alternative wastewater disposal systems are proposed as part of the project; therefore, no construction or operational impact would occur.

Mitigation Measures

No impacts related to the use of septic tanks or alternative wastewater disposal systems would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for geology and soils considers the related projects within a 0.5-mile radius, as identified in Table 2-1. As discussed above, no impacts related to earthquake fault rupture or landslides would occur. Potential seismic shaking impacts would be less than significant.

The related projects identified in Table 2-1 would each be subject to seismic hazards as a consequence of their location within a seismically active region. However, the potentially adverse effects of seismic hazards as well as soil erosion associated with the proposed project and related projects would be site specific and would be addressed on-site. Effects related to seismic hazards generally do not combine with similar effects that could occur with other projects in the vicinity. Therefore, the incremental effect of the proposed project would not be cumulatively considerable.

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

Environmental Setting

According to the U.S. Environmental Protection Agency (EPA), a greenhouse gas (GHG) is any gas that absorbs infrared radiation in the atmosphere. This absorption traps heat within the atmosphere, maintaining Earth’s surface temperature at a level higher than would be the case in the absence of GHGs. Increasing levels of GHGs resulting from human activities have increased levels of most of these naturally occurring gases in the atmosphere, which has and will continue to result in an increase in the temperature of Earth’s lower atmosphere, a phenomenon that is commonly referred to as *global warming*. The warming of Earth’s lower atmosphere induces a suite of additional changes, including changes in global precipitation patterns; ocean circulation, temperature, and acidity; global mean sea level; species distribution and diversity; and the timing of biological processes. These large-scale changes are collectively referred to as *global climate change*.

The GHGs listed by the Intergovernmental Panel on Climate Change (IPCC) include carbon dioxide (CO₂), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Intergovernmental Panel on Climate Change 2007). California law and the State CEQA Guidelines contain a similar definition of GHGs (Health and Safety Code Section 38505(g); 14 CCR Section 15364.5). Water vapor, the most abundant GHG, is not included in this list because its natural concentrations and fluctuations far outweigh its anthropogenic (human-made) sources.

To simplify reporting and analysis, GHGs are commonly defined in terms of a global warming potential (GWP). IPCC defines the GWP of various GHG emissions on a normalized scale that recasts all GHG emissions in terms of CO₂ equivalents (CO₂e). The GWP of CO₂ is, by definition, 1. GHG emissions are quantified and presented in terms of metric tons (MT) of CO₂e emitted per year.

Regulatory Setting

Los Angeles County has prepared a Municipal Climate Action Plan to reduce GHG emissions from municipal activities, which includes various programs to reduce municipal GHG emissions to 15 percent below current levels. Emissions addressed in the Municipal Climate Action Plan include those from building energy sources, cogeneration facilities, vehicle fleets, owned landfills, refrigerants, wastewater treatment plants, street and outdoor lighting, water pumps, water conveyance systems, waste generation, employee commuting, and miscellaneous direct emissions.

The State CEQA Guidelines do not provide numeric or qualitative thresholds of significance for evaluating GHG emissions. Although SCAQMD has not adopted a threshold for assessing the significance of GHG emissions for land use development projects, the agency has suggested that it would be appropriate for a lead agency to use a threshold of 3,000 MT of CO₂e per year (SCAQMD 2008b). The threshold of 3,000 MT was identified by SCAQMD for residential/commercial projects.

Impact Analysis

Would the project:

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

Construction and Operation

Less-than-significant impact. Project construction would require the use of construction equipment and vehicles, which would emit GHGs. Project operations would also result in GHG emissions, stemming from employee and patient vehicle trips as well as energy and water consumption. Emissions were quantified using CalEEMod, (version 2016.3.1), the results of which are shown in Table 3-8. Pursuant to SCAQMD's prescribed methodology, construction-period emissions were amortized over a 30-year period and added to annual operational emissions. This total was compared to the SCAQMD interim threshold of 3,000 MT. As shown in Table 3-8, emissions would not exceed the SCAQMD interim threshold.

Table 3-8. GHG Emissions

Source	Pollutant Emissions (MT/year)
	CO ₂ e
Construction Emissions Amortized over 30 Years	4
Operational Emissions	
Area	< 1
Energy	88
Mobile	560
Waste	90
Water	13
Total Project Emissions	755
Significance Threshold	3,000

Source: CalEEMod modeling output (provided in Appendix A).
CO₂e = carbon dioxide equivalent
MT = metric tons

As such, construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to GHG emissions would occur as a result of the proposed project. Therefore, no mitigation measures are required.

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

Construction and Operation

No impact. As noted above and shown in Table 3-8, the proposed project would result in GHG emissions that would be greater than emissions under existing conditions at the project site (the unoccupied building currently on the project site emits a minimal quantity of GHGs). However, because the proposed project would not increase the development intensity at the project site and would be in compliance with the building energy, lighting, waste generation, LEED Silver accreditation, and other provisions of the County Municipal Climate Action Plan, such emissions would not conflict with the GHG emissions reduction goals identified in the plan, Assembly Bill 32, or Senate Bill 32. Therefore, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No impact would occur.

Mitigation Measures

No potentially significant impacts related to a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for GHG emissions uses the plan approach. The SCAQMD interim GHG thresholds, County Municipal Climate Action Plan, and California's 2017 Climate Change Scoping Plan Update have all been developed to achieve statewide GHG emissions reduction targets. GHG emissions and climate change are exclusively cumulative impacts; there are no non-cumulative GHG emissions impacts from a climate change perspective because climate change is the result of cumulative global emissions. No single project, when considered in isolation, can cause climate change because a single project's emissions are not enough to change the radiative balance of the atmosphere. Because climate change is the result of GHG emissions and GHGs are emitted by innumerable sources worldwide, global climate change will have a significant cumulative impact on the natural environment as well as human development and activity. As such, GHGs and climate change are cumulatively considerable, even though the contribution may be individually limited (SCAQMD 2008b). SCAQMD methodology and thresholds are thus cumulative in nature.

As discussed above, the project would not exceed the threshold of significance and would be consistent with adopted plans and regulations that aim to reduce GHG emissions. Because project-related emissions would not exceed the interim threshold established by SCAQMD, the intent of which was to establish a performance standard or a target GHG emissions reduction objective that would ultimately contribute to reducing GHG emissions and stabilizing climate change (SCAQMD 2008b), no substantial contribution to cumulative impacts related to GHG emissions would occur. Furthermore, the GHG emissions that would be generated by the proposed project would be subject to the County Municipal Climate Action Plan, which has a goal of reducing emissions from the County's municipal activities. Consequently, any contribution to cumulative impacts would be reduced through implementation of the building energy, lighting, waste generation, LEED Silver accreditation, and other provisions of the County Municipal Climate Action Plan. The project's contribution to a cumulative GHG emissions impact would be minor.

VIII. Hazards and Hazardous Materials	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. 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, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Be located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be located within the vicinity of a private airstrip and 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"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including in areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The hazardous materials information presented in this section is based in part on the *EDR Radius Map Report with GeoCheck* (Inquiry 4799528.2s) prepared by Environmental Data Resources (EDR) on December 6, 2016 (see Appendix E); *Asbestos Survey Report, Former San Fernando Courthouse, 919 First Street, San Fernando, California 91340*, prepared by WorleyParsons on December 30, 2015; and the *Other Hazardous Materials Survey Findings for the Former San Fernando Courthouse, 919 First Street, San Fernando, California 91340*. The proposed project would be located at 919 First Street in the city of San Fernando in Los Angeles County. The site is in a densely developed area of the city and surrounded by civic and educational land uses.

Hazardous Materials Records

On-site

The proposed project site was identified in the Facility and Manifest (HAZNET) database. The HAZNET list is extracted from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). No violations are associated with the project site.

Off-site

As shown in Appendix E, 35 sites were identified by EDR as being within a 0.25-mile radius of the proposed project. Sites within a 0.25-mile radius were analyzed because they are the most likely to have a deleterious effect on the proposed project. Of the 35 sites, four were identified as sites where releases to soil and/or groundwater occurred. These are identified in Table 3-9, below, with their address, distance to the proposed project, the database(s) in which they were found, and a site status summary. The remaining 31 sites did not have recorded violations or releases and are not considered potential risks to the proposed project. These sites are not included in Table 3-9.

Nearby Schools

The closest school is San Fernando Middle School, located 0.1 mile southeast of the project site. Other nearby schools include Saint Ferdinand Catholic School, located 0.25 mile southwest of the site, and Nueva Esperanza Charter Academy, located 0.25 mile north of the site.

Nearby Airports

The closest airport to the project site is Whiteman Airport, located 1.8 miles to the southeast. Other airports in the vicinity include Van Nuys Airport, located 5.2 miles to the southwest, and the Bob Hope Airport, located 6.6 miles southeast of the project site.

Emergency Planning

The Los Angeles Fire Department (LAFD) is responsible for emergency medical services and fire protection in the project area. In the event of an emergency, LAFD implements all appropriate emergency procedures outlined in the Los Angeles County Operational Area Emergency Response Plan, approved on February 17, 1998, by the County Chief Executive Office. The plan was implemented to provide effective life safety measures and reduce property loss, provide for the rapid resumption of affected business and community services, and provide accurate documentation and records for cost recovery.

Table 3-9. Sites with Violations, as Identified in Hazardous Materials Databases, Located within a 0.25-mile Radius of the Project Site

Site	Address	Distance from the Project	Databases	Site Status Summary
Firestone Store #67T5	104 S. Maclay Avenue	0.114 mile west of proposed project	RCRA-SQG, FINDS, ECHO, CA Los Angeles Co. HMS, CA LUST, CA SWEEPS UST, CA FID UST, CA HIST UST, CA HIST Cortese, EDR Hist Auto	Waste/motor/hydraulic oil to soil only. Release discovered in November 1993 during removal of underground storage tank (UST). Case granted closure in May 1994.
GTE	401 Brand Boulevard South	0.238 mile southwest of proposed project	CA LUST	Gasoline-affected soil only. UST and contaminated soil removed and disposed of off-site. Case opened in July 1988 and granted closure in January 1989.
San Fernando Electric	1321 First Street	0.239 mile northwest of proposed project	RCRA-SQG, CA SLIC, CA EMI, LA Co. Site Mitigation	Chlorinated hydrocarbon- and petroleum hydrocarbon-affected soil and groundwater. Regional board granted the site closure in 2002.
Los Angeles Mission College	1212 San Fernando Road	0.247 mile west-northwest of proposed project	CA LUST	Aviation fuel-affected soil only. Case opened in January 1984 and granted closure in August 1987.

Source: EDR, December 2016.

Wildfire Risk

According to the “Fire Hazards Severity Zones in LRA – Los Angeles County” figure from the Fire and Resource Assessment Program, California Department of Forestry and Fire Protection (CAL FIRE), the project site is not located within a Very High Fire Risk Area (CAL FIRE 2011).

Regulatory Setting

Federal

Resource Conservation and Recovery Act

Hazardous waste in California is regulated primarily under the authority of the federal Resource Conservation and Recovery Act (RCRA) (42 U.S.C., Section 6901 et seq.). The RCRA was established in 1976 to protect human health and the environment, reduce waste, conserve energy and natural

resources, and eliminate the generation of hazardous waste. Under the authority of the RCRA, the regulatory framework for managing hazardous waste, including requirements for entities that generate, store, transport, treat, or dispose of hazardous waste, is found in 40 CFR Sections 260–299. Other applicable federal laws and regulations include:

- 49 CFR Sections 172 and 173: These regulations establish standards for the transport of hazardous materials and hazardous wastes. The standards include requirements for labeling, packaging, and shipping hazardous materials and hazardous wastes as well as training requirements for personnel who complete shipping papers and manifests.
- 40 CFR Subchapter I—Solid Wastes: These regulations implement the provisions of the Solid Waste Act and the RCRA. They also establish criteria for the classification of solid waste disposal facilities (landfills), hazardous waste characteristic criteria and regulatory thresholds, and hazardous waste generator requirements as well as requirements for the management of used oil and universal wastes.

Comprehensive Environmental Response, Compensation, and Liability Act/ Superfund Amendments and Reauthorization Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as “Superfund,” was enacted by Congress on December 11, 1980. This law (42 U.S.C. 103) provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, provides for liability of persons responsible for releases of hazardous waste at these sites, and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also enabled revision of the National Contingency Plan (NCP). The NCP (Title 40, CFR Part 300) provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, and/or contaminants. The NCP also established the National Priorities List (NPL). CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

U.S. Department of Transportation Hazardous Materials Regulations (49 CFR Sections 100–185)

The U.S. Department of Transportation (DOT) Hazardous Materials Regulations cover all aspects of hazardous materials packaging, handling, and transportation.

State

Hazardous Waste Control Act (Section 25100 et seq.)

DTSC is responsible for enforcement of the Hazardous Waste Control Act (California Health and Safety Code Section 25100 et seq.), which creates the framework under which hazardous wastes are managed in California. The law provides for the development of a state hazardous waste program that administers and implements the provisions of the federal RCRA cradle-to-grave waste management system in California. It also provides for the designation of California-only hazardous waste and the development of standards that are equal to or, in some cases, more stringent than federal requirements.

California Environmental Protection Agency

The California Environmental Protection Agency (Cal/EPA) was created in 1991. It unified California's environmental authority in a single cabinet-level agency and brought the California Air Resources Board, State Water Resources Control Board, Regional Water Quality Control Board, California Department of Resources Recycling and Recovery (CalRecycle), DTSC, the Office of Environmental Health Hazard Assessment (OEHHA), and the Department of Pesticide Regulation (DPR) under one agency. These agencies were placed under the Cal/EPA "umbrella" to protect human health and the environment and ensure the coordinated deployment of state resources. The mission is to restore, protect, and enhance the environment and ensure public health, environmental quality, and economic vitality.

Occupational Safety and Health Administration

The Occupational Safety and Health Administration's (OSHA's) mission is to ensure the safety and health of American workers by setting and enforcing standards; providing training, outreach, and education; establishing partnerships; and encouraging continual improvement in workplace safety and health. The OSHA staff establishes and enforces protective standards and reaches out to employers and employees through technical assistance and consultation programs. OSHA standards are listed in 29 CFR 1910.

California Code of Regulations, Title 8—Industrial Relations

Occupational safety standards exist in federal and state laws to minimize worker safety risks from both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) and the federal OSHA are the agencies responsible for ensuring employee safety in the workplace. Cal/OSHA assumes primary responsibility for developing and enforcing standards for safe workplaces and work practices. These standards would be applicable during construction of the proposed project.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) (California Health and Safety Code, Chapter 6.11, Sections 25404–25404.9)

This program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of the environmental and emergency response programs and provides authority to the Certified Unified Program Agency (CUPA). Both the City of San Fernando and the LAFD function as the CUPA for the city, which have the responsibility and authority to implement and enforce CUPA program requirements, including the following:

- California Accidental Release Prevention (Cal ARP) Program. This program requires any business that handles more than threshold quantities of an extremely hazardous substance to develop a Risk Management Plan (RMP). The RMP is implemented by the business to prevent or mitigate releases of regulated substances that could have off-site consequences through hazard identification, planning, source reduction, maintenance, training, and engineering controls.
- Hazardous Materials Management Plan (HMBP)/Hazardous Materials Inventory Statements. HMBPs contain basic information regarding the location, type, quantity, and health risks of hazardous materials and/or waste. Each business must prepare a HMBP if that business uses, handles, or stores a hazardous material and/or waste or an extremely hazardous material in quantities greater than or equal to the following:

- 55 gallons for a liquid,
- 500 pounds for a solid,
- 200 cubic feet for any compressed gas, or
- Threshold planning quantities of an extremely hazardous substance.
- Hazardous Waste Generator Program. This program regulates businesses that generate any amount of a hazardous waste. Proper handling, recycling, treating, storing, and disposing of hazardous waste are key elements of this program.
- Tiered Permitting Program. This program regulates the on-site treatment of hazardous waste.
- UST Program. This program regulates the construction, operation, repair, and removal of USTs that store hazardous materials and/or waste.

Local

Los Angeles County General Plan

General Goals and Policies

This section contains goals and policies from the General Goals and Policies of the County General Plan related to safety and, more specifically, hazardous materials safety (County of Los Angeles 1980).

General Goals

- Prevent or minimize personal injury, loss of life, and property damage due to natural or man-made disasters.
- Provide effective County emergency response management capabilities.

Plan Policies

- Limit development in high hazard areas such as floodplains, high fire hazard areas, and seismic hazard zones.
- Facilitate the safe transportation, use, and storage of hazardous materials in the county.
- Encourage a reduction in or the elimination of the use of hazardous materials.

City of San Fernando General Plan

Goals

- Establish the responsibilities and actions required to meet the City's obligation to protect lives and the health of the population from hazardous materials spills.
- Preserve life and property in the event of an emergency by coordinating operations and managing critical resources during emergencies.
- Provide a safe and healthful environment for the San Fernando community.

Los Angeles County Operational Area Emergency Response Plan

The Los Angeles County Operational Area Emergency Response Plan (OAERP) addresses the Operational Area's (OA) coordinated response to emergency situations associated with natural, man-made, and technological incidents. The OAERP establishes the coordinated emergency management system, which includes prevention, protection, response, recovery, and mitigation within the OA.

Impact Analysis

Would the project:

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

Construction and Operation

Less-than-significant impact. During construction activities, the routine transport, use, and disposal of hazardous materials such as fuel, solvents, paints, oils, and grease would occur. Such transport, use, and disposal must comply with applicable regulations, such as the ones described in the Regulatory Setting section. Although small amounts of hazardous materials would be transported, used, and disposed of during construction, these materials are typically used in construction projects and do not represent the transport, use, or disposal of acutely hazardous materials. Furthermore, no significant amounts of hazardous materials would be stored on-site during normal project operations, and any hazardous materials waste produced would be handled per CUPA requirements.

Mitigation Measures

No potentially significant impacts related to the routine transport, use, or disposal of hazardous materials would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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?*

Construction and Operation

Less-than-significant impact. Environmental database research conducted by EDR found the project site in the HAZNET database. However, no violations were associated with this listing. Thirty-five sites were identified by EDR as being within a 0.25-mile radius of the proposed project. Of the 35 sites, four were identified as sites where releases to soil and/or groundwater occurred. Three of the four sites listed had releases to soil only. All four sites received closure by the oversight agency (as shown in the Environmental Setting). The remaining 31 sites were identified in multiple databases; however, there were no violations associated with them. Therefore, the potential for impacts on the proposed project from the site's environmental history and surrounding hazardous materials sites is considered very low.

Currently, the project site is occupied with a single-story reinforced masonry structure that was built in 1960. Because the proposed project would involve demolition of the existing structure, an asbestos survey was performed by WorleyParsons in November and December 2015. During the survey, various building materials throughout the structure were identified as containing asbestos. Recommendations in the survey report included abatement/removal by a licensed Division of Occupational Safety and Health (DOSH) asbestos abatement contractor prior to the commencement of construction activities and supervision by a DOSH-certified asbestos consultant to verify that all abatement/removal work was conducted in accordance with applicable local, state, and federal regulations. A supplemental hazardous materials survey conducted by Advisian at the property also identified the potential for fluorescent light fixtures that contain polychlorinated biphenyls (PCBs). Fixtures that are encountered during demolition activities and suspected of containing PCBs should be treated as PCB-containing waste and disposed of in accordance with CCR Title 22, Division 4.5, Chapter 42. Furthermore, the hazardous materials survey states that fluorescent light tubes that contain mercury vapors are found throughout the site and should properly be recycled. Following the recommendations found in both the asbestos and hazardous materials surveys would reduce impacts to less than significant.

Mitigation Measures

No potentially significant impacts related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- c. *Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

Construction and Operation

Less-than-significant impact. The closest school to the project site is San Fernando Middle School, which is 0.1 mile to the southeast. The next closest schools are Saint Ferdinand Catholic School, located 0.25 mile southwest of the site, and Nueva Esperanza Charter Academy, located 0.25 mile north of the site. As discussed above, the proposed project would not involve hazardous emissions, either through the handling of hazardous materials or unforeseen accident conditions that could result in significant impacts on the public or the environment, including San Fernando Middle School and other schools in the vicinity. In addition, construction and operation of the proposed project would not involve the use of acutely hazardous materials. Construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- d. 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, create a significant hazard to the public or the environment?*

Construction and Operation

Less-than-significant impact. As mentioned under Item VIIIb, environmental database research identified the project site in the HAZNET database. This listing was associated with the handling of hazardous waste at the project site. However, no violations are associated with this listing. Construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to a site being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- e. Be located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and result in a safety hazard for people residing or working in the project area?*

Construction and Operation

Less-than-significant impact. The nearest airport to the proposed project is Whiteman Airport, located 1.78 miles to the southeast. Although Whiteman Airport is within 2 miles, the project site is not within the Airport Influence Area or the Runway Protection or Inner Safety Zones (Los Angeles County Department of Regional Planning 2009). Furthermore, the proposed project would involve construction of a new one-story building with associated surface parking. Therefore, the new development would be similar in height to the existing structure and would not interfere with nearby airport activities. Construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to public airport safety hazards would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- f. Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area?*

Construction and Operation

No impact. There are no private airstrips in the vicinity of the project area. Thus, the proposed project would not result in a safety hazard for people residing or working in the area. No construction or operational impacts would occur.

Mitigation Measures

No impact on the proposed project would occur, and no mitigation measures are required.

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

Construction and Operation

Less-than-significant impact. The project site is located within Disaster Management Area C of the Los Angeles County Operational Area Emergency Response Plan (County of Los Angeles 2012). Adherence to the plan would ensure an adequate response to emergencies and evacuations and reduce the potential for interference with emergency plans. The proposed project would not result in any substantial traffic queuing along First Street, North Macneil Street, or North Brand Boulevard and would not allow any construction vehicles or equipment to park or remain stationary within roadways. Moreover, the proposed project would not have any characteristics (e.g., permanent road closures, long-term blocking of road access points) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. All large construction vehicles would be guided by personnel with signs and flags while entering and exiting the site. Construction and operational impacts on emergency response plans or emergency evacuation plans would be less than significant.

Mitigation Measures

Potential impacts on the proposed project would be less than significant. No mitigation measures are required.

h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including in areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Construction and Operation

No impact. According to CAL FIRE's Fire and Resource Assessment Program, Very High Fire Hazard Severity Zones in LRA – Los Angeles County, the proposed project is not located within a Very High Fire Risk Area (CAL FIRE 2011). The proposed project would be located in a fully developed urban area of the county and not intermixed with or adjacent to wildland areas. Therefore, construction and operation of the proposed project would not occur within a "high fire risk" area and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No construction or operational impacts would occur.

Mitigation Measures

No impacts related to wildland fires would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for hazards and hazardous materials considers the related projects within a 0.5-mile radius, as identified in Table 2-1. As discussed above, project-level potential impacts resulting from the routine transport, use, or disposal of hazardous materials would be less than significant. Furthermore, no active releases of hazardous materials were identified in the project vicinity. Although each of the related projects would very likely involve the use of fuels,

solvents, or other hazardous materials in support of short-term construction activities, the potentially adverse environmental effects associated with the release of hazardous materials are usually site specific and remediated on-site. They generally do not combine with similar effects that could occur with other projects in the vicinity. In addition, the proposed project and related projects would be handled per CUPA requirements. Thus, the incremental effect of the proposed project related to the routine transport, use, disposal, and accidental release of hazardous materials would not be cumulatively considerable.

Project-level potential impacts related to the accidental release of hazardous materials would be less than significant. Although each of the related projects would very likely involve the use of fuels, solvents, and other hazardous materials in support of short-term construction activities, the potentially adverse environmental effects associated with the release of hazardous materials are usually site specific and remediated on-site. They generally do not combine with similar effects that could occur with other projects in the vicinity. In addition, the proposed project and related projects would be handled per CUPA requirements. Thus, the incremental effect of the proposed project related to the accidental release of hazardous materials would not be cumulatively considerable.

No project-level impacts related to private airstrips, interference with an adopted emergency response plan or emergency evacuation plan, or wildland fires were identified. Thus, the project would have no incremental effect related to private airstrips, emergency response plans, or wildland fires, and impacts would not be cumulatively considerable.

IX. Hydrology and Water Quality		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Place within a 100-year flood hazard area structures that would impede or redirect floodflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
j.	Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Hydrology

The project site is located in the Upper Los Angeles River watershed. The existing site is made up of nearly 100 percent impervious surfaces, with the exception of a few small landscape areas around the perimeter of the project site. Stormwater runoff generated at the project site sheet flows over asphalt pavement and concrete gutters to curb opening inlets in the adjacent streets. The project site would discharge to Pacoima Wash and/or East Canyon Channel.

Floodplains

Per the Federal Emergency Management Act's (FEMA's) National Flood Insurance Rate Map, the project site is not located within a 100-year flood hazard area (FEMA 2017). The project site is mapped as being within "Zone X," which is defined as an area outside the 0.2 percent annual chance floodplain, or areas of minimal flood hazards.

Water Quality

Under Section 303(d) of the Clean Water Act, the SWRCB is required to submit lists of impaired waters. These are waters that are too polluted or otherwise degraded to meet water quality standards. The law requires that states establish priority rankings for waters on the lists and develop total maximum daily loads (TMDLs) for these waters. The project site drains to Pacoima Wash and the East Canyon Channel, which are not listed as impaired by the SWRCB (SWRCB 2012).

Impact Analysis

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

Construction and Operation

Less-than-significant impact. The project site is in the Los Angeles River watershed. Downstream receiving waters from the project site include Pacoima Wash and the East Canyon Channel, which are not listed as impaired by the SWRCB. During project construction, excavation activities and exposed soil have the potential to temporarily increase the amount of suspended solids (sediment) in the sheet flow or runoff that would enter the existing storm drain system during a rain event. The site is 42,600 square feet in area, or 0.98 acre. However, less than half of the project site is being redeveloped; this redevelopment would result in soil disturbance. The total limits of ground disturbance would be determined at the time of final project design but are anticipated to be roughly similar to the area of the existing building footprint, which is approximately 17,000 square feet. Because the project site is less than 1 acre, the NPDES Construction General Permit (Order No. 2009-0009-DWQ, NPDES No. CAS000002) does not apply. Therefore, erosion and sediment control BMPs would be implemented in accordance with the County's Municipal Separate Storm Sewer System (MS4) Permit (Order No. R4-2012-0175). The MS4 Permit also includes construction requirements for implementation of minimum construction site BMPs related to erosion, sediment, non-stormwater management, and waste management on all construction sites under 1 acre. In addition, the MS4 Permit has additional minimum required BMPs for roadway paving or repair operations, as identified below.

Erosion Controls	Scheduling Preservation of Existing Vegetation
Sediment Controls	Silt Fence Sand Bag Barrier Stabilized Construction Site Entrance/Exit
Non-Stormwater Management	Water Conservation Practices Dewatering Operations
Waste Management	Material Delivery and Storage Stockpile Management Spill Prevention and Control Solid Waste Management Concrete Waste Management Sanitary/Septic Waste Management

Source: Los Angeles County MS4 Permit, Order No. R4-2012-0175

Compliance with the MS4 Permit (Order No. R4-2012-0175) and implementation of minimum construction site BMPs would ensure that construction activities would not degrade the quality of receiving waters to levels that would exceed the standards considered acceptable by the Los Angeles Regional Water Quality Control Board.

Upon completion, the project site would continue to drain into the existing municipal storm drain system that is currently utilized by the site. Similar to existing conditions, during project operations, the proposed project has the potential to generate stormwater contaminants that would negatively affect receiving water bodies, such as Pacoima Wash and the East Canyon Channel. Additionally, given the similar amount of impervious surfaces, the amount of stormwater runoff generated from the site would not change substantially after implementation of the proposed project. However, the new building that would be constructed as part of the proposed project would implement post-construction BMPs to minimize the potential for contaminants in stormwater runoff from the site, in compliance with the MS4 Permit (Order No. R4-2012-0175), which would result in a positive effect compared to existing conditions.

The MS4 Permit requires the design and implementation of specific post-construction controls to mitigate stormwater pollution prior to project completion. This applies to all “redevelopment” projects that meet certain criteria, as specified in the MS4 Permit. Redevelopment of impervious surfaces, such as parking lots and roadways, that does not disturb an additional area and maintains the original grade and alignment is considered a routine maintenance activity and is not included in this definition of “redevelopment.” The proposed project would demolish an existing 14,642-square-foot building and replace it with a one-story 15,000-square-foot building on a site that is approximately 42,600 square feet. As a result, less than half the project site would be redeveloped. According to the MS4 Permit, in instances in which redevelopment results in an alteration involving less than 50 percent of the impervious surfaces of an existing development, provided the existing development is not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, not the entire development. As a result, the new building would include post-construction BMPs, such as roof-top drainages that would discharge to planters. Therefore, with implementation of both construction and post-construction BMPs, in compliance with the MS4 Permit (Order No. R4-2012-0175), the proposed project would not violate any water quality standards or waste discharge requirements. The impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to water quality standards or waste discharge requirements would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)?***

Construction and Operation

Less-than-significant impact. The proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge. The project site is almost entirely made up of impervious surfaces. It is not used for recharge, and the proposed project would not increase the impervious area on the project site. The project site is within an established urban community that is served by the City of San Fernando Water and Sewer Department. The project does not propose to pump groundwater. As such, it is not anticipated that the proposed project would interfere substantially with groundwater recharge associated with any local aquifer or groundwater table. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to groundwater supplies or groundwater recharge would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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 that would result in substantial erosion or siltation on- or off-site?***

Construction and Operation

Less-than-significant impact. Implementation of the proposed project would not substantially affect the existing drainage pattern of the existing site. It is anticipated that grading of the project site would be minimal because of the relatively flat topography of the site. No component of the proposed project would result in substantial alteration of the existing drainage pattern of the site. Additionally, no stream or river courses exist within the immediate vicinity of the project site that could be affected by the proposed project, either through direct modification or from stormwater runoff from the project site. However, during construction, BMPs would be implemented in compliance with the minimum construction BMPs required by the County's MS4 Permit, which would ensure that erosion and siltation would not result in any off-site water quality impacts. All excavated areas would be restored to pre-project conditions once construction has been completed.

The project site, which is within a built-out and urbanized community, is currently developed and occupied by the former Courthouse Annex building. The site's pervious and impervious surfaces that would be reconstructed. The rate and amount of surface runoff is determined by multiple factors, including topography, the amount and intensity of precipitation, the amount of evaporation that

occurs in the watershed, and the amount of precipitation and water that infiltrates to the groundwater. According to the Western Regional Climate Center, average annual rainfall in San Fernando totals approximately 16 inches, with the highest monthly averages occurring in January and February (about 3 inches per month) (Western Regional Climate Center 2017). The proposed project would not result in an increase in impervious surfaces and therefore would not have the potential to result in an increase in erosion potential, which could affect downstream receiving water bodies during a rain event. In addition, the proposed project would implement post-construction BMPs that would also serve to reduce the volume of water discharging from the site compared to existing conditions. As such, the proposed project would not substantially alter the existing drainage pattern of the site or substantially increase the rate or amount of surface runoff in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to existing drainage patterns would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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 that would result in flooding on- or off-site?*

Construction and Operation

Less-than-significant impact. Implementation of the proposed project would not substantially affect the existing drainage pattern of the project site. It is anticipated that grading of the project site would be minimal because of the relatively flat topography of the site. No component of the proposed project would result in a substantial alteration of the existing drainage pattern of the site. Additionally, no stream or river courses exist within the immediate vicinity of the project site that could be affected by the proposed project, either through direct modification or stormwater runoff from the project site. Construction of the proposed project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. BMPs would be implemented in compliance with the minimum construction BMPs required by the County's MS4 Permit, which would ensure that surface runoff would not result in flooding on- or off-site.

The project site, which is within a built-out and urbanized community, is currently developed and occupied by the former Courthouse Annex building. The site's pervious and impervious surfaces that would be reconstructed. The rate and amount of surface runoff is determined by multiple factors, including topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed, and the amount of precipitation and water that infiltrates to the groundwater. The proposed project would not result in an increase in impervious surfaces and therefore would not have the potential to result in an increase in flooding on- or off-site. In addition, the proposed project would implement post-construction BMPs that would also serve to reduce the volume of water discharging from the site compared to existing conditions. As such, the proposed project would not substantially alter the existing drainage pattern of the site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to existing drainage patterns would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Construction and Operation

Less-than-significant impact. See discussion under Items IXc and IXd, above. During project construction, the contractor would be required to comply with the minimum construction BMPs of the County's MS4 Permit to ensure that any discharges from the site would not violate any water quality standards or waste discharge requirements. Additionally, the proposed project would not substantially alter the existing drainage pattern of the site and, therefore, would not result in a substantial increase in the rate or amount of stormwater runoff from the site. Any stormwater runoff from the site during project operations would continue to be accommodated by the existing stormwater drainage system that currently serves the property. As such, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to stormwater drainage systems would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- f. Otherwise substantially degrade water quality?*

Construction and Operation

Less-than-significant impact. As described under Items IXa through IXe, the proposed project would result in less-than-significant short-term construction and long-term operational impacts on water quality. Potential water quality impacts would be reduced through project compliance with the County's MS4 Permit. Therefore, construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to water quality would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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?*

Construction and Operation

No impact. According to FEMA National Flood Hazard mapping, the project site is not within a 100-year flood hazard area (FEMA 2017). The project site is mapped as being within "Zone X," which is defined as an area outside the 0.2 percent-annual-chance floodplain. The proposed project does not

include construction of housing or other structures that are intended for human occupancy. As such, the proposed project would not place housing or other structures within a 100-year flood hazard area, which could impede or redirect floodflows. Therefore, no impact would occur.

Mitigation Measures

No potentially significant impacts related to flood hazard areas would occur as a result of the proposed project. Therefore, no mitigation measures are required.

h. Place within a 100-year flood hazard area structures that would impede or redirect floodflows?

Construction and Operation

No impact. According to FEMA's National Flood Hazard mapping, the project site is not within a 100-year flood hazard area (FEMA 2017). The proposed project site is mapped as being within "Zone X," which is defined as an area outside the 0.2 percent-annual-chance floodplain. The proposed project does not include construction of housing or other structures that are intended for human occupancy, only reconstruction of an existing structure. As such, the proposed project would not place housing or other structures within a 100-year flood hazard area, which could impede or redirect floodflows. Therefore, no construction or operational impacts would occur.

Mitigation Measures

No potentially significant impacts related to floodflows would occur as a result of the proposed project. Therefore, no mitigation measures are required.

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?

Construction and Operation

Less-than-significant impact. The project site is located approximately 4.75 miles southwest of Pacoima Dam. The project site is not downstream of or adjacent to any other major water bodies. Because of the distance between Pacoima Dam and the project site, construction and operation of the proposed project would not expose people or structures to significant risks involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, construction and operational impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to flooding as a result of the failure of a levee or dam would occur as a result of the proposed project. Therefore, no mitigation measures are required.

j. Contribute to inundation by seiche, tsunami, or mudflow?

Construction and Operation

No impact. As discussed under Item XII, the project site is not downstream of or adjacent to any major water bodies, including lakes or rivers, that would contribute to impacts associated with inundation by seiche or mudflows. The closest large body of water is Upper Van Norman Lake, approximately 2.5 miles northwest of the project site. However, Upper Van Norman Lake would not

pose a flooding hazard at the project site because of the distance and varying topography. The project site is approximately 19 miles east of the Pacific Ocean. As a result, the likelihood of the project site being inundated by a tsunami is extremely low. The proposed project would not contribute to inundation by seiche, tsunami, or mudflow, and no construction or operational impacts would occur.

Mitigation Measures

No potentially significant impacts related to inundation by seiche, tsunami, or mudflow would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for hydrology and water quality considers the related projects within a 0.5-mile radius, as identified in Table 2-1. The related projects include street resurfacing, improvements to Layne Park, the introduction of a CVS Pharmacy, and relocation of the Lopez Villegas House.

The geographic scope for cumulative impacts on hydrology and water quality includes the Los Angeles River watershed. Implementation of the proposed project would include compliance with all required laws, permits, ordinances, and plans, such as the MS4 Permit and Construction General Permit, which, with implementation of post-construction BMPs, would reduce incremental effects related to hydrology and water quality by requiring low-impact development features and addressing issues concerning hydromodification and the introduction of pollutants. The proposed project would not result in an increase in impervious surfaces within the watershed. In addition, it would be required to include pervious surfaces to retain stormwater on-site. The project site is currently developed, with no stormwater treatment control measures on-site. The proposed project would implement post-construction BMPs, as required by the MS4 Permit, which would reduce surface runoff and pollutant loading compared to the existing condition. As a result, the proposed project would have a positive net benefit on hydrology and water quality.

The related projects would be located in the same watershed as the proposed project but would not add large amounts of impervious surfaces or introduce new pollutants. The areas surrounding the proposed project are of a similar urban nature, and any future development would comply with all required laws, permits, ordinances, and plans, such as the MS4 Permit and Construction General Permit, in order to meet runoff and pollutant control requirements. The majority of the future development projects would occur within already-developed areas and would not contribute significantly to increased runoff as result of increases in impervious surfaces. Other future developments within this urban and developed watershed would have effects similar to those of the proposed project. Furthermore, the past, current, and reasonably foreseeable future projects in the watershed would be required to implement similar measures when obtaining relevant permits, including the MS4 Permit, and implement minimum BMPs during construction. This would help reduce impacts on water quality.

Overall, through compliance with all applicable laws, permits, ordinances, and plans, potential impacts on hydrology and water quality associated with future development in the watershed and the region would not be cumulatively considerable. Therefore, the incremental effect of the proposed project with respect to hydrology and water quality would not be cumulatively considerable.

X. Land Use and Planning	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Setting

The project site is in an urbanized area in the city of San Fernando. Civic and educational land uses surround the project site. Specifically, the project site is currently occupied by the former Courthouse Annex building, located at 919 First Street in the city of San Fernando, Los Angeles County. This property is bounded by North Macneil Street on the north, an alley on the east, First Street on the west, and a public parking lot and North Brand Boulevard on the south. The site is located in San Fernando’s civic center.

The surrounding area is developed with a variety of land uses, including civic and educational uses. The San Fernando Police Department is immediately west of the site, on First Street. San Fernando City Hall is immediately north of the site, and San Fernando Middle School is immediately south of the site, on Brand Boulevard. According to the City of San Fernando zoning map, the project site is zoned C-1 (Limited Commercial) (City of San Fernando 2016a).

Impact Analysis

Would the project:

- a. *Physically divide an established community?*

Construction and Operation

No impact. The proposed project consists of constructing a new mental health center on a lot that is currently occupied by a vacant building in the civic center of the city of San Fernando. The project site is surrounded by civic and educational land uses. All proposed construction and operational activities would occur within the project site boundaries, and nearby residential communities would not be divided during construction or operation of the proposed project. No impact related to the division of an established community would occur during construction or operation of the proposed project.

Mitigation Measures

No potentially significant impacts related to physically dividing an established community would occur as a result of the proposed project. Therefore, 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, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?***

Construction and Operation

No impact. The project site is a County-owned property within the boundaries of the city of San Fernando. Because the proposed project is County owned, it is not subject to City of San Fernando land use regulations, including zoning.

The project site has not been zoned by the County Department of Regional Planning. However, according to the City of San Fernando zoning map, the project site is zoned C-1 (Limited Commercial) (City of San Fernando 2016a). The proposed use is consistent with the permitted uses for C-1 zoning identified in both the County Code of Ordinances as well as the City of San Fernando's Code of Ordinances. Although a mental health center is not expressly identified as a permitted use, both the County and City codes pertaining to the C-1 zone allow for professional offices, which matches the proposed use for the project site.

The proposed project would provide 48 on-site parking spaces and 14 off-site parking spaces, more than the City-required 55 spaces (i.e., one space per 300 square feet) and the County-required 42 spaces (one space per 400 square feet) for professional offices (Intueor 2017). The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. As such, no impact would occur during construction or operation of the proposed project.

Mitigation Measures

No potentially significant impacts related to land use would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?***

Construction and Operation

No impact. The proposed project is not within or in the vicinity of any applicable habitat conservation plan or natural community conservation plan. Therefore, no impacts would occur during construction or operation of the proposed project.

Mitigation Measures

No potentially significant impacts related to conflict with any applicable habitat conservation plan or natural community conservation plan would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

As discussed above, the proposed project would have no impacts related to land use. No project-level impacts would occur related to physical division of an established community; potential conflict with land use plans, policies, or regulations; or potential conflict with an applicable habitat conservation plan or natural community conservation plan. Thus, the proposed project would have no incremental effect related to land use and planning, and impacts would not be cumulatively considerable.

XI. Mineral Resources	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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"/>

Environmental Setting

The City of San Fernando General Plan does not identify any Mineral Resource Zones (MRZs) within city boundaries, and the project site does is not used for mineral extraction. According to the California Department of Conservation’s Division of Mines and Geology, the project site is not within an area of known mineral deposits (i.e., MRZ 2) (Miller 1994).

Impact Analysis

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?*

Construction and Operation

No impact. According to the California Department of Conservation’s Division of Mines and Geology, the project site is not within MRZ 2, an area of known mineral deposits (Miller 1994). The project site is in an MRZ-3 zone, which indicates that significance cannot be determined from available data. The project site is currently occupied by a vacant Courthouse Annex building and not zoned for mineral extraction. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state during construction or operational activities. No construction or operational impact related to the loss of availability of a known mineral resource would occur. No mitigation measures are required.

Mitigation Measures

No potentially significant impacts related to the loss of availability of a known mineral resource would occur as a result of the proposed project. Therefore, no mitigation measures are required.

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?

Construction and Operation

No impact. The City of San Fernando General Plan does not identify any mineral resource zones within city boundaries. In addition, the proposed project is not within a locally important mineral resource recovery zone. Thus, construction and operation of the proposed project would not result in the loss of a locally important mineral resource recovery site, as delineated on a local general plan, specific plan, or other land use plan. No construction or operational impact related to the loss of availability of a locally important mineral resource recovery site, as delineated in a general plan, would occur.

Mitigation Measures

No potentially significant impacts related to the loss of availability of a locally important mineral resource recovery site would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

As discussed above, the proposed project would have no impacts related to mineral resources. No project-level impacts would occur related to the loss of availability of mineral resources that would be of value locally, regionally, or state-wide. Thus, the proposed project would have no incremental effect related to land use and planning, and impacts would not be cumulatively considerable.

XII. Noise	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and 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"/>
f. Be located in the vicinity of a private airstrip and 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"/>

Environmental Setting

The project site is bounded on the north by North Macneil Street, beyond which is San Fernando City Hall; on the east by an alley; on the south by a public parking lot, beyond which is North Brand Boulevard and San Fernando Middle School; and on the west by First Street, beyond which is the San Fernando Police Department. An existing railroad is approximately 250 feet southwest of the project site. This railroad serves both commuter (Metrolink) and freight (Union Pacific) trains and includes at-grade crossings at Maclay Avenue to the north and Brand Boulevard to the south. Interstate 5 and SR-118 are approximately 1 mile southwest and southeast, respectively, of the project site. Interstate 210 is approximately 1.5 miles to the northeast. Whiteman Airport is approximately 1.8 miles to the southeast. The closest noise-sensitive receptor to the project site is San Fernando Middle School; other nearby sensitive receptors include First Baptist Church, approximately 400 feet to the north, and homes, approximately 750 feet to the northeast.

The primary sources of noise in the project vicinity are traffic on the surrounding streets, trains on the nearby railroad, and aircraft overflights.

Noise Monitoring

To document the existing noise environment, short-term (ST) measurements were obtained at four locations in the study area (see Figure 3-1) on January 31, 2017. These locations were selected to represent noise-sensitive receptors in the vicinity of the project site and document noise levels at the project site itself. Additional details and a summary of the measurement results are provided in Table 3-10. Each measurement was conducted over a period of 20 to 24 minutes.

Table 3-10. Summary of Noise Measurements

Location Number, Description (date, time)	Measured Noise Levels, dBA							
	L _{eq}	L _{max}	L _{min}	L ₂	L ₈	L ₂₅	L ₅₀	L ₉₀
ST-1: West corner of project site at 919 First Street (1/31/2017, 11:15 a.m.–11:39 a.m.)	58.8	72.8	47.7	68.2	63.2	57.8	53.6	49.9
ST-2: Adjacent to south corner of First Baptist Church at 215 N Macneil Street (1/31/2017, 11:47 a.m.–12:10 p.m.)	57.1	74.3	46.0	66.0	60.9	56.3	52.7	48.4
ST-3: Opposite residence at 302 Macneil Street (1/31/2017, 12:16 p.m.–12:36 p.m.)	54.4	66.1	46.7	62.2	58.3	54.3	51.4	48.4
ST-4: San Fernando Middle School, 130 N Brand Boulevard (1/31/2017, 12:52 a.m.–1:13 p.m.)	62.4	77.2	49.0	69.0	66.6	62.8	59.8	53.0

Source: ICF 2017.

Notes:

ST= short term;

dBA = A-weighted sound level, the sound pressure level in decibels as measured using the A weighting filter network, which de-emphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear.

L_{eq} = equivalent sound level, the average of the sound energy occurring over the measurement period;

L_{max} = maximum sound level; L_{min} = minimum sound level;

L_{xx} = percentile-exceeded sound level, the sound level exceeded for a given percentage of a specified period (e.g., L₂ is the sound level exceeded 2% of the time, and L₈ is the sound level exceeded 8% of the time).

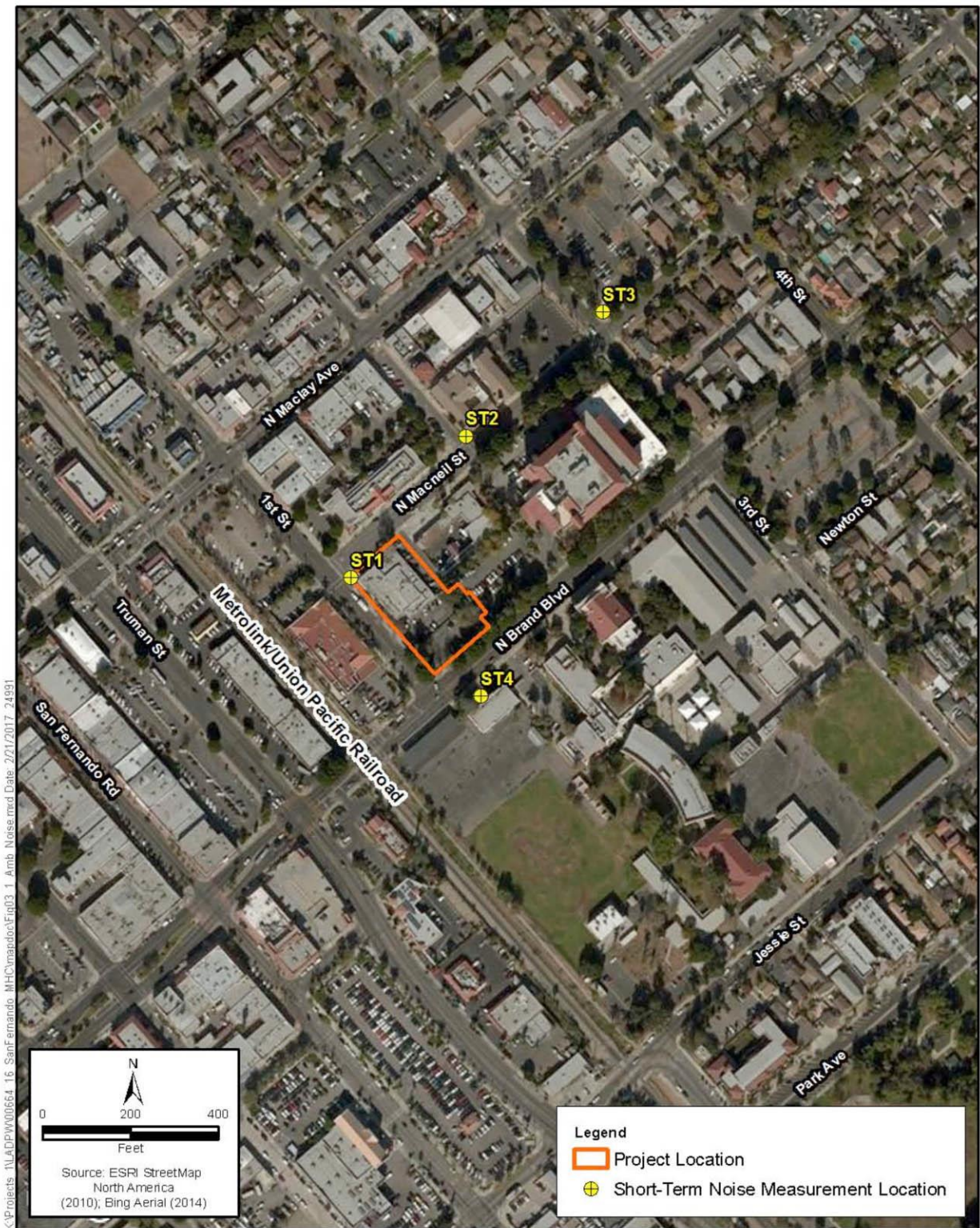


Figure 3-1
Ambient Noise Measurement Locations
San Fernando Mental Health Center Project IS/MND



Impact Analysis

Would the project:

- a. *Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?*

Construction

Less-than-significant impact with mitigation incorporated. Two types of short-term noise impacts could occur during construction of the proposed project. First, construction workers who would commute to the site and trucks that would transport equipment and materials would incrementally increase noise levels on access roads. Although there would be a relatively high single-event noise level that could cause an intermittent noise nuisance (e.g., passing trucks at 50 feet would generate up to 77 dBA), the effect on longer term ambient noise levels would be small. Therefore, short-term construction-related impacts associated with commuting workers and transporting equipment to the project site would be less than significant.

The second type of short-term noise impact would be related to noise generated during on-site construction activities. Consistent with the City of San Fernando Municipal Code, construction would take place between the hours of 7 a.m. and 6 p.m. Monday through Friday and between 8 a.m. and 6 p.m. on Saturday. During these hours, construction noise is exempt from the standards of the City's noise ordinance, provided it does not exceed 70 dB, as measured at the property line.⁵

It is assumed that project construction would be broken down into six phases: (1) demolition, (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) architectural coating. A summary of the equipment schedule for each phase is provided in Appendix F. Construction-related noise was analyzed using FHWA's Roadway Construction Noise Model (RCNM) (FHWA 2008), which predicts average noise levels (L_{eq}) at nearby receptors by analyzing the type of equipment, usage factor, distance from source to receptor, and presence or absence of intervening shielding between source and receptor. The source-to-receptor distances used in the RCNM are measured from the center of the project site to the closest property line of each noise-sensitive receptor. The results of the analysis at the three closest noise-sensitive receptors are provided in Appendix F and summarized in Table 3-11; noise levels that exceed the permissible limit of 70 dBA are highlighted in the table with bold and underlined text. All of the estimated noise levels would comply with the 70 dBA limit, except at San Fernando Middle School, during the demolition phase (Phase 1). It is noted that Phase 1 would be relatively brief, lasting an estimated 2 weeks and would not overlap with construction of the Safe Routes to School Cycle 1 project construction which is anticipated to begin in late Summer 2018, several months after the anticipated completion of Phase 1 of the proposed construction schedule. Nonetheless, the impact at the school would be significant prior to mitigation (Impact 1).

⁵ For the purposes of this analysis, this is assumed to mean an hourly average (L_{eq}) of 70 dBA at the property line of the affected noise-sensitive receptor.

Table 3-11. Construction Noise Levels at Closest Noise-Sensitive Receptor

Construction Phase	Average Noise Level (L_{eq}) at Closest Property Line, dBA		
	San Fernando Middle School	First Baptist Church	Closest Homes (to the northeast on N. Macneil Street)
Phase 1 – Demolition	<u>73</u>	63	57
Phase 2 – Site Preparation	70	60	55
Phase 3 – Grading	70	60	55
Phase 4 – Building Construction	69	59	54
Phase 5 – Paving	68	58	53
Phase 6 – Architectural Coating	60	50	45

Note: Noise levels that exceed the permissible limit of 70 dBA are highlighted in the table with **bold and underlined** text

Operation

Traffic

Less-than-significant impact. The project would not generate substantial traffic volumes. Based on the traffic memo prepared for the project (Appendix G), the project would generate 194 trips per day, with up to 30 trips in the single busiest hour. These low volumes would produce very low noise levels, which would be negligible compared to the existing traffic noise in the area. The impact would be less than significant.

On-Site Operations

Less-than-significant impact. The primary project activities would occur inside the building and would not generate audible noise levels at nearby noise-sensitive receptors. Exterior noise sources would include parking lot activities and rooftop mechanical (heating, ventilation, air-conditioning [HVAC]) equipment. Parking lot activity would occur primarily at the 48 on-site surface parking spaces, with some additional activity at the 14 off-site parking spaces at the adjacent courthouse parking lot east of the project site. These noise sources would be consistent with the existing noise environment in the vicinity, which includes many buildings with parking lots and rooftop mechanical equipment, as well as loading/drop-off activity at San Fernando Middle School and street parking. In addition, HVAC equipment at the project site would be designed to comply with the City's noise ordinance standards at surrounding properties. Therefore, operational noise levels would be less than significant.

Mitigation Measures

The following mitigation measure, **MM-NOI-1**, is provided to reduce significant construction noise impacts (Impact 1) to less than significant.

MM-NOI-1. Prepare and implement a construction noise control plan to reduce construction noise at San Fernando Middle School.

The construction contractor shall develop a noise control plan to reduce construction noise levels to 70 dBA (1-hour L_{eq}) or less, as determined by a qualified acoustical consultant, at San Fernando Middle School. At a minimum, the plan shall require the following:

- Construction activities shall be prohibited outside the hours of 7:00 a.m. to 6:00 p.m. on Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction activity shall occur at any time on Sundays or federal holidays. Construction personnel shall not be permitted on the project site, and material or equipment deliveries and collections shall not be permitted during the prohibited hours. Any deviation from these hours shall occur only if an appropriate variance is sought and obtained from the City of San Fernando.
- All construction equipment used on the project site that is regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity and use on-site.
- All construction equipment powered by gasoline or diesel engines shall have sound control devices (intake silencers, exhaust mufflers, etc.) that are at least as effective as those originally provided by the manufacturer. No gasoline or diesel engines shall have unmuffled exhaust systems.
- All construction equipment shall be properly maintained to minimize noise generation.

Additional methods that can be used as necessary to limit noise include, but are not limited to:

- Restricting the use of noise-producing signals, including horns, whistles, alarms, and bells, to safety warning purposes only.
- Locating stationary noise sources, such as generators or compressors, as far from San Fernando Middle School as practical.
- Training construction employees in the proper operation and use of the equipment.⁶
- Storing construction equipment on the project site while in use, to the extent feasible, to eliminate noise associated with repeated transport of the equipment to and from the site.
- Prohibiting inactive construction equipment from idling for prolonged periods (i.e., more than 2 minutes).
- Reducing the size and/or number of equipment items operating simultaneously on the project site.
- Powering construction equipment from the local electrical grid rather than using diesel-powered generators.
- Installing temporary noise barriers around portions of the project site or around specific noise-generating equipment.

⁶ Careless or improper operation of equipment, or inappropriate use, can increase noise levels. Poor loading, unloading, excavation, and hauling techniques are examples of how a lack of adequate guidance and training may lead to increased noise levels

b. Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?

Construction

Less-than-significant impact. Project construction would not involve high-impact techniques, such as pile driving or blasting, that could damage nearby buildings. However, heavy equipment, such as graders, loaders, and dozers, could generate perceptible ground-borne vibration at nearby receptors. Based on data published by Caltrans (Caltrans 2013), heavy earthmoving equipment produces peak particle velocity (PPV) vibration levels of 0.089 inch per second (in/s) at a distance of 25 feet. Vibration levels from construction equipment attenuate as they radiate from the source. The equation to determine vibration levels at a specific distance states that

$$PPV_{\text{equip}} = PPV_{\text{ref}} \times (25/D)^{1.1}$$

where PPV_{ref} is the PPV at a reference distance of 25 feet, D is the distance from the equipment to the sensitive receptor, and the value of 1.1 is a value related to the vibration attenuation rate through ground, which is assumed to be hard soil (Caltrans 2013). Using this equation, the estimated worst-case vibration level would be 0.015 in/s PPV at the closest school building (125 feet southeast of the project site), 0.006 in/s PPV at the closest church (290 feet northeast of the project site), and 0.002 in/s PPV at the closest residence (700 feet northeast of the project site).⁷ Based on guideline criteria provided by Caltrans (Caltrans 2013), vibration would be barely perceptible at a level of 0.01 in/s PPV, distinctly perceptible at a level of 0.04 in/s PPV, strongly perceptible at a level of 0.1 in/s PPV, and severe at a level of 0.4 in/s PPV. Although short-term ground-borne vibration levels at the closest sensitive receptor would be barely perceptible, there would be no distinctly perceptible, strongly perceptible, or severe vibration at any sensitive receptors. Therefore, the impacts would be less than significant.

Operation

Less-than-significant impact. Project operation would not involve activities that are known to generate excessive ground-borne vibration or noise levels. Operational traffic would be similar to existing conditions, and impacts related to ground-borne vibration or noise levels would not increase as a result of project implementation. Impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to ground-borne noise would occur as a result of the proposed project. Therefore, no mitigation measures are required.

⁷ Because vibration is assessed based on peak (rather than average) levels, the closest distance between the project site and the affected building is used in the analysis.

- c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Construction and Operation

Less-than-significant impact. Noise increases due to project construction would be considered a temporary effect and would not contribute to permanent noise increases. As discussed under Item XIIa, above, project-generated traffic noise would be negligible compared to existing traffic noise, and on-site operational noise would be consistent with the existing noise environment in the project vicinity. Therefore, impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to permanent noise increases would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Construction and Operation

Less-than-significant impact with mitigation incorporated. Noise increases due to project operation would be considered permanent and are discussed under Item XIIc, above. The only source of a temporary or periodic increase in noise associated with the project is construction. Temporary noise increases due to construction are calculated by comparing the estimated construction noise levels (see Table 3-11) with the measured ambient noise levels at each of the closest noise-sensitive receptors (see Table 3-10). The results are summarized in Table 3-12. Referring to Table 3-12, the estimated construction noise levels would increase the existing L_{eq} by 0 to 11 dBA. An increase of 10 dBA or more would be considered substantial (an increase of 10 dBA is typically perceived as a doubling of loudness) and would constitute a significant temporary impact. The only location where such an increase would occur would be San Fernando Middle School during the demolition phase (Phase 1). It is noted that Phase 1 would be relatively brief, lasting an estimated 2 weeks. Nonetheless, the impact at the school would be significant (Impact 2).

Table 3-12. Increase in Ambient Noise Levels Due to Project Construction

Construction Phase	Increase in Average Ambient Noise Level (L_{eq}), dBA		
	San Fernando Middle School	First Baptist Church	Closest Homes (to the northeast on N. Macneil Street)
Phase 1 – Demolition	11	7	5
Phase 2 – Site Preparation	8	5	3
Phase 3 – Grading	8	5	3
Phase 4 – Building Construction	7	4	3
Phase 5 – Paving	7	4	2
Phase 6 – Architectural Coating	2	1	0

Mitigation Measures

Implementation of mitigation measure **MM-NOI-1**, above, would reduce temporary increases in ambient noise due to construction (Impact 2) to less than significant.

- e. Be located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?*

Construction and Operation

No impact. The closest airport to the project site is Whiteman Airport, approximately 1.8 miles to the southwest. This is a small County-owned airport. The airport influence area map for the airport (Los Angeles County Airport Land Use Commission 2013) indicates that the 65 dB Community Noise Equivalent Level contour for the airport barely extends past the airport property. As such, the project site would be well outside the airport's noise contours. In addition, the proposed project would have no effect on operations at the airport and would not cause any change in existing aircraft noise levels. Therefore, no impact would occur.

Mitigation Measures

No potentially significant impacts related to noise from public airports or public use airports would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- f. Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels?*

Construction and Operation

No impact. The project site is not located in the vicinity of any private airstrip. In addition, the proposed project would have no effect on operations at any airstrip and would not cause any change in existing aircraft noise levels. Therefore, no impact would occur.

Mitigation Measures

No potentially significant impacts related to noise from private airstrips would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for noise considers the related projects within a 0.5-mile radius, as identified in Table 2-1.

Construction

The only related projects in the immediate vicinity of the proposed project is the CNG station upgrade project and the Safe Routes to School Cycle 1 project. ~~The CNG station upgrade project~~ which would be immediately northeast of the project site. It is not clear whether construction work at this location would overlap with construction of the proposed project. If construction activities do overlap, they could increase construction noise levels at nearby noise-sensitive receptors. The Safe

Routes to School Cycle 1 project, which is scheduled to begin construction in late Summer of 2018, would be located along Brand Boulevard at the intersections of Third Street and First Street. The closest noise-sensitive receptor is San Fernando Middle School, which is southeast of both the proposed project and the CNG station, and adjacent to the Safe Routes to School Cycle 1 project. Compared to the project site, the CNG station site is approximately 130 feet farther from the school and shielded by intervening buildings. As a result, noise levels from construction of the CNG station project would be lower than those of the proposed project. The incremental increase in combined noise levels would be less than 3 dB. Because 3 dB is generally considered a barely detectable change in the noise level, the incremental increase would not be cumulatively considerable at the school. With regard to the Safe Routes to School Cycle 1 project, a portion of the proposed project construction would take place during the anticipated construction of the Safe Routes to School Cycle 1 project; however, the loudest period of construction associated with the proposed project would be the demolition phase which is anticipated to occur prior to the commencement of construction on the Safe Routes to School Cycle 1 project. The potential noise generated from construction of the Safe Routes to School Cycle 1 project would be related to operating heavy machinery and truck equipment and paving, which would generate noise levels that would be similar to that of the proposed project. Similar to the combined increase in noise posed by the CNG station project, the incremental increase in combined noise levels would be less than 3 dB at the school. Incorporation of mitigation measure MM-NOI-1 would ensure that noise generated during construction of the proposed project would be less than significant. With mitigation incorporated, the cumulative effect of the proposed project combined with the Safe Routes to School Cycle 1 project would not be cumulatively considerable. The second-closest sensitive receptor is the First Baptist Church, which is located to the northeast on North Macneil Street. The predicted project-related construction noise levels would be 7 dB below the applicable threshold of impact (63 dBA versus a threshold of 70 dBA [refer to Table 3-11]). This means that construction of the CNG station upgrade project would have to increase construction noise levels by at least 7 dB to cause a cumulatively considerable impact. However, the incremental increase due to the proposed project would be approximately 1 dB. Because 1 dB is generally considered an imperceptible change in the noise level, the incremental increase would not be cumulatively considerable at the church. The only other nearby receptors are the homes to the northeast on North Macneil Street; these are approximately twice as far from the proposed project site as the First Baptist Church. Therefore, any incremental increase in cumulative construction noise levels due to the proposed project would be even smaller than at the church and would not be cumulatively considerable at the homes.

The next-closest related project with a construction schedule that may coincide with that of the proposed project would be the street resurfacing on Alexander Street, approximately 1,100 feet northwest of the project site. Other related projects are separated by larger distances. In addition, all the related projects (except for the CNG station upgrade project discussed above) are separated from the project site by several rows of intervening buildings that would act as barriers to noise propagation. These factors would serve to substantially reduce construction noise from these related projects, and the incremental increase in construction noise levels due to other projects would be negligible.

The assessment of ground-borne vibration from construction activities is based on distinct single events, using the instantaneous vibration (PPV) from a single piece of equipment. Therefore, the vibration levels experienced at any specific time at a given receptor are typically dominated by a single piece of construction equipment. The cumulative increase due to nearby projects, such as the CNG station upgrade project, are negligible. Consequently, cumulatively considerable vibration

impacts would not occur. In addition, ground-borne vibration is a highly localized effect, and vibration levels attenuate substantially with distance. Therefore, because of the distance (1,100 feet or more) to the next-closest related project, the incremental effect of the proposed project related to ground-borne vibration from construction activities would not be cumulatively considerable.

Operation

Traffic

The low traffic volumes associated with the project would produce very low noise levels, which would be negligible compared to the existing or future traffic noise in the area. Therefore, the incremental effect of the proposed project related to operational traffic noise would not be cumulatively considerable.

On-Site Operations

The only related projects in the immediate vicinity of the proposed project ~~are~~ the CNG station upgrade project, which is approximately 200 feet from the closest noise-sensitive receptor, and the Safe Route to School Cycle 1 project, which is located along Brand Boulevard at the 1st Street and 3rd Street intersections. The existing CNG station is not a prominent noise source at this distance, and noise levels are not expected to increase noticeably as a result of the upgrade project. Because the proposed project is also not anticipated to be a significant operational noise source, the combined projects would not cause a cumulatively considerable impact. The Safe Route to School Cycle 1 project is not anticipated to generate any change in existing noise levels because it is a safety improvement project along an existing roadway. The proposed operational improvements are not anticipated to result in noise impacts. Because of the relatively large distances to the remaining related projects (approximately 0.2 to 0.5 mile, or 1,100 to 2,600 feet) and the shielding of intervening buildings, noise levels from these related projects would be substantially attenuated. Thus, the incremental effect of the proposed project related to on-site operational noise would not be cumulatively considerable.

XIII. Population and Housing	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The city of San Fernando covers 2.4 square miles. It developed as a predominantly single-family community, with approximately 80 percent of the city’s 6,500 housing units consisting of single-family homes; 55 percent of the city’s households own their homes (City of San Fernando 2014). The city’s population experienced very little growth from 2000 to 2010, growing less than 1 percent over that time period. According to the Southern California Association of Government’s 2016 Regional Transportation Plan, the population of the city is expected to grow to 26,900 by 2040, a 14 percent increase from the 2010 population (Southern California Association of Governments 2016).

Impact Analysis

Would the project:

- a. *Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?*

Construction and Operation

No impact. The proposed project would include demolition of the vacant one-story Courthouse Annex building and development of a new one-story mental health center with associated surface parking. The proposed project would provide a 15,000-square-foot structure and 48 on-site surface parking spaces as well as 14 off-site spaces in the parking lot east of the project site.

Because of the highly specialized nature of most construction projects, workers are likely to be employed on the job site only for as long as their skills are needed to complete a particular phase of the construction process. For that reason, it is reasonable to assume that most construction workers would not relocate their households to work on the proposed project. Thus, the project would not induce population growth, nor would it necessitate the construction of new homes or businesses.

Project construction would not indirectly induce growth in the area because the project would not include the extension of roads or other infrastructure. As a result, there would be no construction-related impact.

The proposed project would not include housing or commercial development that would directly increase the number of residents or employees in the area, nor would it contribute to the development of additional homes and businesses in the city of San Fernando. Although the on-site population would increase during project operations compared to existing conditions because of the medical personnel who would be on-site to provide counseling services, the project would not induce population growth because all services would be provided on an outpatient basis. There would be no change in the residential population of the area. No operational impacts would occur.

Mitigation Measures

No potentially significant impacts related to substantial population growth would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. *Displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere?***

Construction and Operation

No impact. The proposed project would not involve the construction or demolition of housing. Therefore, project construction and operation would not displace a substantial number of existing housing units, necessitating the construction of replacement housing elsewhere. As such, no construction or operational impacts related to the displacement of existing housing units would occur.

Mitigation Measures

No potentially significant impacts related to the displacement of existing housing units would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- c. *Displace a substantial number of people, necessitating the construction of replacement housing elsewhere?***

Construction and Operation

No impact. The proposed project would not involve the displacement of people. Therefore, project construction and operation would not displace a substantial number of people housing units, necessitating the construction of replacement housing elsewhere. As such, no construction or operational impacts related to the displacement of people would occur.

Mitigation Measures

No potentially significant impacts related to the displacement of people would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

As discussed above, the proposed project would have no impacts related to population and housing. No project-level impacts were identified related to substantial population growth, displacement of housing units, or displacement of people. Thus, the proposed project would have no incremental effect related to population and housing, and impacts would not be cumulatively considerable.

XIV. Public Services	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Public services in the project vicinity include police and fire services as well as San Fernando Middle School. In addition, San Fernando City Hall is located on Macneil Street, across the street from the project site; County courthouse facilities and a city library are located to the north on Macneil Street. LAFD serves the city of San Fernando. The nearest LAFD station is Station 75, which is at 15345 San Fernando Mission Boulevard, approximately 1.8 miles west of the project site. The San Fernando Police Department provides law enforcement services to the project site. The San Fernando Police Department has one police station, which is at 910 First Street in the city of San Fernando, across the street from the project site.

Impact Analysis

- a. **Would the project result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:**
 - 1. **Fire protection?**

Construction

Less-than-significant impact. Construction of the proposed project would not require the expansion of existing fire service facilities or the development of new facilities. The construction site could require fire protection services. However, standard BMPs would be employed during the construction process to ensure fire safety at the project site and in surrounding areas.

During the construction period, the proposed project may result in intermittent access restrictions for emergency responders in the form of temporary delays on First Street, North Brand Boulevard, and North Macneil Street associated with deliveries and the off-haul of construction materials. However, such delays would be infrequent and brief, and the potential reduction in emergency access would not result in conditions that would be substantially different from existing conditions on roadways that surround the project site. No temporary lane or road closures would occur. Furthermore, most activities related to construction of the proposed project would be staged on-site, which would minimize disruptions on adjacent streets and properties. Additionally, the nearest local fire responders would be notified, as appropriate, of traffic control plans during construction to coordinate emergency response routing. As such, construction impacts related to fire protection would be less than significant.

Operation

Less-than-significant impact. The proposed project would involve operation of a new structure on a site that currently contains a vacant building. Relative to existing conditions, project operations would result in a negligible increase in demand for fire protection services. The proposed project would employ approximately 84 people. Because of the small scale of the proposed project, operational impacts related to fire protection services would be less than significant.

2. Police protection?

Construction

Less-than-significant impact. Given its small scale and proximity to the San Fernando Police Department station, construction of the proposed project would not require an expansion of existing police protection facilities or the development of new facilities. However, the construction site could require police protection services to ensure that crimes such as theft and vandalism are minimized. Standard BMPs would be employed during the construction process to ensure security.

During the construction period, the proposed project may result in intermittent access restrictions for emergency responders in the form of temporary delays on First Street, North Brand Boulevard, and North Macneil Street associated with deliveries and the off-haul of construction materials. However, such delays would be infrequent and brief, and the potential reduction in emergency access would not result in conditions that would be substantially different from existing conditions on roadways that surround the project site. No temporary lane or road closures would occur. Furthermore, most activities related to construction of the mental health center would be staged on-site, which would minimize disruptions on adjacent streets and properties. Additionally, police responders would be notified, as appropriate, of traffic control plans during construction to coordinate emergency response routing. As a result, construction impacts related to police protection services would be less than significant.

Operation

Less-than-significant impact. The proposed project would involve development of an approximately 15,000-square-foot structure on a site that is currently occupied by a vacant building. The proposed project would not increase development intensity at the project site compared with existing conditions, nor would it increase the residential population. Therefore, operation of the proposed project would not result in a substantial increase in demand for overall police protection services. Operational impacts on police protection services would be less than significant.

3. Schools?

Construction

No impact. Construction of the proposed project would not result in adverse impacts on schools. Because the proposed project does not have features that would require a highly specialized construction crew to be on-site for a period of time, it is reasonable to assume that construction workers would be hired from the existing regional labor pool and would not relocate their households to work on the proposed project. As a result, construction of the proposed project would not increase the local population. The proposed project would not increase student enrollment at existing schools, and no new or altered schools would be necessary. While a portion of the construction of the proposed project is anticipated to occur during the construction of the Safe Routes to School Cycle 1 project which involves safety improvements along Brand Boulevard, the proposed project's construction activities would be minor in nature. No conflicts between construction of the proposed project and construction of the Safe Routes to School Cycle 1 project are anticipated. No construction impact would occur.

Operation

No impact. Operation of the proposed project would not directly increase the demand for new schools in the area because it would not include new housing. Operation of the proposed project would generate a small number of jobs; however, it is expected that these jobs would be accommodated by the existing labor force residing in the region. Therefore, jobs associated with the proposed project would not attract new residents to the area such that increased student enrollment at area schools would result. No operational impact would occur.

4. Parks?

Construction

No impact. As discussed in Section XV, Recreation, construction of the proposed project would not result in adverse impacts on parks. Because the proposed project would not have features that would require a highly specialized construction crew to be on-site for a period of time, it is reasonable to assume that construction workers would be hired from the existing regional labor pool and would not relocate their households to work on the proposed project. As a result, construction of the proposed project would not increase the local population. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No construction impact would occur.

Operation

No impact. As discussed in Section XV, Recreation, operation of the proposed project would not result in adverse impacts on parks. An increase in the use of existing parks and recreational facilities typically results from a change in housing or population in an area. The proposed project would not increase the number of housing units or the resident population in the surrounding community. As a replacement facility, the proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No operational impact would occur.

5. Other public facilities?

Construction and Operation

No impact. The proposed project would not result in adverse impacts on other public facilities. Physical impacts on public services are usually associated with population changes, which can change the demand and funding for facilities. As discussed above, the proposed project would not increase the local population during construction or operation. Therefore, the proposed project would not result in increased demand that would require new or physically altered public facilities; no construction or operational impact would occur.

Mitigation Measures

No potentially significant impacts related to public services would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for public services considers the related projects within a 0.5-mile radius, as identified in Table 2-1. None of the related projects involve housing or substantial commercial developments that would increase the population in the project vicinity and, therefore, demand for public services. The proposed project, in combination with the related projects, would have a negligible impact on public services. Thus, the incremental effect of the proposed project with respect to public services would not be cumulatively considerable.

XV. Recreation	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The city of San Fernando has three park facilities within 0.25 mile of the project site, which provide recreational and community services. Table 3-13 provides an overview of these facilities.

Table 3-13. Recreational Resources within 0.25 Mile of the Project Site

Park/Recreation Resource	Location	Description	Location Relative to the Project
Park	208 Park Avenue, San Fernando, CA 91340	A 7-acre park with an indoor gymnasium, a softball field, an outdoor basketball court, a playground, an outdoor fitness area, picnic areas, public barbecues, a concession stand, and restrooms.	0.2 mile east
Cesar E. Chavez Memorial	The intersection of Truman Street and Wolfskill Street in the city of San Fernando	A memorial for Cesar Chavez on a 23,000-square-foot parcel. The memorial includes walking paths and park benches.	0.2 mile east
San Fernando Regional Pool Facility	300 Park Avenue, San Fernando, CA 91340	A pool facility operated by the Los Angeles County Department of Parks and Recreation that includes an Olympic-size pool, diving boards, locker rooms, and showers.	0.2 mile east
Source: City of San Fernando 2015.			

Impact Analysis

Would the project:

- a. *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?*

Construction and Operation

No impact. An increase in the use of existing parks and recreational facilities typically results from a change in housing or population in an area. Because of the highly specialized nature of most construction projects, workers are likely to be employed on the job site only for as long as their skills are needed to complete a particular phase of the construction process. For that reason, it is reasonable to assume that most construction workers would not relocate their households to work on the proposed project. Therefore, the proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.

During operation, the proposed project would not increase the number of housing units or the resident population in the surrounding community. The proposed mental health center, which would include 84 employees, would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Furthermore, the project would not require the construction of new recreational facilities. As such, no construction or operational impacts would occur.

Mitigation Measures

No construction or operational impacts related to existing recreational resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- b. *Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

Construction and Operation

No impact. As previously discussed, workers are likely to be employed on the job site only for as long as their skills are needed to complete a particular phase of the construction process. For that reason, it is reasonable to assume that most construction workers would not relocate their households to work on the proposed projects. The proposed project would not have an impact on or require expansion of existing recreational facilities because it would not change the number of housing units or residents in the vicinity. No construction or operational impacts would occur. No mitigation measure would be required.

Mitigation Measures

No potentially significant impacts related to recreational resources would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

As discussed above, the proposed project would have no impacts related to recreation. No project-level impacts were identified related to increased use of park or other recreational facilities. In addition, no project-level impacts were identified related to the inclusion, construction, or expansion of recreational facilities. Thus, the proposed project would have no incremental effect related to recreation, and impacts would not be cumulatively considerable.

XVI. Transportation/Traffic	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit or bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is bounded on the north by North Macneil Street, beyond which is San Fernando City Hall; on the east by an alley; on the south by a public parking lot, beyond which is North Brand Boulevard and San Fernando Middle School; and on the west by First Street, beyond which is the San Fernando Police Department.

Macneil Street and First Street each have one travel lane and a parking lane in each direction; North Brand Boulevard has two travel lanes in each direction. Turning movements from Macneil Street to First Street and from First Street to Brand Boulevard are controlled by stop signs. Vehicle access to the site is currently provided by driveways on Macneil Street. The site is bounded by sidewalks along Macneil Street, First Street, and Brand Boulevard.

Impact Analysis

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?*

Construction

Less-than-significant impact. During the construction period, vehicle trips would be generated by workers while commuting to and from the site as well as drivers of vehicles used for material deliveries and hauling. The majority of these trips would occur during non-peak hours (prior to the AM and PM peak hours); however, some trips would occur during peak periods and result in marginal reductions in the operational efficiency of the roadway network. Because of the limited duration of the construction period, and because the proposed project would not require a large number of workers or material deliveries, these effects would not be substantial. Impacts would be considered less than significant.

Operation

Less-than-significant impact. Operation of the proposed project would involve commute trips by employees and volunteers as well as trips by patients. Project operation would be similar to the "Single-Tenant Office Building" land use category and anticipated to generate 194 daily vehicle trips, 30 of which would occur during the AM peak hour (27 in and three out) and 29 of which would occur during the PM peak hour (four in and 25 out). The predicted operational trip generation is presented in Table 3-14.

Table 3-14. Operational Vehicle Trip Generation

ITE Land Use (Code)	Daily Trips	Weekday					
		AM Peak-Hour Trips			PM Peak-Hour Trips		
		In	Out	Total	In	Out	Total
Single-tenant Office Building (715)	194	27	3	30	4	25	29

Source: Intueor 2016.

According to the County of Los Angeles Traffic Impact Analysis Report Guidelines, a traffic study is required if a project generates more than 500 vehicle trips per day or adds more than 50 vehicle trips during either the AM or PM peak hour on a Congestion Management Program arterial monitoring intersection (Los Angeles County 1997). A traffic study was not conducted because neither of these thresholds would be exceeded by the proposed project.

Trips that would occur during peak hours would marginally reduce the operational efficiency of the roadway network surrounding the project site. Although all trips generated by the proposed project would represent an increase in the number of trips relative to the existing, unoccupied state of the

project site, the proposed project would not increase the development intensity on the site. Thus, the change in overall trip generation relative to when the Courthouse Annex building was occupied would not be substantial. The proposed project would not conflict with an applicable plan, ordinance, or policy for establishing measures of effectiveness related to the performance of the circulation system. Operational impacts would be considered less than significant.

Mitigation Measures

No potentially significant impacts related to the performance of the circulation system would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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?***

Construction and Operation

Less-than-significant impact. As stated above, because the proposed project would not generate more than 500 vehicle trips per day or more than 50 vehicle trips during either the AM or PM peak hour on a Congestion Management Program arterial monitoring intersection, a traffic study was not conducted. Because the proposed project's trip generation would not exceed the threshold for requiring preparation of a traffic study, as stated in the County of Los Angeles Traffic Impact Analysis Report Guidelines, and the proposed project would not increase the development intensity on the site, conflicts with the 2010 Los Angeles County Metropolitan Transportation Authority Congestion Management Program or County level-of-service standards would not occur. Although the number of trips to and from the project site would be greater compared with the existing unoccupied state of the project site, the number of trips would not be substantial, and impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to level-of-service standards and travel demand measures would occur as a result of the proposed project. Therefore, no mitigation measures are required.

- 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?***

Construction and Operation

No impact. Air traffic would not change as a result of implementation of the proposed project because neither construction nor operation would involve the use of a helipad or aircraft runway. The height of the proposed project would be comparable to the height of surrounding structures in the project vicinity. Consequently, the height of the proposed project would not pose safety risks to air traffic. No construction or operational impacts related to changes in air traffic patterns would occur.

Mitigation Measures

No potentially significant impacts related to air traffic patterns would occur as a result of the proposed project. Therefore, no mitigation measures are required.

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

Construction

No impact. The proposed project would involve construction of a mental health center on a site that currently contains a vacant building. Construction equipment would be stored at the project site temporarily during the construction period but would be secured when not in use so as not to pose a hazard to the surrounding community. No hazards due to a design feature or incompatible uses would be introduced as a result of project construction. No construction impacts are anticipated.

Operation

No impact. The proposed project would involve operation of a mental health center on a site that currently contains a vacant building. No hazardous design features or incompatible uses would be introduced during project operation. No operational impacts are anticipated.

Mitigation Measures

No potentially significant impacts related to hazards because of a design feature would occur as a result of the proposed project. Therefore, no mitigation measures are required.

e. Result in inadequate emergency access?

Construction

Less-than-significant impact. During the construction period, roadway users, including emergency vehicles, may experience temporary delays on First Street and North Macneil Street associated with deliveries and the off-haul of construction materials. Such delays would be infrequent and brief, and the potential reduction in emergency access would not result in conditions that would be substantially different from existing conditions on roadways that surround the project site. No temporary lane or road closures would occur, and all construction activities would take place within the project site. Therefore, inadequate emergency access would not occur as a result of project construction, and impacts would be less than significant.

Operation

Less-than-significant impact. In compliance with the Los Angeles County Fire Code, the project design would provide adequate emergency access. The proposed project would be subject to Los Angeles County Fire Department review prior to approval. Therefore, a reduction in emergency access would not occur as a result of project operations, and impacts would be less than significant.

Mitigation Measures

No potentially significant impacts related to emergency access would occur as a result of the proposed project. Therefore, no mitigation measures are required.

f. Conflict with adopted policies, plans, or programs regarding public transit or bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

Construction and Operation

No impact. No change to pedestrian, bicycle, or public transportation travel would occur as a result of project construction or operation. Therefore, construction and operation of the proposed project would not result in any impacts.

Mitigation Measures

No potentially significant impacts related to conflicts with adopted policies, plans, or programs regarding public transit or bicycle or pedestrian facilities would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

The cumulative discussion for transportation/traffic considers the related projects within a 0.5-mile radius, as identified in Table 2-1. Both the 2010 Congestion Management Plan and the County of Los Angeles Traffic Impact Analysis Report Guidelines identify thresholds, above which a project-specific traffic analysis is required. Because the proposed project would not generate trips in excess of these thresholds, the contribution of the proposed project to existing and future congestion levels would be minor. Of the related projects identified in the project vicinity, only the proposed pharmacy would involve trip-generating uses that would be capable of affecting roadway operations. However, because the proposed project would not exceed the thresholds and, therefore, warrant a detailed traffic analysis, the project's contribution to congestion would be minor. Thus, the incremental effect of the proposed project related to traffic operations would not be cumulatively considerable.

No project-level impacts related to air traffic patterns, increased hazards, or transit, bicycle, or pedestrian facilities would occur. Therefore, the incremental effect of the proposed project would not be cumulatively considerable.

The proposed project, in combination with the related projects identified in Table 2-1 and other past, present, and reasonably foreseeable future projects, would generate vehicle trips on roadways that would also be used by emergency service providers. Because the proposed project would contribute only a small number of vehicle trips during peak commute hours and no project-specific analysis would be required, pursuant to the County of Los Angeles Traffic Impact Analysis Report Guidelines, the incremental effect of the proposed project related to emergency access would not be cumulatively considerable. Emergency access to the project site would be unchanged relative to existing conditions.

XVII. Tribal Cultural Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>Would the project 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, a sacred place, or an object with cultural value to a California Native American tribe and that is:</p>				
<p>a. 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), or</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. A resource, as 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site (~~APN AIN 3101-013-058~~ 2519-003-908, 2519-003-904, 2519-003-909) covers 42,600 square feet and is located at an elevation of 1,070 feet above mean sea level (USGS 1966). The site is currently developed and covered primarily with a building, asphalt, and ornamental shrubs and trees. The majority of the site is occupied by the vacant building and pavement for the sidewalks and the parking lots. Adjacent properties are also developed and include the San Fernando Courthouse of the Los Angeles County Superior Court to the east, the San Fernando Police Department to the west, San Fernando City Hall to the north, a CNG station to the east, and the San Fernando Middle School to the south. Soils at the project site are mapped as Urban land-Palmview-Tujunga complex, 0 to 5 percent slopes (USDA 2017).

Impact Analysis

Would the project:

- a. *Cause a substantial adverse change in the significance of a tribal cultural resource 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)?*

Construction and Operation

Less-than-significant impact with mitigation incorporated. On November 27, 2016, ICF submitted a Sacred Lands File search request to the NAHC. Because no response was received from the NAHC, a second request was made on February 14, 2017. In its response dated February 17, 2017, the NAHC stated that the Sacred Lands File search produced negative results. Letters were mailed to the tribal contacts who formally requested consultation with LACDPW for the first phase of planning, in accordance with CEQA (Public Resources Code Section 21080.3.1, subdivisions (b) and (d)), and the mitigation of potential impacts on tribal, cultural, and environmental resources. The letters provided an opportunity for the tribal contacts to communicate concerns regarding places within the project area that may be important to the tribes and request participation in the identification and protection of cultural resources, sacred lands, or other heritage sites within the project area.

No Native American tribes requested consultation under Public Resources Code Section 21080.3. Five Native American tribes requested in writing to be informed by the lead agency, the County of Los Angeles, through formal notification of proposed projects in the geographic area pursuant to Section 21080.3.1(b). The County of Los Angeles provided the required written notice under Section 21080.3.1(d) to these Native American tribes and provided information about the proposed project.

~~A total of five tribes had previously formally requested notification from LACDPW when new projects are proposed tribal consultation with LACDPW for the first phase of planning, in accordance with CEQA (Public Resources Code Section 21080.3.1, subdivisions (b) and (d)), and the mitigation of potential impacts on tribal, cultural, and environmental resources.~~ Letters, serving as formal notice of this project, were sent in February 2017 to:

- Fernandeno Tataviam Band of Mission Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- San Gabriel Band of Mission Indians
- San Manuel Band of Mission Indians
- Tejon Indian Tribe

In its March 6, 2017, email response to the formal notice letter received on February 27, 2017, the San Manuel Band of Mission Indians (SMBMI) stated that the “project exists outside of Serrano ancestral territory, and as such, SMBMI will not be requesting consulting party status under Assembly Bill 52 or requesting to participate in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.” No additional responses to the formal notification letters were received.

Based on current information, there is no indication that there are tribal cultural resources in the project area. However, previously unknown tribal cultural resources may be discovered during project-related ground disturbance. If resources are found, mitigation measures would require work stoppage and an assessment of the resources. Implementation of mitigation measures **MM CR 1-1** and **MM CR 1-2** would reduce potential adverse impacts on tribal resources to a less-than-significant level.

Mitigation Measures

MM CR-1.1: Implement Measures to Protect Previously Unidentified Cultural Resources

Previous activities have obscured surface evidence of cultural resources. However, construction will be stopped if cultural resources are encountered. If signs of an archeological site, such as stone, bone, shell, ceramic, glass, or metal fragments, are uncovered during grading or other construction activities, work will be halted within 100 feet of the find, and LACDPW will be notified immediately. A qualified archeologist will be consulted for an on-site evaluation and recommendations regarding next steps, such as data recovery, if he or she determines that the site is or appears to be eligible for listing on the CR or NR. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. Construction work can continue on other parts of the project site while archaeological mitigation takes place.

MM CR-1.2: Inadvertent Discovery or Disturbance of Human Remains

In the event that human remains are discovered during on-site construction activities, all activity within a 100-foot radius of the find will be stopped. LACDPW will notify the Los Angeles County Coroner, who will then make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants shall make recommendations regarding proper burial, which shall be implemented in accordance with Section 15064.5(e) of the State CEQA Guidelines.

- b. Cause a substantial adverse change in a resource, as 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Construction and Operation

Less-than-significant impact with mitigation incorporated.

Other than the response letter from SMBMI, stating that the project is outside the boundaries of "Serrano ancestral territory," no responses to the formal notification letters have been received by LACDPW. The lack of response to indicate the presence of tribal cultural resources, combined with the results of the records search and archaeological review, led to the determination that the project would not cause a substantial adverse change in a resource. However, previously unknown tribal cultural resources may be discovered during project-related ground disturbance. If resources are

found, mitigation measures would require work stoppage and an assessment of the resources. Implementation of mitigation measures **MM CR 1-1** and **MM CR 1-2** would reduce potential adverse impacts on tribal resources to a less-than-significant level.

Mitigation Measures

MM CR-1.1: Implement Measures to Protect Previously Unidentified Cultural Resources

Previous activities have obscured surface evidence of cultural resources. However, construction will be stopped if cultural resources are encountered. If signs of an archeological site, such as stone, bone, shell, ceramic, glass, or metal fragments, are uncovered during grading or other construction activities, work will be halted within 100 feet of the find, and LACDPW will be notified immediately. A qualified archeologist will be consulted for an on-site evaluation and recommendations regarding next steps, such as data recovery, if he or she determines that the site is or appears to be eligible for listing on the CR or NR. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. Construction work can continue on other parts of the project site while archaeological mitigation takes place.

MM CR-1.2: Inadvertent Discovery or Disturbance of Human Remains

In the event that human remains are discovered during on-site construction activities, all activity within a 100-foot radius of the find will be stopped. LACDPW will notify the Los Angeles County Coroner, who will then make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants shall make recommendations regarding proper burial, which shall be implemented in accordance with Section 15064.5(e) of the State CEQA Guidelines.

Cumulative Impacts

The cumulative discussion for tribal resources considers the related projects within a 0.5-mile radius, as identified in Table 2-1. There are no known tribal cultural resources within the project site or immediate vicinity. However, if previously unreported tribal cultural resources are identified during project-related construction or operational activities, then those activities could contribute to the incremental loss of such resources. The above-referenced mitigation measures (**MM CR-1.1** and **MM CR 1-2**) would reduce the project's impacts to less than significant. In addition, the related projects would also be required to follow state law related to tribal resources. Therefore, the incremental effect of the proposed project related to tribal resources would not be cumulatively considerable.

XVIII. Utilities and Service Systems		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Result in a determination by the wastewater treatment provider that 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is currently occupied by a vacant 17,200-square-foot building. The building currently has minimal lighting and some landscaping. The San Fernando Water Division is the water provider within the city of San Fernando, Southern California Edison is the electricity provider, Southern California Gas Company is the natural gas provider, and Republic Services is the refuse collector. Wastewater management is provided by the Los Angeles County Sanitation District (LACSD)

In 2015, the City of San Fernando prepared an Urban Water Management Plan (UWMP) to address issues related to long-term plans for providing water service to properties within its boundaries. The UWMP forecasts the future water demand and supply for the city of San Fernando. According to the plan, the city can expect to meet future demands through 2035 from planned water supplies.

Impact Analysis

Would the project:

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

Construction and Operation

Less-than-significant impact. As described above, wastewater management for the city of San Fernando is provided by LACSD. Construction of the proposed project would generate a minimal amount of wastewater. The primary source of wastewater would be from sanitary waste generated by construction workers. Portable waste facilities would be provided for use by all workers, and sanitary waste generated from the use of these facilities would be disposed of by an approved contractor at an approved disposal site.

Construction activities would include site preparation and grading. Construction activities could result in sedimentation and water contamination from liquids such as solvents and paints. As such, BMPs would be employed during construction, such as sediment and erosion control measures to prevent pollutants from leaving the site. Construction workers would be expected to follow the BMPs, which would reduce any construction-related wastewater impacts. Therefore, the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. Construction impacts would be less than significant.

New connections to the LACSD sanitary sewer system, which would be installed in compliance with County regulations, would convey the wastewater generated by the proposed project to the Hyperion Water Reclamation Plant, which has the capacity to treat 450 million gallons of water per day (mgd) (City of San Fernando 2015b). The Hyperion Water Reclamation Plant is under the jurisdiction of the Los Angeles Regional Water Quality Control Board and subject to California Waste Discharge Requirements. Additional, according to LACSD, all water reclamation plants, including the Hyperion Water Reclamation Plant, conduct water quality measurements and analyses that meet all requirements of the Regional Water Quality Control Board. Because the wastewater generated by the proposed project would be treated at the Hyperion Water Reclamation Plant, and the Hyperion Water Reclamation Plant is subject to California Waste Discharge Requirements, operation of the proposed project would not generate wastewater that would exceed the requirements of the Regional Water Quality Control Board. As such, construction and operational impacts would be less than significant.

- 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?*

Construction

Water

Less-than-significant impact. Construction of the proposed project would necessitate the use of water for various purposes. Water would be used during concrete and plaster work, grading, dust suppression, and other construction activities. These water uses would not result in a substantial permanent increase in water consumption, and new water treatment facilities would not be required to meet this incremental and temporary increase in demand. As such, construction impacts would be less than significant.

Wastewater

Less-than-significant impact. Construction of the proposed project would generate a minimal amount of wastewater. However, it would not require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities. The primary source of wastewater would be the sanitary waste generated by construction workers. Portable waste facilities would be provided for use by all workers, and sanitary waste generated from the use of these facilities would be disposed of by an approved contractor at an approved disposal site. As such, construction impacts would be less than significant.

Operation

Water

Less-than-significant impact. As stated above, in 2015, the City of San Fernando prepared a UWMP to address issues related to long-term plans for providing water service to properties within its boundaries. The UWMP forecasts the future water demand and supply for the city of San Fernando through 2035. The proposed project would not necessitate the construction of new water treatment facilities or expansion of existing facilities. As such, operational impacts would be less than significant.

Wastewater

Less-than-significant impact. Operation of the proposed project would require new connections to the LACSD sanitary sewer system. The generation of wastewater at the project site would increase compared with existing conditions; however, it would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

The LACSD sanitary sewer system would convey wastewater generated by the proposed project to the Hyperion Water Reclamation Plant. Although wastewater generation would increase compared with existing conditions, the increase would be nominal relative to the residual treatment capacity of the Hyperion Water Reclamation Plant. Therefore, operation of the proposed project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities. As such, operational impacts would be less than significant.

- 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?*

Construction

Less-than-significant impact. The project site is currently occupied by a vacant building. Construction activities would include demolition of the existing building, site preparation, and grading, which would result in sedimentation and erosion. However, construction of the proposed project would be subject to BMPs, which would ensure that runoff would be contained, clean, and controlled. Therefore, construction of the proposed project would not create or contribute runoff water that would require or result in the construction of new stormwater drainage facilities or the expansion of existing facilities. As such, construction impacts would be less than significant.

Operation

Less-than-significant impact. The project site is currently occupied by a vacant building and associated parking lot. The proposed project would not result in a substantial increase in the amount of stormwater runoff at the site because it would not substantially increase the amount of impervious surfaces at the project site. Project features would be designed to minimize environmental effects due to the increased amount of stormwater runoff that would be generated by the proposed project. As such, operational impacts would be less than significant.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?*

Construction

Less-than-significant impact. Construction of the proposed project would necessitate the use of water for various purposes. Water would be used during concrete and plaster work, grading, dust suppression, and other construction activities. These water uses would not result in a substantial permanent increase in water consumption, and new water treatment facilities would not be required to meet this incremental and temporary increase in demand. As such, construction impacts would be less than significant.

Operation

Less-than-significant impact. As described above, in 2015, the City of San Fernando prepared a UWMP to address issues related to long-term plans for providing water service to properties within its boundaries. The UWMP forecasts the future water demand and supply for the city of San Fernando. According to the plan, the city can expect to meet future demands through 2035 from planned water supplies. Sufficient water supplies from existing entitlements and resources would be available to serve the project, and no new or expanded entitlements would be needed. As such, operational impacts would be less than significant.

- e. Result in a determination by the wastewater treatment provider that 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?*

Construction

Less-than-significant impact. Construction of the proposed project would generate a minimal amount of wastewater. However, it would not require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities. The primary source of wastewater would be the sanitary waste generated by construction workers. Portable waste facilities would be provided for use by all workers, and sanitary waste generated from the use of these facilities would be disposed of by an approved contractor at an approved disposal site. As such, construction impacts would be less than significant.

Operation

Less-than-significant impact. Operation of the proposed project would require new connections to the LACSD sanitary sewer system. The generation of wastewater at the project site would increase compared with existing conditions; however, it would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

The LACSD sanitary sewer system would convey wastewater generated by the proposed project to the Hyperion Water Reclamation Plant. Although wastewater generation would increase compared with existing conditions, the increase would be nominal relative to the residual treatment capacity of the Hyperion Water Reclamation Plant. Therefore, operation of the proposed project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities. As such, operational impacts would be less than significant.

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

Construction

Less-than-significant impact. Construction activities would include demolition of the existing vacant building, site preparation, and grading; these activities would generate solid waste. However, existing waste facilities in the area contain sufficient permitted capacity to accommodate the project's solid waste disposal needs. Solid waste would most likely be disposed of at the Sunshine Canyon City/County Landfill, located in the Sylmar neighborhood, approximately 4.5 miles north of the project site. According to the 2015 Los Angeles County Countywide Integrated Waste Management Plan, the landfill has a remaining capacity of 72,610,972 tons and an estimated remaining operational time of 22 years, which is enough to accommodate waste generated by the proposed project (County of Los Angeles 2016). As such, construction impacts would be less than significant.

Operation

Less-than-significant impact. Because the project site is currently occupied by a vacant building, operation of the proposed project would result in increased generation of solid waste. However, as described above, existing waste facilities, such as the Sunshine Canyon City/County Landfill, have enough remaining capacity to accommodate waste generated by the proposed project. As such, operational impacts would be less than significant.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?*

Construction and Operation

No impact. Construction and operation of the proposed project would comply with federal, state, and local statutes and regulations related to solid waste. Assembly Bill 939 mandates a reduction in solid waste disposal in landfills and a minimum waste diversion goal of 50 percent. Furthermore, it establishes an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. As stated in the 2015 Countywide Integrated Waste Management Plan Annual Report for Los Angeles County, the estimated diversion rate for the entire county was 65 percent (County of Los Angeles 2016). Solid waste generated by the proposed project

would most likely be disposed of at Sunshine Canyon City/County Landfill, which monitors, inspects, and records waste that enters its facility to facilitate compliance with Assembly Bill 939. Furthermore, the proposed project would be implemented in a manner that would be consistent with the County's commitment to, and compliance with, Assembly Bill 939. As a result, no impact would occur.

Mitigation Measures

No potentially significant impacts related to utilities and service systems would occur as a result of the proposed project. Therefore, no mitigation measures are required.

Cumulative Impacts

Water Supply

The cumulative discussion for water supply uses the plan approach. The City of San Fernando UWMP, which was developed to manage water supply issues within the city, estimates that the population of the service area will increase from approximately 24,005 in 2015 to 25,478 in 2035. Although the related projects would increase the demand for water, this type of growth was anticipated during the development of land use maps and general plans for the city of San Fernando and, therefore, was incorporated into the UWMP. In addition, the UWMP indicates that the city of San Fernando will be able to meet increasing demand through 2035. The incremental effect of the proposed project related to water supply would not be cumulatively considerable.

Solid Waste

The cumulative discussion for solid waste considers the related projects within a 0.5-mile radius, as identified in Table 2-1. Related projects would increase the generation of solid waste. Solid waste generated by the related projects would most likely be sent to the Sunshine Canyon City/County Landfill, which has a remaining capacity of 72,610,972 tons and an estimated 22 years of remaining operational time. Therefore, it has enough long-term capacity remaining to accommodate the solid waste generated from construction and operation of the related projects and the proposed project. The incremental effect of the proposed project related to solid waste would not be cumulatively considerable.

Wastewater

The cumulative discussion for wastewater considers the related projects within a 0.5-mile radius, as identified in Table 2-1. The related projects would be served by the Hyperion Water Reclamation Plant in El Segundo. As discussed above, the plant can accommodate up to 450 mgd of wastewater. The plant would be more than adequate with respect to serving the related projects and the proposed project. Therefore, it is not anticipated that the related projects would result in significant cumulative impacts regarding wastewater treatment and infrastructure.

Population growth in Los Angeles County has been anticipated by the utility service providers. Conservation, management, and expansion strategies are being implemented to ensure adequate capacity for meeting the demands of this growth. As such, it is not anticipated that the development of the related projects in combination with the proposed project would result in significant cumulative impacts pertaining to utilities and service systems. As discussed above, the proposed project would not result in any potentially significant impacts on utilities and service systems. The

proposed project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board, and it would not require or result in the construction of new water, wastewater treatment, or stormwater drainage facilities or the expansion of existing facilities. The proposed project would have adequate water supplies available, and it would be served by landfills with sufficient permitted capacity to accommodate its solid waste disposal needs. Therefore, the incremental effect of the proposed project related to wastewater would not be cumulatively considerable.

XIX. Mandatory Findings of Significance	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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, substantially 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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?

Less-than-significant impact with mitigation incorporated. Construction and operation of the proposed project would not 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.

As discussed in Section IV, Biological Resources, the project site lacks suitable habitat that could support special-status plant and wildlife species. The project would not remove any riparian habitat or other sensitive natural communities, it would not have any effect on protected wetlands, and it would not affect any wildlife corridors. The project site could be used by birds during the nesting season. Any impact on nesting birds would be considered significant because it would conflict with the MBTA and/or California Fish and Game Code. Mitigation measure **MM BIO-1** would be implemented to ensure that the project would not conflict with the MBTA or California Fish and Game Code, both of which protect nesting birds.

As discussed in Section V, Cultural Resources, the proposed project would not eliminate important examples of the major periods of California history or prehistory. The proposed project would incorporate mitigation measures to reduce potential impacts in the event that archaeological or paleontological resources or human remains are identified during construction-related activities. As a result, impacts would be less than significant with mitigation incorporated.

- 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.)***

Less-than-significant impact. A cumulative impact could occur if the proposed project were to result in an incrementally considerable contribution to a significant cumulative impact from past, present, and reasonably foreseeable future projects. As discussed in Sections I through XVIII, the proposed project would not result in any unavoidable significant impacts. The proposed project could contribute to cumulative impacts related to cultural resources as well as utilities and service systems. However, as discussed in detail above, the proposed project would not result in a cumulatively considerable impact on any resource area.

- c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?***

Less-than-significant impact with mitigation incorporated. As described in detail in Sections I through XVIII, above, the proposed project could have potentially significant environmental impacts related to aesthetics, biological resources, cultural resources, and noise. However, the analyses conclude that these impacts could be reduced to a less-than-significant level with incorporation of the mitigation measures identified herein. Therefore, after implementation of mitigation measures, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings. Impacts would be less than significant.

Project Description

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I. Aesthetics

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Chapter 5

Clarifications and Modifications

Clarifications and modifications to the IS/MND are included below. New text is shown as underlined and deletions are shown as strike through. No new significant environmental impacts or issues were raised during the comment period which would require recirculation of the IS/MND under Section 15073.5 of the State CEQA Guidelines since there has been no substantial revision of the document.

Chapter 2, fourth paragraph, under Existing Setting has been revised to state that Truman Street is the nearest arterial street to the project site as follows:

The nearest major arterial is ~~San Fernando Road~~ Truman Street, which runs parallel to First Street, less than two blocks from the project site.

Table 2-1 has been revised to include the Safe Routes to School Cycle 1 project, 1140 and 1148 San Fernando Road Projects as follows:

Table 2-1. Related Projects within 0.5 Mile of the Project Site

Project Number	Name	Lead Agency	Distance from Site	Description
7	<u>Safe Routes to School Cycle 1</u>	<u>City of San Fernando</u>	<u>Adjacent</u>	<u>Safety improvements along N. Brand Boulevard between Truman Street and Third Street. Construction is anticipated to begin late summer of 2018.</u>
8	<u>1140 and 1148 San Fernando Road</u>	<u>City of San Fernando</u>	<u>0.2 mile</u>	<u>Mixed-use project consisting of 18,640 square feet of commercial space with 101 affordable low-income housing units.</u>

Chapter 3, Section III.b has been revised to include the following text:

Pursuant to SCAQMD requirements, Rule 403 will be implemented during project construction. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Table 1 of the rule identifies Best Available Control Measures applicable to all construction activity sources during each stage of construction, which will be implemented as appropriate at the project site to prevent excessive fugitive dust generation.

Chapter 3, XII, a, third paragraph, is revised as follows:

It is noted that Phase 1 would be relatively brief, lasting an estimated 2 weeks and would not overlap with construction of the Safe Routes to School Cycle 1 project construction which is anticipated by the City to begin in late Summer 2018, several months after the anticipated completion of Phase 1 of the proposed construction schedule.

Chapter 3, Section XIV.a(3), Public Services, has been updated to acknowledge the concurrent construction of the proposed project and the Safe Routes to School Cycle 1 project as follows:

Construction

No impact. Construction of the proposed project would not result in adverse impacts on schools. Because the proposed project does not have features that would require a highly specialized construction crew to be on-site for a period of time, it is reasonable to assume that construction workers would be hired from the existing regional labor pool and would not relocate their households to work on the proposed project. As a result, construction of the proposed project would not increase the local population. The proposed project would not increase student enrollment at existing schools, and no new or altered schools would be necessary. While a portion of the construction of the proposed project is anticipated to occur during the construction of the Safe Routes to School Cycle 1 project which involves safety improvements along Brand Boulevard, the proposed project's construction activities would be minor in nature. No conflicts between construction of the proposed project and construction of the Safe Routes to School Cycle 1 project are anticipated. No construction impact would occur.

Chapter 3, XVII, a, second paragraph is revised as follows:

~~A total of five tribes had previously formally requested notification from LACDPW when new projects are proposed, in accordance with CEQA (Public Resources Code Section 21080.3.1, subdivisions (b) and (d)), and the mitigation of potential impacts on tribal, cultural, and environmental resources.~~

No Native American tribes requested consultation under Public Resources Code Section 21080.3. Five Native American tribes requested in writing to be informed by the lead agency, the County of Los Angeles, through formal notification of proposed projects in the geographic area pursuant to Section 21080.3.1(b). The County of Los Angeles provided the required written notice under Section 21080.3.1(d) to these Native American tribes and provided information about the proposed project.

The AIN for the project site has been corrected throughout the document, as follows:

Instances where the document identifies the project site as AIN 3101-013-058, on pages 3-1, 3-28, 3-39, and 3-106, have been corrected to AINs 2519-003-908, 2519-003-904, and 2519-003-909.

Chapter 6 Response to Comments

A draft initial study/mitigated negative declaration (IS/MND) for the San Fernando Mental Health Center Project (SCH #2017061056) was circulated for a 20-day public review period beginning on June 20, 2017, and ending on July 10, 2017. Two comment letters were received and are included in this final IS/MND. Comments from the City of San Fernando which were provided after the close of the comment period were considered by the County and response is included herein. No new significant environmental impacts or issues were raised during the comment period which would require recirculation of the IS/MND under Section 15073.5 of the State CEQA Guidelines since there has been no substantial revision of the document. A Notice of Intent to Adopt the IS/MND was published in the local newspaper, the Los Angeles Times on June 20, 2017. Comments on the draft IS/MND received during the public review period included the following:

No.	Agency	Name	Date of Letter
1	Native American Heritage Commission	Gayle Totton, B.S., M.A., Ph.D.	June 23, 2017
2	City of San Fernando	Jack Wong	July 17, 2017
3	California State Clearinghouse	Scott Morgan	July 20, 2017
4	California Department of Transportation	Diana Watson	July 17, 2017

The following discussion provides responses to comments received on the draft IS/MND. Underlined text provided in responses indicates text that has been added to the initial study while text shown with strikethrough indicates text that has been deleted from the initial study. Updates to the initial study have been included in Chapter 2 and indicated in the same way.

Letter 1

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION
Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471

Edmund G. Brown Jr. Governor



June 23, 2017

Parisa Dadmehr
County of Los Angeles Department of Public Works
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803

Re: SCH# 2017061056, San Fernando Mental Health Center Project, City of San Fernando; Los Angeles County, California

Dear Ms. Dadmehr:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration prepared for the project referenced above. The review included the Introduction and Project Description, the Environmental Analysis, and Appendix C, Cultural Resources prepared by ICF for the County of Los Angeles Department of Public Works. We have the following concerns:

- 1. There are no mitigation measures specifically addressing Tribal Cultural Resources separately. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, with or without consultation occurring. **Mitigation language for archaeological resources** (as in MM CR 1.1) is not always appropriate for or similar to measures specifically for handling Tribal Cultural Resources.

1-1

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

1-2

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

1-3

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

1-4

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

1-5

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3710 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

Pertinent Statutory Information:**Under AB 52:**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified,** nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

⁹ Pub. Resources Code § 21080.3.1, subs. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸
This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

Response to the June 23, 2017, Comment Letter from the Native American Heritage Commission

Response to Comment 1-1

Based on the information available at the time the draft IS/MND was completed there was no indication that there are tribal cultural resources in the project area and no evidence of tribal cultural resources has been found to date. The County of Los Angeles has complied with the tribal cultural resources consultation requirements of CEQA, as documented in the draft IS/MND. Mitigation measures identified in the draft IS/MND for the San Fernando Mental Health Center Project involve measures to protect previously unidentified cultural resources (MM CR-1.1) and inadvertent discovery or disturbance of human remains (MM CR-1.2). While it is recognized that archaeological remains do not necessarily constitute tribal cultural resources, any discovery of buried material such as stone, bone, shell, ceramic, glass, or metal fragments during construction would halt construction activities and the discovery would be evaluated by a qualified archeologist who would notify the appropriate tribal contact if it is determined that there is potential for the discovery to have tribal cultural significance. The NAHC's comment letter provides *Pertinent Statutory Information* as an attachment, wherein it states under *Examples of Mitigation Measures that May be Considered to Avoid or Minimize Significant Adverse Impacts on Tribal Cultural Resources*, in instances where there is a lack of surface evidence of *archaeological resources (including tribal cultural resources)* provisions for the identification and evaluation of inadvertently discovered archaeological resources should be included in the mitigation and monitoring reporting program. The NAHC letter goes on to state that "in areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities." In addition, the NAHC letter continues to call for provisions for the treatment and disposition of inadvertently discovered Native American human remains with reference to Section 15064.5 to address the process to be followed in the event of such a discovery. There is no other suggestion of a need for additional provisions to address tribal cultural resources identified in the NAHC comment letter, and as discussed, the project area has not been identified as having archaeological or tribal cultural sensitivity, and MM CR-1.1 and MM CR-1.2 satisfy and mirror the example mitigation measure text provided in the NAHC's comment letter which would result in a less than significant impact with incorporation.

Response to Comment 1-2

The NAHC comment is related to CEQA requirements for the evaluation of potential impacts on historic resources. As discussed in Section V. Cultural Resources, no historical resources were identified in the study area, and there is no potential for the construction or operation of the project to result in impacts on any known historic resources. As discussed in Section V (b), the potential to encounter unrecorded archaeological resources during project implementation would be low as no archaeological resources have been recorded within the project site or the 0.5-mile records search radius and the project site has been previously disturbed through the development of the existing uses and parking lot on the project site. Mitigation measures MM-CR-1 has been included in the IS/MND to ensure that any potential impact related to uncovering previously unidentified cultural resources would be less-than-significant. Accordingly, the project does not have the potential to result in a significant impact related to cultural resources.

Response to Comment 1-3

The NAHC comment is related to the applicability of AB 52 to the project and the inclusion of tribal cultural resources in CEQA. As discussed in Chapter 3, Section XVII. Tribal Cultural Resources, all tribal cultural resources consultation requirements of CEQA have been met and documented. A Sacred Lands

File search request was submitted to the NAHC on November 27, 2016 as well as a follow up request submitted on February 14, 2017. The resulting correspondence from the NAHC stated that a review of the Sacred Lands File search produced a negative result. Letters were mailed to tribal contacts in accordance with PRC Section 21080.3.1, subdivisions (b) and (d) which afforded tribal contacts an opportunity to communicate their concerns regarding areas of importance to the tribes including the mitigation of potential impacts on tribal, cultural, and other environmental resources. The only response received was from the San Manuel Band of Mission Indians (SMBMI) which stated that the “project exists outside of Serrano ancestral territory, and as such, SMBMI will not be requesting consulting party status under Assembly Bill 52 or requesting to participate in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.” With regard to the federal National Environmental Policy Act (NEPA) and tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966, the project does not include any federal involvement that would trigger NEPA or Section 106 requirements.

Response to Comment 1-4

The NAHC’s comment is related to initiating tribal consultation before the timeframes provided in AB 52, and independent of a particular project. As discussed in Section XVII. Tribal Cultural Resources. No Native American tribes requested consultation under Public Resources Code Section 21080.3. Five Native American tribes requested, in writing, to be informed by the lead agency, the County of Los Angeles, through formal notification of proposed projects in the geographic area pursuant to Section 21080.3.1(b). The County of Los Angeles provided the required written notice under Section 21080.3.1(d) to these Native American tribes and provided information about the proposed project.

A total of five tribes previously formally requested notification from LACDPW when new projects are proposed, in accordance with CEQA (PRC Section 21080.3.1, subdivisions [b] and [d]). The text of the IS/MND has been revised to clarify the process followed for tribal notification under AB 52. Please see Chapter 5 of this final IS/MND for the clarification text. Please see Chapter 5 of this final IS/MND for the clarification text. The tribal contacts provided to LACDPW were contacted with regard to the project on February 27, 2017; however, only one response was received from the SMBMI which stated that “project exists outside of Serrano ancestral territory, and as such, SMBMI will not be requesting consulting party status under Assembly Bill 52 or requesting to participate in the scoping, development, and/or review of documents created pursuant to these legal and regulatory mandates.” No additional responses to the formal notification letters were received, and no request for consultation was received.

Response to Comment 1-5

The NAHC comment recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project as early as possible. As discussed in Section XVII. Tribal Cultural Resources, and detailed in the previous responses above, the offer of consultation with tribes has taken place throughout the planning process for the proposed project.



Letter 2

CITY COUNCIL

July 17, 2017

MAYOR
SYLVIA BALLIN

Los Angeles County Department of Public Works

VICE MAYOR
ANTONIO LOPEZ

ATTN: Parisa Dadmehr
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803

COUNCILMEMBER
ROBERT C. GONZALES

SUBJECT: SAN FERNANDO MENTAL HEALTH CENTER PROJECT - DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

COUNCILMEMBER
JOEL FAJARDO

COUNCILMEMBER
JAIME SOTO

Dear Ms. Dadmehr:

City of San Fernando (City) Staff has reviewed the Los Angeles County Department of Public Works' (County) Draft Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed San Fernando Mental Health Center Project (proposed project), located at 919 First Street in the City of San Fernando. The proposed project would include demolition of an existing one-story, 17,200-square-foot building and construction of a 15,000-square-foot structure with 48 on-site surface parking spaces and 14 off-site spaces in a courthouse parking facility east of the project site.

2-1

City staff greatly appreciates the opportunity to work with the County to address potential impacts related with the proposed project. Below please find comments/questions provided by the City Staff:

2-2

- Pg. 2-1, under Location and Vicinity, the nearest major arterial in the City of San Fernando is Truman Street (not San Fernando Rd), which runs parallel to First Street, less than one block from the project site.
- Pg. 2-9, under Project Construction, Please inform city as to location of construction staging.
- Pg. 2-11, Table 2-1, missing project, Safe Routes to School Cycle 1, on N Brand from Truman Street to Third Street. This project will be under construction around late summer/fall 2018. Please see attachment, page 10.
- Pg. 2-11, Table 2-1 Related Projects within ½ mile. 1140 & 1148 San Fernando Road; 0.2 miles from project site: Mixed use project 18,640 ground floor commercial with 101 affordable low-income household units. (ZMA 2014-001, VAR 2014-001, SPR 2014-008, Historic Designation).
- Pg. 3-16, Air Quality, Provide additional information/analysis regarding fugitive dust control during construction.
- Pg. 3-8, paragraph under Construction, will new proposed ornamental trees on Brand be within private or public right-of-way? Provide City with final landscaping plan.
- Pg. 3-53, Table 3-9, Clarify 1212 San Fernando Road; LA Mission College – LA Mission College located outside City Limits.

2-3

2-4

2-5

2-6

2-7

2-8

COMMUNITY
DEVELOPMENT
DEPARTMENT

117 MACNEIL STREET
SAN FERNANDO
CALIFORNIA
91340

(818) 898-1227

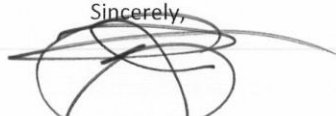
WWW.SFCITY.ORG

Parisa Dadmehr
 IS/MND – Public Health
 919 First St
 Page 2 of 2

- Pg. 3-71, The Project conflicts with General Plan Land Use Designation – Public/Quasi – Public. On February 6, 2017, the City provided the County with a written comment regarding project consistency with the General Plan. The County has not addressed the City’s concerns regarding General Plan Conformance Findings: Pursuant to California Government Code Section 65402(a), “If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.” 2-9
- Pg. 3-71, Based on the size of the building and the proposed on-site project; project is under parked. The proposed use would require on-street parking to be provided at a rate of one space for every 150 square feet of floor area. Please identify how the County will mitigate over-flow parking spilling into public streets. 2-10
- Pg. 3-83, last paragraph and continuing on to Pg. 3-84, Safe Routes to School Cycle 1 was not mentioned and nor that this construction will overlap with development’s construction. 2-11
- Pg. 3-91, Schools – reference Safe routes to school project that is taking place simultaneously 2-12
- Pg. 3-97, Provide a traffic analysis for traffic during construction (i.e. staging during construction, hauling routes), operational analysis for the proposed medical use with surrounding uses (i.e. school) and location of ambulance entrance. 2-13
- Pg. 3-101, Invalid APN for project site. 2-14

If you have any questions regarding this letter or would like to schedule an appointment to meet with staff, please contact me at (818) 898-1227.

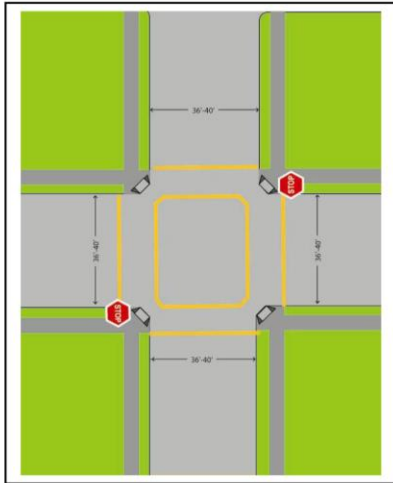
Sincerely,



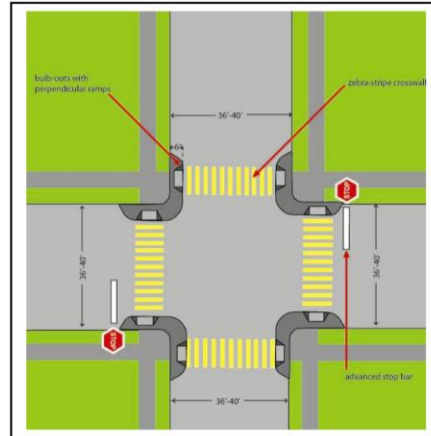
Jack Wong
 Interim Community Development Director

San Fernando School Area Pedestrian Safety Project

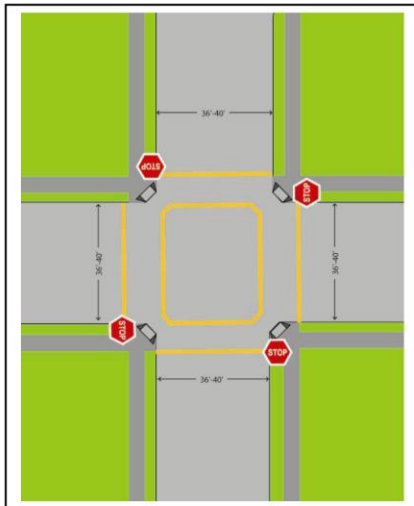
The proposed improvements are listed first by school, then by numbered location. A description, diagram of existing conditions and site plan for proposed improvements are included for each location. The diagrams are not to scale. Some of the intersections have the same configuration and same proposed solution. Those will be referred to by number and the diagrams for those is shown next. A map showing the numbered improvement locations follows at the end.



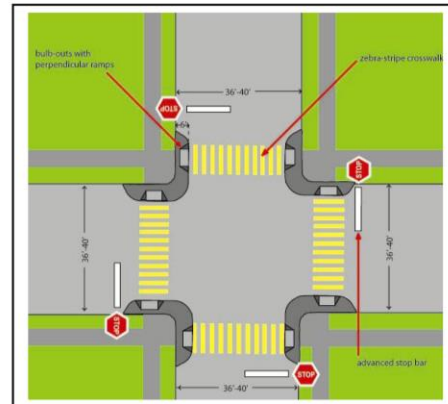
Existing - E1



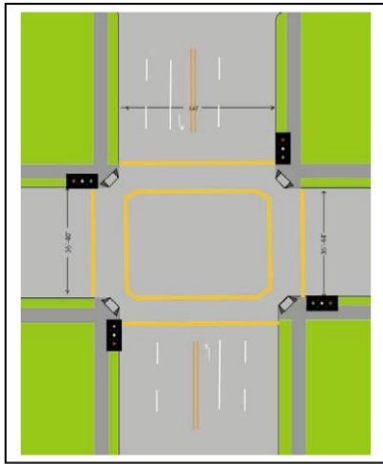
Proposed - P1



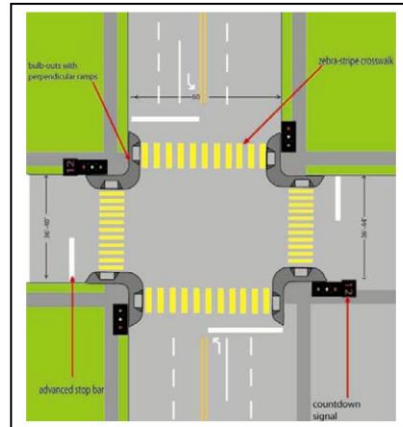
Existing - E2



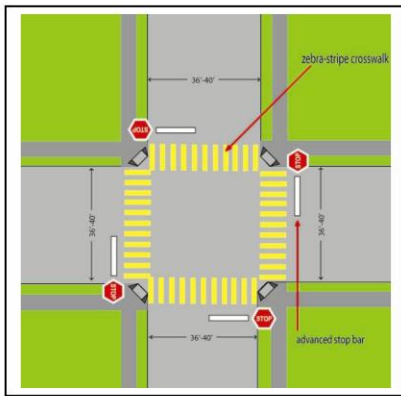
Proposed - P2



Existing - E3



Proposed - P3



Proposed - P4

Morningside Elementary School Area

1. Maclay Ave. and Fifth St.

- Add bulb-outs to all 4 corners to cross Fifth St. (Maclay bulb-outs already funded)
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add countdown signals to cross Maclay Ave.
- Add advanced stop bars to both approaches of Maclay Ave. and to southeast bound side of Fifth St.

Existing Site Plan - E3, Proposed Site Plan - P3

2. Brand Blvd. and Library St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches

Existing Site Plan - E2, Proposed Site Plan - P2

3. Brand Blvd. and Fifth St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches

Existing Site Plan - E2, Proposed Site Plan - P2

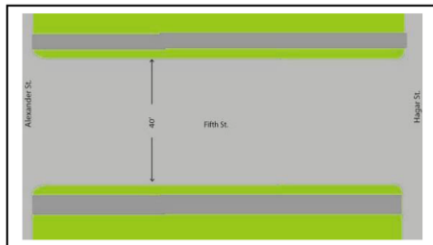
4. Fifth St. and Hagar St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches

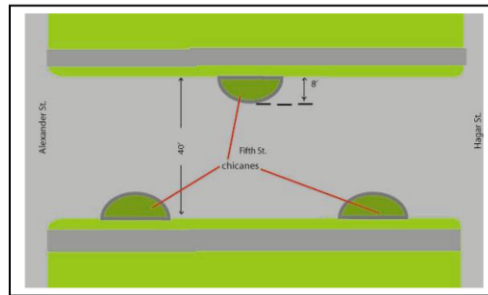
Existing Site Plan - E2, Proposed Site Plan - P2

5. Fifth St. between Hagar St. and Alexander St.

- Add chicanes to slow traffic



Existing



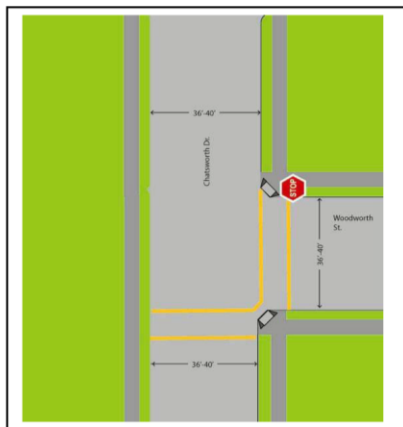
Proposed

6. Fifth St. and Alexander St.
- Paint zebra-stripe crosswalks in all 4 directions
 - Add advanced stop bars to all 4 approaches
- Existing Site Plan - E2, Proposed Site Plan - P4**

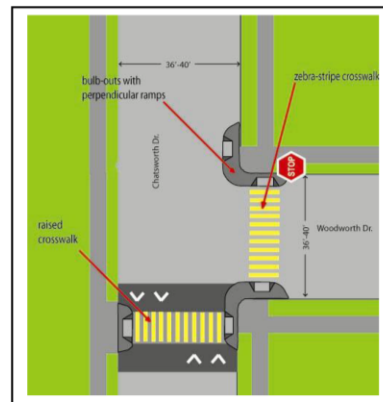
O'Melveny Elementary School Area

7. Chatsworth Dr. and Mott St.
- Add bulb-outs to all 4 corners in all directions
 - Install perpendicular curb ramps in the bulb-outs
 - Paint zebra-stripe crosswalks in all 4 directions
 - Add advanced stop bars to all 4 approaches
- Existing Site Plan - E2, Proposed Site Plan - P2**

8. Chatsworth Dr. and Woodworth St.
- Add raised crosswalk to northeast crossing
 - Add bulb-outs to both sides of the raised crosswalk, and to crossing of Woodworth St.
 - Paint zebra-stripe crosswalk across Woodworth St.



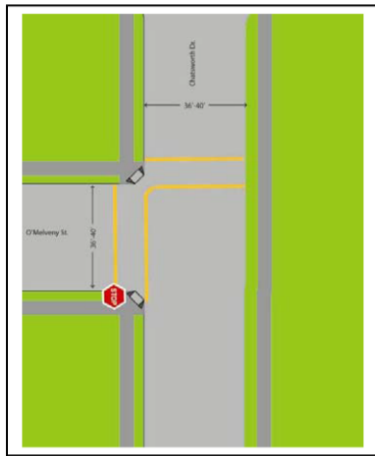
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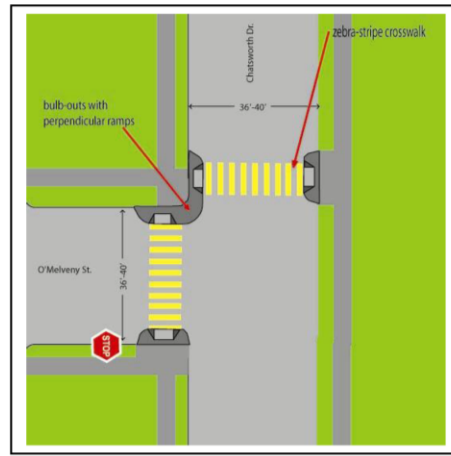
Proposed

9. Chatsworth Dr. and O'Melveny St.

- Add bulb-outs to crossings Chatsworth Dr. and O'Melveny St.
- Paint zebra-stripe crosswalks to both crossings



Existing



Proposed

10. Mott St. and Wolfskill St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches

Existing Site Plan - E2, Proposed Site Plan - P2

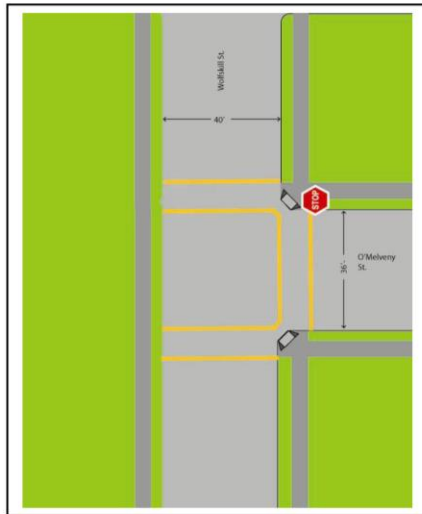
11. Woodworth St. and Wolfskill St.

- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches

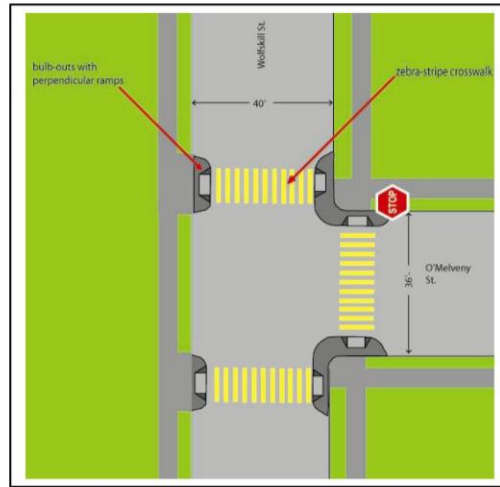
Existing Site Plan - E2, Proposed Site Plan - P4

12. O'Melveny St. and Wolfskill St.

- Add bulb-outs to both corners and both ends of crosswalks on northwest side
- Paint zebra-stripe crosswalks in all 3 directions



Existing

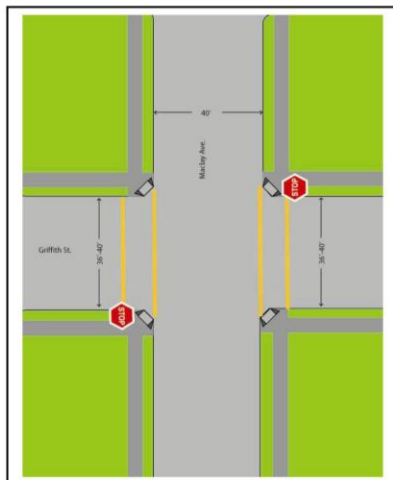


Proposed

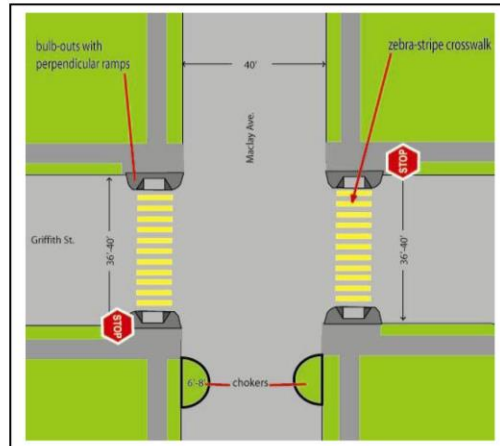
San Fernando Elementary School Area

13. Maclay Ave. and Griffith St.

- Add bulb-outs to all 4 corners crossing Griffith St.
- Paint zebra-stripe crosswalk to cross Griffith St. on both sides of Maclay
- Add chokers to both sides of Maclay on the southwest side of Griffith St. to slow cars entering school zone



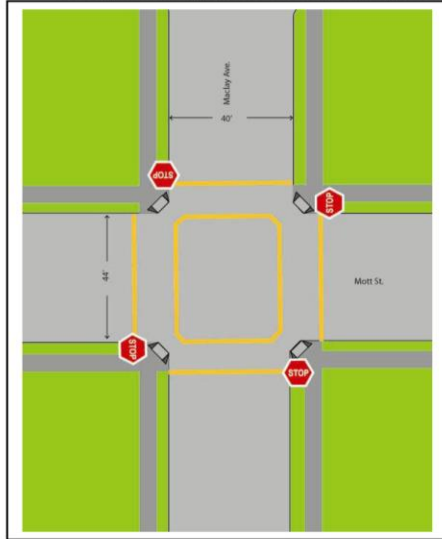
6 Existing



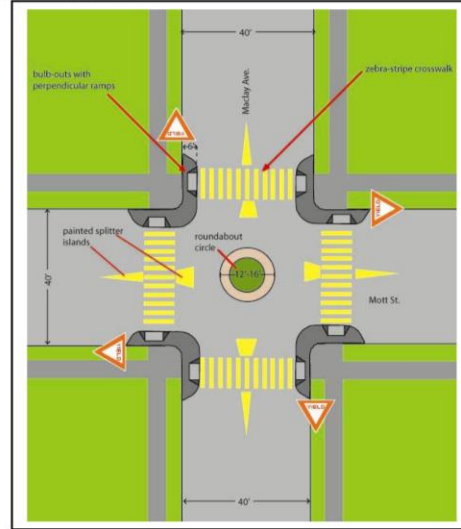
Proposed

14. Maclay Ave. and Mott St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add mini-roundabout to slow traffic
- Add painted splitter islands and yield signs to all 4 approaches



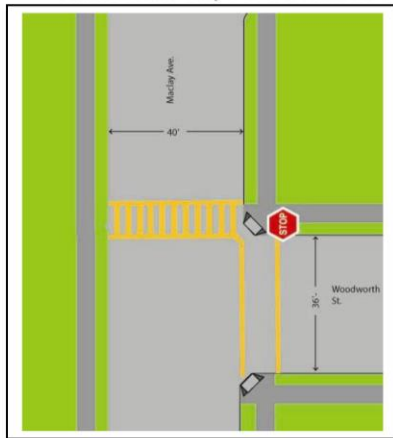
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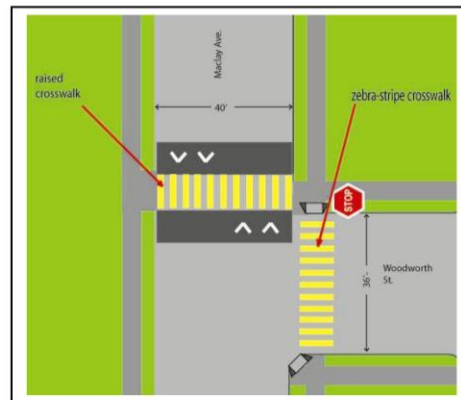
Proposed

15. Maclay Ave. and Woodworth St.

- Add raised crosswalk to existing crosswalk
- Paint zebra-stripe crosswalk across Woodworth St.



Existing



Proposed

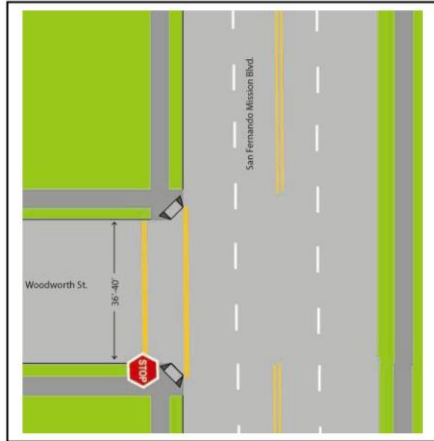
16. San Fernando Mission Blvd. and Mott St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches
- Add countdown signals to cross San Fernando Mission Blvd.

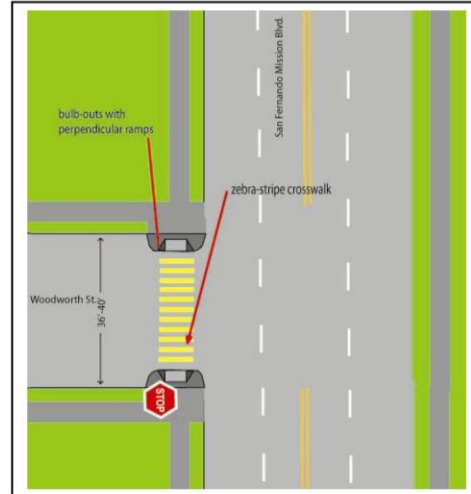
Existing Site Plan - E3, Proposed Site Plan - P3

17. Woodworth St. at San Fernando Mission Blvd.

- Add 2 bulb-outs to cross Woodworth St.
- Paint zebra-stripe crosswalk to cross Woodworth St.



Existing



Proposed

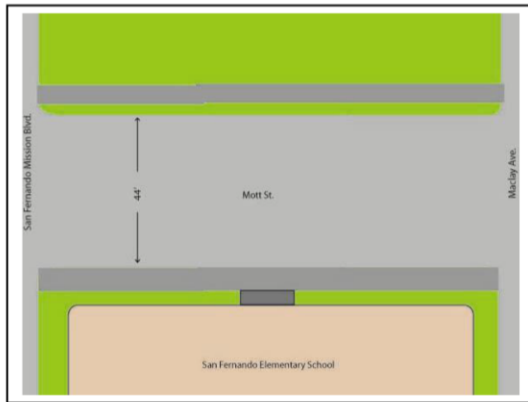
18. San Fernando Mission Blvd. and O'Melveny St.

- Add bulb-outs to all 4 corners in all directions
- Install perpendicular curb ramps in the bulb-outs
- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches
- Add countdown signals to cross San Fernando Mission Blvd.

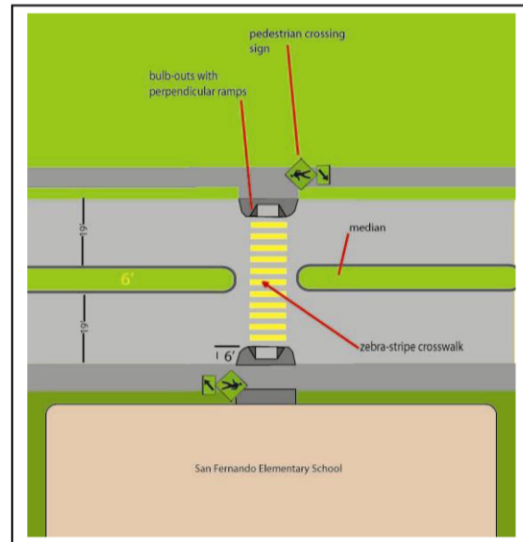
Existing Site Plan - E3, Proposed Site Plan - P3

19. Mott St. between San Fernando Mission Blvd. and Mott St.

- Add center median to narrow street to slow cars, prevent u-turns and double parking, and to add pedestrian refuge
- Create midblock crossing to the front of the school with bulb-outs and pedestrian refuge in the median
- Add signs notifying motorists of the crossing



Existing



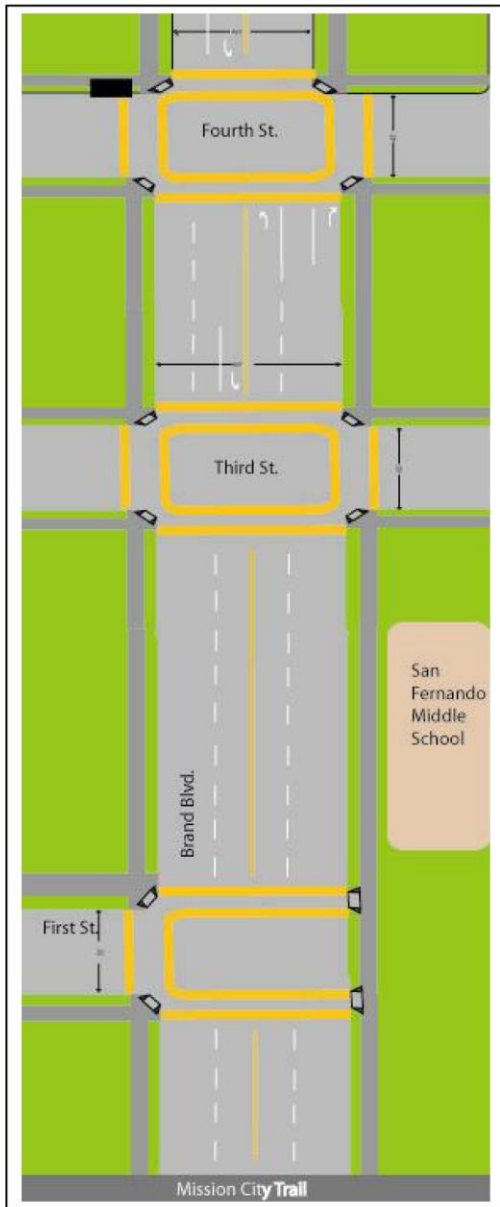
Proposed

San Fernando Middle School

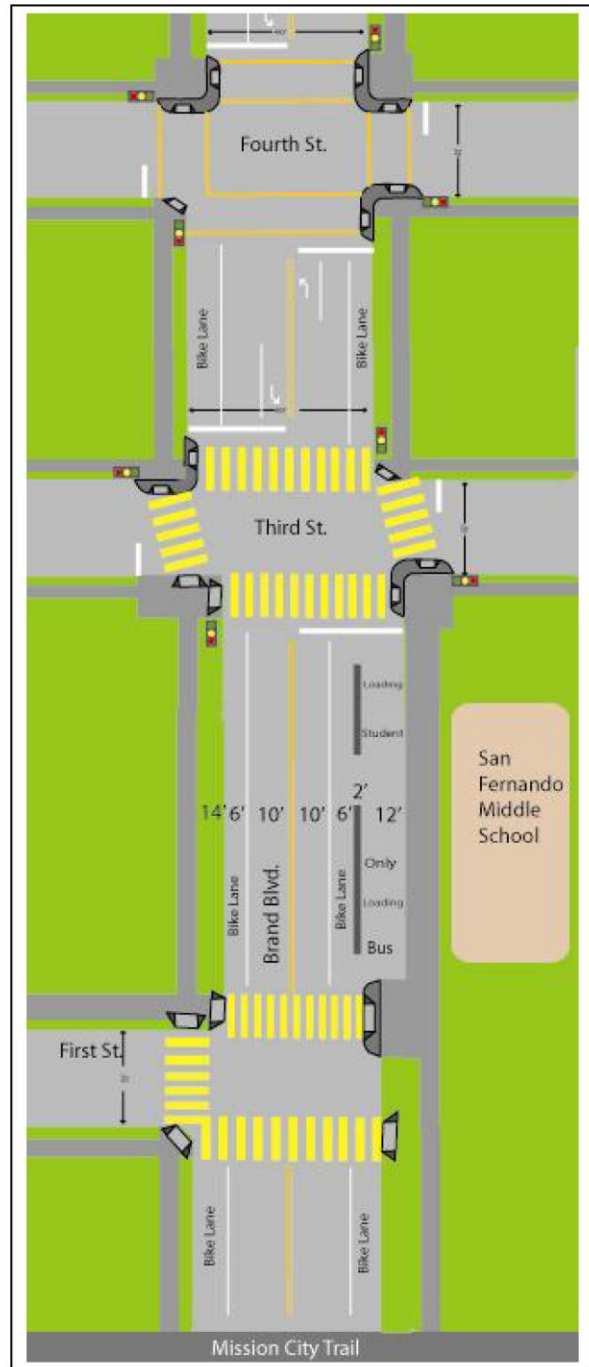
20. On Brand Blvd. from Mission City Trail to Fourth St.

- Reduce from 4 lanes to 2 lanes to slow traffic, to add bike lane, to narrow crossing, and to eliminate u-turns, double-parking and other dangerous maneuvers at pick-up/drop-off
- Add bicycle lanes on both sides
- Move curb to widen sidewalk on southeast side from Mission City Trail to First St.
- Move curb to widen sidewalk on northwest side from First St. to Third St.
- Move curb to widen sidewalk on southeast side from Third St. to Fourth St.
- Add bulb-out to school side of Brand Blvd. northeast of First St.
- Create bus loading zone northeast of First St. on school side of Brand Blvd.
- Create car loading zone southwest of Third St. on school side of Brand Blvd.
- Add raised lane divider between drop-off zone and travel lane with access gaps at southwest end for buses, halfway for cars and at the northeast end for cars
- Add bulb-outs on north and south corners of Brand Blvd. and Third St.
- Paint zebra-stripe crosswalks in all 3 directions at First St. and Brand Blvd.
- Paint zebra-stripe crosswalks in all 4 directions at Brand Blvd. and Third St.
- Add advanced stop bars in all 4 directions at Brand Blvd. and Third St.
- Add bulb-outs to north, east, and south corners of Brand Blvd. and Fourth St.
- Add advanced stop bars in all 4 directions at Brand Blvd. and Fourth St.

Site Plans Shown on Next Page



Existing



Proposed

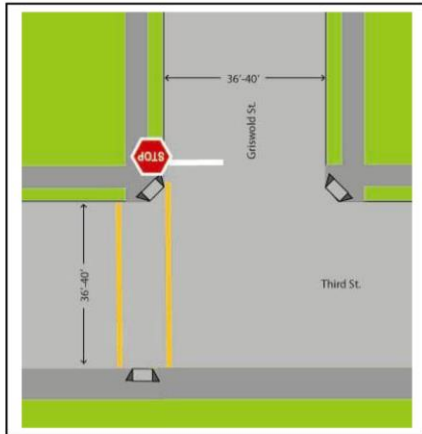
21. Fourth St. and Griswold Ave.

- Paint zebra-stripe crosswalks in all 4 directions
- Add advanced stop bars to all 4 approaches

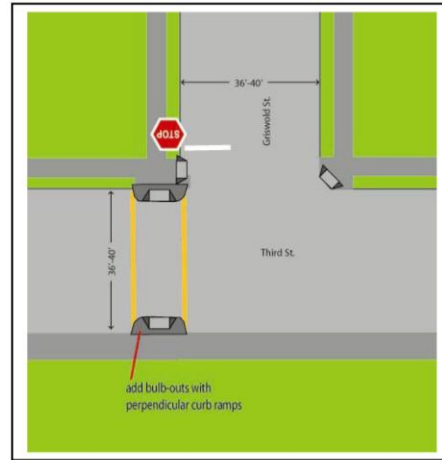
Existing Site Plan - E2, Proposed Site Plan - P4

22. Third St. and Griswold Ave.

- Add bulb-outs to both side of crosswalk



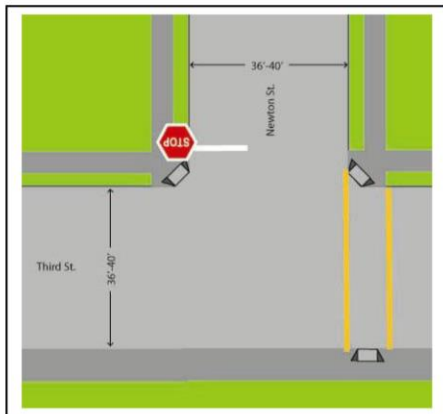
Existing



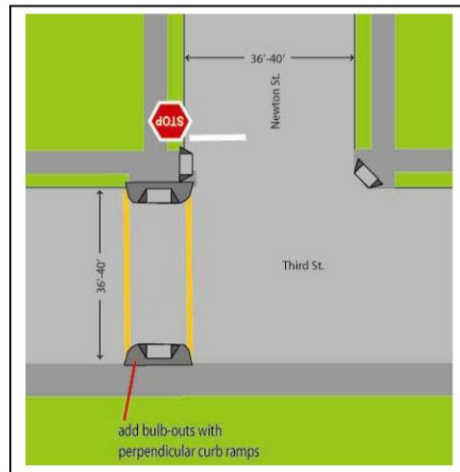
Proposed

23. Third St. and Newton St.

- Move crosswalk to other side
- Add bulb-outs to both side of crosswalk



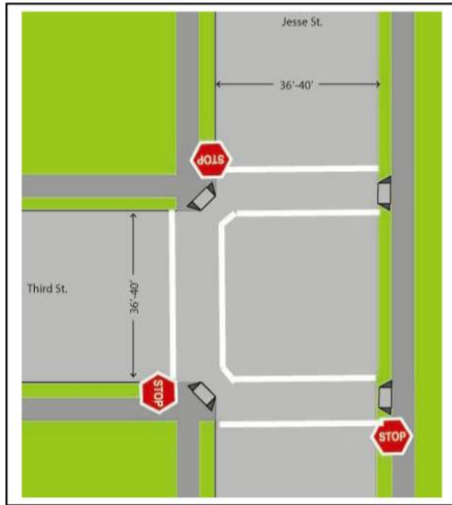
Existing



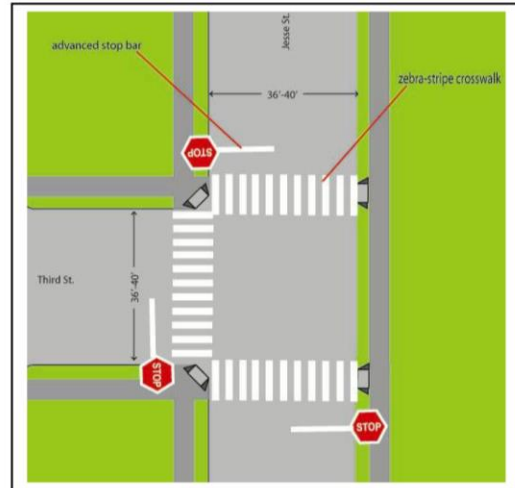
Proposed

24. Third St. and Jesse St.

- Paint zebra-stripe crosswalks in all 3 directions
- Add advanced stop bars to all 3 approaches



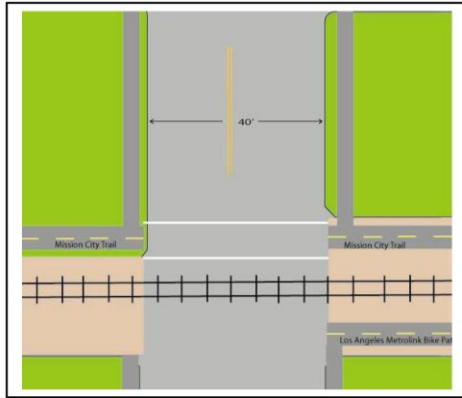
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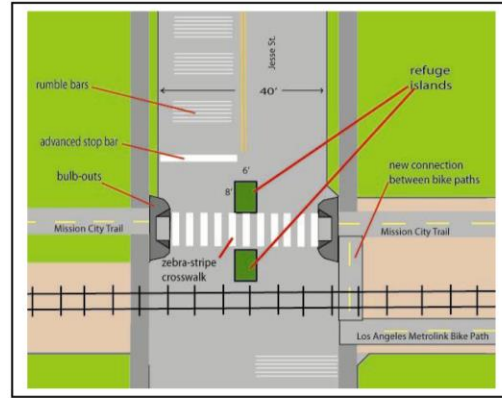
Proposed

25. Mission City Trail crossing of Jesse St.

- Add refuge islands in the center of Jesse St.
- Add bulb-outs to both sides
- Paint zebra-stripe crosswalk
- Add advanced stop bar
- Connect city of Los Angeles bike path on the southwest side of the Metrolink tracks to the Mission City Trail on the northeast side with a new curbed path



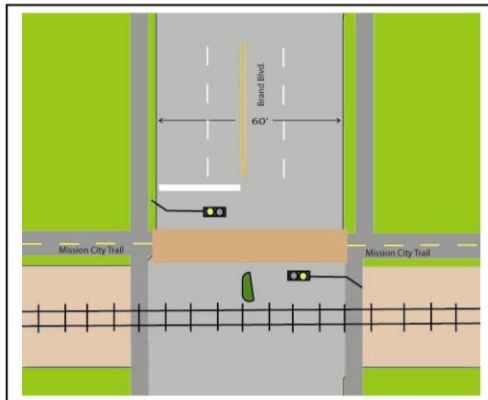
Existing



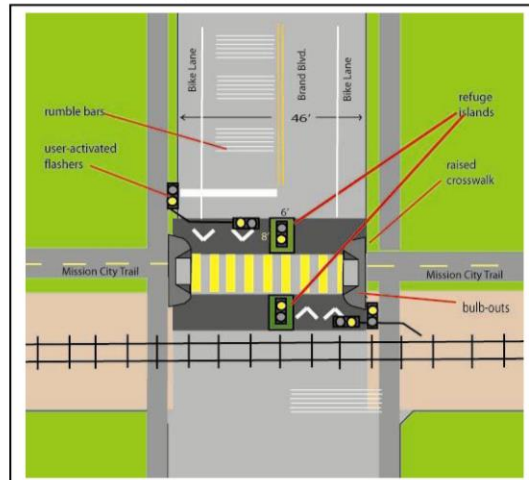
Proposed

26. Mission City Trail crossing of Brand Blvd.

- Add refuge islands in the center of Brand Blvd. with user-activated flashers
- Add user-activated flashers on existing poles; change existing overhead flashers to user-activated
- Add bulb-outs to both sides
- Add raised crosswalk
- Add rumble bars on Brand Blvd. to alert motorists of the crossing



Existing



Proposed

Response to the July 17, 2017, Comment Letter from the City of San Fernando

Response to Comment 2-1

The City of San Fernando's comment letter begins with a brief summary of the proposed project. The County acknowledges that the summary, as written is correct and consistent with the project description provided in Chapter 1.

Response to Comment 2-2

The City of San Fernando's comment is related to the description of the location and vicinity of the project. In response to the comment, text in Chapter 2 has been revised to state that Truman Street is the nearest arterial street to the project site as follows:

The nearest major arterial is ~~San Fernando Road~~ Truman Street, which runs parallel to First Street, less than two blocks from the project site. State Route (SR) 118 is less than 2 miles south of the site; Interstate 210 is less than 2 miles to the northwest.

Response to Comment 2-3

The City of San Fernando's comment is related to the construction staging locations. Los Angeles County Department of Public Works anticipates that all construction staging would occur on the project site property within the existing parking lot.

Response to Comment 2-4

The City of San Fernando's comment is related to inclusion of the Safe Routes to School Cycle 1 project in Table 2-1. The City has provided project information which is included herein. Table 2-1 has been revised to include the Safe Routes to School Cycle 1 project as follows:

Table 2-1. Related Projects within 0.5 Mile of the Project Site

Project Number	Name	Lead Agency	Distance from Site	Description
7	<u>Safe Routes to School Cycle 1</u>	<u>City of San Fernando</u>	<u>Adjacent</u>	<u>Safety improvements along N. Brand Boulevard between Truman Street and Third Street. Construction is anticipated to begin late summer of 2018.</u>

No change to the conclusions or impact determinations of the draft IS/MND resulted from this clarification.

Response to Comment 2-5

The City of San Fernando's comment is related to inclusion of the mixed use project located at 1140 and 1148 San Fernando Road in Table 2-1. Table 2-1 has been revised to include this project as follows:

Table 2-1. Related Projects within 0.5 Mile of the Project Site

Project Number	Name	Lead Agency	Distance from Site	Description
8	<u>1140 and 1148 San Fernando Road</u>	<u>City of San Fernando</u>	<u>0.2 mile</u>	<u>Mixed-use project consisting of 18,640 square feet of commercial space with 101 affordable low-income housing units.</u>

No change to the conclusions or impact determinations of the draft IS/MND resulted from this clarification.

Response to Comment 2-6

Section III.b has been revised to include the requested information. Specifically, the following text has been added:

Pursuant to SCAQMD requirements, Rule 403 will be implemented during project construction. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Table 1 of the rule identifies Best Available Control Measures applicable to all construction activity sources during each stage of construction, which will be implemented as appropriate at the project site to prevent excessive fugitive dust generation.

Fugitive dust control measures identified in the above clarification text are standard measures applied for all construction projects in the SCAQMD region. These measure would ensure that impacts associated with fugitive dust generated during construction would remain less than significant. No change to the conclusions or impact determinations of Section III.b resulted from this clarification.

Response to Comment 2-7

The City of San Fernando's comment is related to ornamental tree locations. As discussed in Chapter 3, Section I, Aesthetics, the landscaping plan has not been finalized, but currently it is not anticipated that proposed landscaping of any kind would be located within City of San Fernando right of way. As requested, prior to construction, the final landscaping plan will be made available to the City of San Fernando for review.

Response to Comment 2-8

The City of San Fernando requests clarification on the location of 1212 San Fernando Road in Table 3-9, Sites with Violations, as Identified in Hazardous Materials Databases, Located within a 0.25-mile Radius of the Project Site. The site identified as at 1212 San Fernando Road, is within the City of San Fernando. While the site has an identifier associated with Los Angeles Mission College in the EDR database, the location of the site is within the City of San Fernando and is the former location of Los Angeles Mission College. The site is no longer associated with Los Angeles Mission College, which is located within the boundaries of the city of Los Angeles.

Response to Comment 2-9

The City of San Fernando's comment is related to the Project's consistency with the City's General Plan land use designation of the project site. As described in Chapter 3, Section X(b). Land Use and Planning, the project site is a County-owned property and is thus not subject to the City of San Fernando land use

regulations, including zoning. Nevertheless, as described in Chapter 3, Section X, Land Use and Planning, the Project's proposed use is consistent with the C-1 zoning of the project site, which allows for administrative and professional office uses according to the City's Zoning Code.

Response to Comment 2-10

As discussed in Chapter 3, Section X, Land Use and Planning, the project site is a County-owned property within the boundaries of the City of San Fernando. Because the site is County-owned, it is not subject to City of San Fernando zoning requirements. According to the County's Zoning Code, one parking space per 400 square feet of building is required. Because the project would provide 48 on-site spaces and 14 off-site spaces, the provided parking would be in excess of the requirement and overflow parking is not expected.

Response to Comment 2-11

In response to this comment, Section XII, Noise, has been updated to acknowledge the concurrent construction of the proposed project and the Safe Routes to School Cycle 1 project as follows:

It is assumed that project construction would be broken down into six phases: (1) demolition, (2) site preparation, (3) grading, (4) building construction, (5) paving, and (6) architectural coating. A summary of the equipment schedule for each phase is provided in Appendix F. Construction-related noise was analyzed using FHWA's Roadway Construction Noise Model (RCNM) (FHWA 2008), which predicts average noise levels (L_{eq}) at nearby receptors by analyzing the type of equipment, usage factor, distance from source to receptor, and presence or absence of intervening shielding between source and receptor. The source-to-receptor distances used in the RCNM are measured from the center of the project site to the closest property line of each noise-sensitive receptor. The results of the analysis at the three closest noise-sensitive receptors are provided in Appendix F and summarized in Table 3-11; noise levels that exceed the permissible limit of 70 dBA are highlighted in the table with bold and underlined text. All of the estimated noise levels would comply with the 70 dBA limit, except at San Fernando Middle School, during the demolition phase (Phase 1). It is noted that Phase 1 would be relatively brief, lasting an estimated 2 weeks and would not overlap with construction of the Safe Routes to School Cycle 1 project construction which is anticipated by the City to begin in late Summer 2018, several months after the anticipated completion of Phase 1 of the proposed construction schedule.

No change to the conclusions or impact determinations of Section XII.a, resulted from this clarification.

Response to Comment 2-12

In response to the comment, Section XIV.a(2), Public Services, has been updated to acknowledge the concurrent construction of the proposed project and the Safe Routes to School Cycle 1 project as follows:

Construction

No impact. Construction of the proposed project would not result in adverse impacts on schools. Because the proposed project does not have features that would require a highly specialized construction crew to be on-site for a period of time, it is reasonable to assume that construction workers would be hired from the existing regional labor pool and would not relocate their households to work on the proposed project. As a result, construction of the proposed project would not increase the local population. The proposed project would not increase student enrollment at existing schools, and no new or altered schools would be necessary. While a portion of the

construction of the proposed project is anticipated to occur during the construction of the Safe Routes to School Cycle 1 project which involves safety improvements along Brand Boulevard, the proposed project's construction activities would be minor in nature. No conflicts between construction of the proposed project and construction of the Safe Routes to School Cycle 1 project are anticipated. No construction impact would occur.

No change to the conclusions or impact determinations of Section XIV.a(2) resulted from this clarification.

Response to Comment 2-13

As discussed in Chapter 3, Section XVI. Transportation/Traffic, construction activities would result in vehicle trips generated by workers while commuting to and from the site as well as drivers of vehicles used for material deliveries and hauling. The analysis for construction-period traffic impacts concluded that due to the short duration and minor nature of the potential traffic effects posed by construction workers and materials movement, a less-than-significant impact related to transportation and traffic would result from project construction. Construction staging would take place entirely within the existing parking area on the project site.

With respect to the operation of the proposed project, Chapter 3, Section XVI. Transportation/Traffic, identifies the number of daily trips (194), AM peak hour trips (30), and PM peak hour trips (29) generated by the proposed project. As discussed, the County of Los Angeles Traffic Impact Analysis Report Guidelines do not require preparation of a detailed traffic study for projects that generate less than 500 vehicle trips per day or projects that do not add more than 50 vehicles trips during either the AM or PM peak hour on a Congestion Management Program. Accordingly, no detailed analysis of traffic impacts was prepared for the proposed project because, consistent with County traffic impact analysis guidelines, the potential impacts of the project would be minor that such an analysis would not be warranted. The analysis provided in Chapter 3, Section XVI. Transportation/Traffic determined that although the number of trips to and from the project site would be greater compared with the existing unoccupied state of the project site, the number of trips would not be substantial, and impacts would be less than significant.

Regarding the ambulance entrance to the project site, as stated in Chapter 2, Project Characteristics, and depicted in Figure 2-5 the ambulance (and vehicle) entrance would be located on the south side of the proposed building via a driveway located on First Street.

Response to Comment 2-14

In response to the City's comment, the AIN for the project site has been corrected throughout the document, as follows:

Instances where the document identifies the project site as AIN 3101-013-058, on pages 3-1, 3-28, 3-39, and 3-106, have been corrected to AINs 2519-003-908, 2519-003-904, and 2519-003-909.

No change to the conclusions or impact determinations of identified throughout the IS/MND result from this clarification.

Letter 3



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

July 20, 2017

Parisa Dadmehr
Los Angeles County
900 South Fremont Ave, 5th floor
Alhambra, CA 91803

Subject: San Fernando Mental Health Center Project
SCH#: 2017061056

Dear Parisa Dadmehr:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 19, 2017, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

3-1

**Document Details Report
State Clearinghouse Data Base**

SCH# 2017061056
Project Title San Fernando Mental Health Center Project
Lead Agency Los Angeles County

Type MND Mitigated Negative Declaration

Description The county, acting through the LA County Department of Public Works, proposes construction and operation of the San Fernando Mental Health Center at 919 First Street in the city of San Fernando. The county is the lead agency under CEQA. The project site, located in San Fernando's civic center, is bounded by North Macneil Street on the north, an alley on the east, and a public parking lot and North Brand Blvd on the south. A police station is immediately west of the site; San Fernando City Hall is immediately north of the site. The proposed project would include demolition of an existing one-story, 17,200 sf building and construction of a 15,000 sf structure with 48 on-site surface parking spaces and 14 off-site spaces in the courthouse parking, east of the project site.

Lead Agency Contact

Name Parisa Dadmehr
Agency Los Angeles County
Phone 626-300-2334 **Fax**
email
Address 900 South Fremont Ave, 5th floor
City Alhambra **State** CA **Zip** 91803

Project Location

County Los Angeles
City San Fernando
Region
Lat / Long 34° 17' 00" N / 118° 26' 19" W
Cross Streets N Macneil St/1st St/N Brand Blvd
Parcel No. 3101-013-058
Township

Range **Section** **Base**

Proximity to:

Highways 118, I-405, I-5, I-210
Airports
Railways SCRRA
Waterways Pacoima Wash
Schools San Fernando MS
Land Use C-1

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Native American Heritage Commission; Public Utilities Commission; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4; Resources, Recycling and Recovery

Date Received 06/20/2017 **Start of Review** 06/20/2017 **End of Review** 07/19/2017

Note: Blanks in data fields result from insufficient information provided by lead agency.

Response to the July 20, 2017, Comment Letter from the State Clearinghouse and Planning Unit

Response to Comment 3-1

The State Clearinghouse letter confirms that the LACDPW has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA, Section 21104(c) of the California Public Resource Code.

Letter 4

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0067
FAX (213) 897-1337
www.dot.ca.gov

Handwritten: Done 7/17/17



Making Conservation
a California Way of Life.

Governor's Office of Planning & Research

JUL 17 2017

STATE CLEARINGHOUSE

July 17, 2017

Ms. Parisa Dadmehr
Los Angeles County Dept. of Public Works
900 S. Fremont Ave, 5th Floor
Alhambra, CA 91803

RE: San Fernando Mental Health Center
Vic: LA-5 / PM: 40.014
GTS# 07-LA-2017-00924
SCH# 2017061056

Dear Ms. Dadmehr:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project consists of constructing and operating a San Fernando Mental Health Center in the City of San Fernando. The proposed project would include demolition of an existing one-story, 17,200 sf building and construction of a 15,000 sf structure with 48 on-site surface parking spaces and 14 off-site spaces in a courthouse parking lot nearby.

4-1

Please note the nearest State facility is Interstate 5. Caltrans does not anticipate any adverse impacts on State Highway System as a result of this project.

4-2

Any transportation of heavy construction equipment and/or materials requiring use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Caltrans recommends that large size truck trips be limited to off-peak commute periods. Also, storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Be mindful that the project needs to be designed to discharge clean run-off water.

4-3

If you have any questions or concerns regarding these comments, please contact project coordinator, Severin Martinez at (213) 897-0067 or severin.martinez@dot.ca.gov and refer to GTS# 07-LA-2017-00987.

Sincerely,

Signature of Dianna Watson
DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Response to the July 17, 2017, Comment Letter from the California Department of Transportation**Response to Comment 4-1**

The Caltrans comment letter begins with a brief summary of the proposed project. The summary, as written is acknowledged to be correct and consistent with the project description provided in Chapter 1.

Response to Comment 4-2

The Caltrans comment notes that Interstate 5 is the nearest state owned facility and that no adverse impacts on the State Highway System are anticipated.

Response to Comment 4-3

The Caltrans' comment letter states that transportation of heavy construction equipment and/or materials requiring use of oversized transport vehicles on State highways requires a Caltrans transportation permit and recommends that large size truck trips be limited to off-peak commute periods. Finally, Caltrans' comment letter notes that the project needs to be designed to discharge clean run-off water. Given the minor nature of the proposed project and associated construction requirements, it is anticipated that any heavy machinery necessitating oversized transport vehicles will be required. In the even that such transport is required, LACDPW would obtain a Caltrans issued transportation permit as required. As described in Section IX. Hydrology and Water Quality, the proposed project has the potential to generate stormwater contaminants that would negatively affect receiving water bodies, such as Pacoima Wash and the East Canyon Channel. However, the proposed project would implement post-construction BMPs to minimize the potential for contaminants in stormwater runoff from the site, in compliance with the MS4 Permit (Order No. R4-2012-0175). The MS4 Permit requires the design and implementation of specific post-construction controls to mitigate stormwater pollution prior to project completion. The draft IS/MND concluded that with implementation of both construction and post-construction BMPs, in compliance with the MS4 Permit, the proposed project would not violate any water quality standards or waste discharge requirements and impacts related to hydrology and water quality would be less than significant.

Chapter 7

Mitigation Monitoring and Reporting Program

Pursuant to the California Environmental Quality Act (CEQA), the potential environmental effects of the proposed project have been analyzed in an initial study/mitigated negative declaration (IS/MND). Section 21081.6 of CEQA and Section 15097 of the State CEQA Guidelines require a public agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) for assessing and ensuring the implementation of required mitigation measures, which are applied to proposed projects where mitigation is proposed because of potentially significant impacts from the proposed project. The County of Los Angeles is the designated lead agency for this MMRP, which is written in accordance with California Public Resources Code 21081.6 and Section 15097 of the State CEQA Guidelines.

The purpose of this MMRP is to ensure that the proposed project implements the necessary environmental mitigation, as required by the IS/MND. Those mitigation measures have been included in this MMRP, which provides a mechanism for monitoring the mitigation measures, in compliance with the IS/MND, and general guidelines for the use and implementation of the monitoring program, as described below. With the incorporation of the identified measures, the project will result in no significant environmental impacts.

This MMRP describes the mitigation program that will be implemented by the County of Los Angeles. In addition, the County of Los Angeles is responsible for reviewing all monitoring reports, enforcement actions, and document disposition. Copies of the measures shall be distributed to participants in the monitoring effort to ensure that all parties have a clear understanding of the mitigation monitoring measures that have been adopted.

The implementation and monitoring requirements set forth in this MMRP are as follows:

- Party Responsible for Implementation of Mitigation;
- Implementation Phase;
- Party Responsible for Monitoring Implementation;
- Monitoring Activity;
- Monitoring Period;
- Monitoring Frequency; and
- Outside Agency Coordination.

Mitigation is required to address significant or potentially significant impact(s) in the following issue areas:

- Aesthetics
- Biological Resources
- Cultural Resources
- Noise

The table below presents the MMRP for the proposed project.

Mitigation Monitoring and Reporting Program

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<p>MM-AES-1: The construction contractor shall use appropriate screening (i.e., barricades and/or temporary fencing with opaque materials) to buffer views of construction equipment as well as materials and soil in construction staging areas. The visual barrier may be chain link fencing with privacy slats, fencing with windscreen material, a wooden or concrete barrier/soundwall, or other similar barrier. The visual barrier shall be a minimum of 6 feet high to help maintain the privacy of sensitive visual receptors and block long-term ground-level views toward construction activities. Although this visual barrier would introduce a visual intrusion, it would greatly reduce visual effects associated with visible construction activities.</p>	<p>County of Los Angeles and its contractors</p>	<p>Pre-construction and construction</p>	<p>County of Los Angeles</p>	<ol style="list-style-type: none"> 1. Check construction specifications during preparation of construction bid packages to ensure use of appropriate screening. 2. Periodically inspect construction sites, as necessary, to confirm use of appropriate screening. 	<p>None</p>
<p>MM-BIO-1: To the extent feasible, vegetation removal, initial ground disturbance, and building demolition will occur outside of the nesting season (February 15 through September 15). If these activities occur during the nesting season, a nesting bird survey will be required within 5 days prior to the commencement of these activities. A qualified biologist will conduct a preconstruction survey of the construction site and up to a 250-foot</p>	<p>County of Los Angeles and its contractors</p>	<p>Pre-construction and construction</p>	<p>County of Los Angeles</p>	<ol style="list-style-type: none"> 1. Check once prior to construction to confirm that a qualified biologist has been hired and is under contract to conduct preconstruction surveys, and if nests are found, a buffer around the nests has been flagged and established. 2. Check once prior to construction to confirm that pre-construction surveys have been conducted. 	<p>None</p>

HOA.101731851.1

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<p>buffer area around the site, as appropriate. If an active nest(s) is observed, an appropriate buffer (“no construction activity” buffer) will be established by the biologist to ensure that nest abandonment does not occur because of construction activities. All “no construction activity” buffer areas will be clearly demarcated in the field with stakes and flagging that are visible to construction personnel and remain until a qualified biologist has determined that the young have fledged or nesting activities have ceased. Appropriate buffer sizes will be determined by the biologist, considering the species, nest stage, ongoing activities, baseline disturbances, and observations of the specific nest and tolerance levels. The minimum buffer size shall be 25 feet for passerines and 100 feet for raptors.</p>				<p>3. Check periodically, as necessary, to confirm that no construction occurs near identified nests during the breeding season. 4. If nests have been identified, check to ensure they have been flagged and that no construction activities occur within the buffer zone of the nest, until the qualified biologist has determined that the young have fledged or that the nest is no longer active. 5. Check to confirm that the qualified biologist has submitted results of the pre-construction survey to the County of Los Angeles Department of Public Works for review and approval of the recommended nest buffer area.</p>	
<p>MM-CR-1.1: Previous activities have obscured surface evidence of cultural resources. However, construction will be stopped if cultural resources are encountered. If signs of an archeological site, such as stone, bone, shell, ceramic, glass, or metal fragments, are uncovered during grading or other construction activities, work will be halted within 100 feet of the find, and LACDPW will be notified immediately. A qualified archeologist will be consulted for an on-site evaluation and recommendations regarding next steps, such as data</p>	<p>County of Los Angeles and its contractors</p>	<p>Construction</p>	<p>County of Los Angeles</p>	<p>1. Check periodically during construction, as necessary, to confirm that a qualified archaeologist is monitoring all initial ground-disturbing activities at sites previously determined likely to encounter subsurface sediments with archaeological sensitivity. 2. Spot-check monitoring periodically during all construction, on a schedule determined by the project archaeologist.</p>	<p>None</p>

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<p>recovery, if he or she determines that the site is or appears to be eligible for listing on the CR or NR. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. Construction work can continue on other parts of the project site while archaeological mitigation takes place.</p>					
<p>MM PR-1: Because of the paleontological potential of the older Quaternary alluvium, a qualified vertebrate paleontologist shall be retained by the County or construction contractor to oversee monitoring during earthmoving activities at depths greater than 5 feet. Monitoring of earthwork in the older Quaternary alluvium will reduce potential impacts to a less-than-significant level.</p> <p>Monitoring may be reduced if the potentially fossiliferous unit is, upon exposure and examination by qualified paleontologic personnel, determined to have low potential for containing fossil resources or has been previously disturbed by past construction.</p> <p>The paleontologic monitor will salvage fossils as they are unearthed to avoid construction delays. The monitor shall have the authority to temporarily divert</p>	<p>County of Los Angeles and its contractors</p>	<p>Pre-construction and during construction</p>	<p>County of Los Angeles</p>	<ol style="list-style-type: none"> 1. Check once prior to construction to confirm that a qualified vertebrate paleontologist with a graduate degree and more than 10 years of experience has been hired and is under contract to determine which areas on the campus shall require paleontological monitoring during initial ground disturbance. 2. Check once prior to construction to confirm that the qualified paleontologist has reviewed the project excavation and grading plans and determined the location of any construction activities, such as excavation for the proposed parking garages, which are likely to encounter subsurface sediments with high paleontological sensitivity. 	<p>None</p>

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<p>grading away from exposed fossils in order to professionally recover the fossil specimens and collect associated data. Fossils collected, if any, shall be prepared to the point of curation, identified by qualified experts, and deposited in a designated paleontological curation facility, such as the Natural History Museum of Los Angeles County. Following analysis, a Report of Findings will be submitted to the County within 90 days; this report, along with curation of recovered specimens in an accredited repository, shall signify completion of the program to mitigate impacts on paleontological resources.</p>				<p>3. Check periodically during construction, to confirm that the qualified paleontologist is monitoring very shallow surficial excavations (i.e., less than 5 feet in depth) within areas of previous disturbance or areas of Quaternary younger alluvial deposits on a part-time basis, to ensure that underlying sensitive units (i.e., Quaternary older alluvium) are not adversely affected. Areas consisting of artificial fill materials shall not require monitoring.</p> <p>4. Check periodically during construction, to confirm that the qualified paleontologist is monitoring excavations for the project that take place in Quaternary older alluvial deposits on a full-time basis. The paleontological resource monitoring shall include inspection of exposed rock units during active excavations within the geologically sensitive sediments. Monitoring may be reduced if some of the potentially fossiliferous units described herein are, upon exposure and examination by qualified paleontologic personnel, determined to have a low potential for containing fossil resources.</p>	

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
				5. Check periodically to confirm the qualified paleontologist has recovered any encountered fossil material per the protocol listed in this Measure MM-CR-1.1 and if any fossils have been collected during construction, that they have been transported to a paleontological laboratory for processing. 6. Check periodically to confirm any found fossils from the project site sent to a paleontological laboratory have been prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility. 7. Check once to confirm that the qualified paleontologist has prepared, for the County of Los Angeles, a Report of Findings with an appended itemized inventory of specimens, and a confirmation of the curation of recovered specimens into an established, accredited museum repository.	
MM-CR-1.2: In the event that human remains are discovered during on-site construction activities, all activity within a 100-foot radius of the find will be stopped. LACDPW will notify the Los	County of Los Angeles and its contractors	Pre-construction and during construction	County of Los Angeles	1. Check construction specifications during preparation of construction bid packages to ensure all measures listed as part of MM-CR-1.2 have been.	None

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<p>Angeles County Coroner, who will then make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants shall make recommendations regarding proper burial, which shall be implemented in accordance with Section 15064.5(e) of the State CEQA Guidelines.</p>				<p>2. Check as necessary during construction, to confirm that in the event that human remains are uncovered, construction has been halted in the area of discovery and the area protected per State Health and Safety Code Section 7050.5. Confirm that the County coroner has been notified to determine the origin and disposition of the human remains pursuant to PRC Section 5097.98.</p> <p>3. Check periodically during construction, as necessary, to confirm the NAHC has been notified within 24 hours and all coordination protocol listed under this mitigation measure has been followed, in the event that the coroner determined the remains to be Native American.</p>	
<p>MM-NOI-1: The construction contractor shall develop a noise control plan to reduce construction noise levels to 70 dBA (1-hour Leq) or less, as determined by a qualified acoustical consultant, at San Fernando Middle School. At a minimum, the plan shall require the following:</p> <ul style="list-style-type: none"> Construction activities shall be prohibited outside the hours of 7:00 a.m. to 6:00 p.m. on Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction activity shall 	<p>County of Los Angeles and its contractors</p>	<p>Pre-construction and Construction</p>	<p>County of Los Angeles</p>	<p>1. Check construction specifications during preparation of construction bid packages to ensure all measures listed as part of MM-NOI-1 have been specified.</p> <p>2. Periodically inspect construction sites, as necessary, to confirm compliance with construction hours, equipment maintenance, and noise-producing construction activity mitigation measures.</p>	<p>None</p>

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<p>occur at any time on Sundays or federal holidays. Construction personnel shall not be permitted on the project site, and material or equipment deliveries and collections shall not be permitted during the prohibited hours. Any deviation from these hours shall occur only if an appropriate variance is sought and obtained from the City of San Fernando.</p> <ul style="list-style-type: none"> • All construction equipment used on the project site that is regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity and use on-site. • All construction equipment powered by gasoline or diesel engines shall have sound control devices (intake silencers, exhaust mufflers, etc.) that are at least as effective as those originally provided by the manufacturer. No gasoline or diesel engines shall have unmuffled exhaust systems. • All construction equipment shall be properly maintained to minimize noise generation. • Additional methods that can be used as necessary to limit noise include, but are not limited to: <ul style="list-style-type: none"> • Restricting the use of noise-producing signals, including horns, whistles, alarms, and bells, to safety warning purposes only. 					

Mitigation Measure	Party Responsible for Implementation	Phase	Party Responsible for Monitoring	Monitoring Activity/Period/Frequency	Outside Agency Coordination
<ul style="list-style-type: none"> • Locating stationary noise sources, such as generators or compressors, as far from San Fernando Middle School as practical. • Training construction employees in the proper operation and use of the equipment. • Storing construction equipment on the project site while in use, to the extent feasible, to eliminate noise associated with repeated transport of the equipment to and from the site. • Prohibiting inactive construction equipment from idling for prolonged periods (i.e., more than 2 minutes). • Reducing the size and/or number of equipment items operating simultaneously on the project site. • Powering construction equipment from the local electrical grid rather than using diesel-powered generators. • Installing temporary noise barriers around portions of the project site or around specific noise-generating equipment. 					

List of Preparers and Persons Consulted

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PROPOSAL SUMMARY

**CONSTRUCTION CONTRACT
PUBLIC BUILDINGS CORE SERVICE AREA
SAN FERNANDO MENTAL HEALTH CENTER PROJECT
ADOPT MITIGATED NEGATIVE DECLARATION AND
THE MITIGATION MONITORING AND REPORTING PROGRAM,
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT,
AWARD DESIGN-BUILD CONTRACT, AND
APPROVE RELATED ACTIONS
CAPITAL PROJECT NO. 77581
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

Proposer	Average Score (Max. Score = 1,000)	Base Price Proposal
J.R. Abbott Construction, Inc.	921.77	\$10,585,529
Charles Pankow Builders, LTD	847.10	\$11,886,200
Cannon Building Services, Inc.	553.60	\$12,778,724