**HOUSING AUTHORITY**
**of the County of Los Angeles**
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**Gloria Molina**
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**Michael D. Antonovich**
*Commissioners*

**Carlos Jackson**
*Executive Director*

July 8, 2008

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

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**ADOPT RESOLUTIONS APPROVING ISSUANCE OF MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY SENIOR HOUSING IN UNINCORPORATED WEST ATHENS/WESTMONT (2) (3 Vote)**

**SUBJECT:**

This letter requests that your Board approve the issuance of Multifamily Housing Mortgage Revenue Bonds to finance the site acquisition and construction of 105th Street & Normandie Senior Housing, a 62-unit multifamily senior rental housing development to be located in unincorporated West Athens/Westmont.

**IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:**

1. Acting as a Responsible Agency for the 105th Street & Normandie Senior Housing Project (Project), certify that the County has independently considered the attached Environmental Assessment/Mitigated Negative Declaration (EA/MND), prepared by the Community Development Commission as Lead Agency, and has reached its own conclusions regarding the environmental effects of the Project; and find that the mitigation measures identified in the EA/MND are adequate to avoid or reduce potential environmental impacts to below significant levels.

2. Adopt and instruct the Chair to sign a Resolution, provided as Attachment A, as required under Section 147(f) of the Internal Revenue Code of 1986,

approving the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority of the County of Los Angeles in an amount not exceeding $8,000,000 to Normandie Senior Housing Partners L.P. (Developer), a California Limited Partnership, to finance the site acquisition and construction of 105th Street & Normandie Senior Housing, a 62-unit multifamily senior rental housing development to be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104th Street and 1335 West 105th Street in unincorporated West Athens/Westmont.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS:**

1. Adopt and instruct the Chair to sign a Resolution, provided as Attachment B, as required under Treasury Regulations, declaring an intent by Normandie Senior Housing Partners L.P., a California Limited Partnership, to undertake bond financing in an amount not exceeding $8,000,000 to finance the site acquisition and construction of 105th Street & Normandie Senior Housing, a 62-unit multifamily senior rental housing development to be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104th Street and 1335 West 105th Street in unincorporated West Athens/Westmont.

2. Authorize the Executive Director to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not exceeding $8,000,000 for the purposes described herein.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to approve the issuance of Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not exceeding $8,000,000, and to authorize the Executive Director of the Housing Authority to apply to CDLAC for a private activity bond allocation in the same amount, in order to finance the site acquisition and construction of 105th Street & Normandie Senior Housing.

**FISCAL IMPACT/FINANCING:**

The County will not incur any costs. The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

The Project, to be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104th Street and 1335 West 105th Street in unincorporated West Athens/Westmont, will be a three-story apartment building, comprised of 55 one-bedroom units and seven two-bedroom units. Six of the one-bedroom units will be reserved for households with incomes that do not exceed 25% of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Twenty-three of the one-bedroom units will be reserved for households at 45% AMI or below, and the remaining 26 one-bedroom units will be reserved for households at 50% AMI or below. Six of the two-bedroom units will be reserved for households with incomes that do not exceed 45% of AMI, and the final two-bedroom unit will be a manager's unit with no affordability requirements. The affordability requirements will remain in effect for 55 years. Six of the affordable units will be occupied by special needs households.

Adoption of the Resolution by the Board of Supervisors approving issuance of the bonds is required prior to submission of the Housing Authority's application to CDLAC for a private activity bond allocation. This action does not, however, authorize the issuance and sale of the bonds. The Housing Authority will return to the Board of Commissioners for this authorization at a later date.

Adoption of the Resolution by the Board of Commissioners of the Housing Authority announcing the intent to issue Multifamily Housing Mortgage Revenue Bonds is required to establish a base date after which costs incurred by the Developer may be included in the construction and permanent financing obtained pursuant to issuance of the tax-exempt bonds. The Resolutions are also required to complete the Housing Authority's application to CDLAC.

On June 9, 2008, the Housing Authority conducted a hearing at its office located at 2 Coral Circle in Monterey Park regarding the issuance of multifamily bonds to finance the Project, pursuant to Section 147(f) of the Internal Revenue Code. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the Project.

The attached Resolutions were prepared by Orrick Herrington and Sutcliffe, Housing Authority Bond Counsel, and approved as to form by County Counsel. On June 25, 2008, the Housing Commission recommended approval of the proposed action.

**ENVIRONMENTAL DOCUMENTATION:**

An Environmental Assessment was prepared for the project pursuant to the requirements of the National Environmental Policy Act. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on February 7, 2007. Following the required public and agency comment period, HUD issued a Release of Funds for the project on February 21, 2007.

The Board of Commissioners of the Community Development Commission approved the EA/MND for this project on November 6, 2007.

As a Responsible Agency, and in accordance with the requirements of the California Environmental Quality Act (CEQA), the County reviewed the EA/MND prepared by the Community Development Commission and determined that the project will not have significant adverse impact on the environment. The County's consideration of the EA/MND and filing of the Notice of Determination satisfy CEQA Guidelines as stated in Article 7, Section 15096.

The environmental review record for this Project is available for public viewing during regular business hours at the Commission's main office located at 2 Coral Circle in Monterey Park.

**IMPACT ON CURRENT PROJECT:**

The proposed action is a necessary step to provide bond financing for the Project, which will increase the supply of affordable multifamily senior housing in the County with long-term affordability.

Respectfully submitted,

CARLOS JACKSON
Executive Director

Attachments: 3

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES DECLARING ITS OFFICIAL INTENT TO UNDERTAKE THE FINANCING OF A MULTIFAMILY HOUSING PROJECT AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the "Act") to issue and sell mortgage revenue bonds for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, Normandie Senior Housing Partners, L.P., a California Limited Partnership (or an affiliate or assign) (the "Borrower"), has requested that the Authority issue and sell its mortgage revenue bonds pursuant to the Act to provide financing for the acquisition and construction of a multifamily rental housing development consisting of 62 units to be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104th Street and 1335 West 105th Street in unincorporated West Athens/Westmont (the "Project"); and

WHEREAS, this Board of Commissioners of the Authority (the "Board") hereby finds and declares that it is necessary, essential and a public purpose for the Authority to finance multifamily housing projects pursuant to the Act, in order to increase the supply of multifamily housing in Los Angeles County available to persons and families within the income limitations established by the Act; and

WHEREAS, as an inducement to the Borrower to carry out the Project, this Board desires to authorize the issuance of mortgage revenue bonds by the Authority to finance the Project (the "Bonds") in a principal amount not to exceed $8,000,000; and

WHEREAS, the Authority, in the course of assisting the Borrower in the financing of the Project expects that the Borrower has paid or may pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project within 60 days prior to the adoption of this Resolution prior to the issuance of indebtedness for the purpose of financing costs associated with the Project on a long-term basis; and

WHEREAS, Section 1.142-4 and Section 1.150-2 of the Treasury Regulations require the Authority to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986 limits the amount of multifamily housing mortgage revenue bonds that may be issued in any calendar year by entities within a state and authorizes the governor or the legislature of a state to provide the method of allocation within the state; and

WHEREAS, Chapter 11.8 of Division 1 of Title 2 of the Government Code of the State of California (the "Government Code") governs the allocation of the state ceiling among

governmental units in the State of California having the authority to issue multifamily housing mortgage revenue bonds; and

WHEREAS, Section 8869.85 of the Government Code requires a local agency to file an application with the California Debt Limit Allocation Committee ("CDLAC") prior to the issuance of multifamily housing mortgage revenue bonds; and

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by the Act.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.

2. This Board hereby determines that it is necessary and desirable to provide financing for the Project by the issuance and sale of mortgage revenue bonds pursuant to the Act and hereby authorizes the issuance and sale of the Bonds by the Authority in aggregate principal amounts not to exceed $8,000,000. This action is taken expressly for the purpose of inducing the Borrower to undertake the Project, provided that nothing contained herein shall be construed to signify that the Project complies with the planning, zoning, subdivision and building laws and ordinances applicable thereto or to suggest that the Authority or any officer, agent or employee of the Authority will grant any approval, consent or permit which may be required in connection with the acquisition and construction of the Project or the issuance of the Bonds.

3. The issuance and sale of the bonds shall be upon such terms and conditions as may be agreed upon by the Authority and the Borrower and the initial purchasers of the Bonds; provided, however, that the Bonds shall not be sold or issued unless specifically authorized by the subsequent resolution of this Board.

4. This Resolution is being adopted by the Authority for purposes of establishing compliance with the requirements of Section 1.142-4 and Section 1.150-2 of the Treasury Regulations. In that regard, the Authority hereby declares its official intent to use proceeds of indebtedness to reimburse the Reimbursement Expenditures. Notwithstanding the foregoing, this resolution does not bind the Authority to make any expenditure, incur any indebtedness, or proceed with the Project.

5. The proper officers of the Authority are hereby authorized and directed to apply to CDLAC for a private activity bond allocation for application by the Authority to the issuance the Bonds for the Project in an amount not to exceed $8,000,000, to collect from the Borrower an amount equal to the performance deposit required by CDLAC and to certify to CDLAC that such amount has been placed on deposit in an account in a financial institution.

6. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by this Board in the manner provided by law prior to the sale thereof.

7. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this 8th day of July, 2008, by the following vote:

AYES: GLORIA MOLINA, YVONNE B. BURKE, DON KNABE, MIKE ANTONOVICH

NOES: NONE

ABSENT: ZEV YAROSLAVSKY

ABSTAIN: NONE

By: _____
Chair of the
Board of Commissioners

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By: _____
Deputy

# County of Los Angeles
# Community Development Commission

## CALIFORNIA ENVIRONMENTAL QUALITY ACT
## DRAFT MITIGATED NEGATIVE DECLARATION

**PROJECT TITLE:** 105th Street Senior Housing Project

**PROJECT DESCRIPTION:** The proposed project involves the development of 70 units of affordable rental housing (in one building) on six parcels. Each rental unit would be approximately 600 square feet. The project will also include development of a community center of up to 5,000 square feet and CDC office space of up to 4,000 square feet (together in one building). One vacant single family home and two vacant government office buildings would be demolished. Offsite improvements may include pavement repair, curbs, gutters, sidewalks, and utility installation.

The site is currently zoned Two Family Residential (R-2/RD 3.1) and Community Commercial (C2). A zone change will not be necessary. A CUP plus a density bonus will accommodate the proposed development.

**PROJECT LOCATION:** The project site is located within the unincorporated community of Athens in Los Angeles County, California. The approximately 1.4 acre site is located at 10402, 10408, 10410 and 10426 South Normandie Avenue and 1344 West 104th Street and 1335 West 105th Street.

**MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:**

The following mitigation measures are required:

1. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

2. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.

3. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:

    - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.

    - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.

4. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

**FINDING OF NO SIGNIFICANT EFFECT.** Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

# *HUD – NEPA- ENVIRONMENTAL ASSESSMENT*

**Project Name:** 105th Street Senior Housing Project

**Project Location:** The project site is located within the unincorporated community of Athens in Los Angeles County, California. The approximately 1.4 acre site is located at 10402, 10408, 10410 and 10426 South Normandie Avenue and 1344 West 104th Street and 1335 West 105th Street. Figure 1 shows the regional location of the project, and Figure 2 shows the location of the project within the community of Athens.

**Assessor's Parcel Number(s):** 6060-009-900, 902, 903, 904, 905, 906

**Statement of Need:** The project is consistent with the guidelines of the CDBG program. The proposed project provides for the development of affordable senior housing and a community center.

**Project Description:** The proposed project involves the development of 70 units of affordable rental housing (in one building) on six parcels. Each rental unit would be approximately 600 square feet. The project will also include development of a community center of up to 5,000 square feet and CDC office space of up to 4,000 square feet (together in one building). One vacant single family home and two vacant government office buildings would be demolished. A portion of the alley between 104th and 105th Streets may be vacated and or redirected to accomodate project. Offsite improvements may include pavement repair, curbs, gutters, sidewalks, and utilities.

The site is currently zoned Two Family Residential (R-2/RD 3.1) and Community Commercial (C2). A zone change will not be necessary. A CUP plus a density bonus will accommodate the proposed development.

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|---|---|---|---|---|---|---|---|
| ***Land Development*** | | | | | | | |
| Conformance With Comprehensive Plans and Zoning | X | | | | | | The site is currently zoned R-2/RD 3.1 and C2 in the West Athens Community Plan. A CUP plus a density bonus will accomodate the proposed project. (a) |
| Compatibility and Urban Impact | X | | | | | | The project site is bounded by residential and government uses to the east, residential uses to the north, residential and commercial uses to the west, and residential uses to the south (b). The proposed project would be compatible with the scale and type of surrounding development. |
| Slope | X | | | | | | The site is generally flat (b). The proposed development would not involve major topographic modifications or create any significant erosion or sedimentation problems. |
| Erosion | X | | | | | | There is no evidence of any substantial erosion problems onsite (b). |
| Soil Suitability | X | | | | | | There is no evidence of soil suitability problems on the project site (b). Routine soil tests would need to be conducted to determine foundation design parameters for new structures. |
| Hazards and Nuisances, Including Site Safety | X | | | | | | Former underground storage tanks on the site resulted in contamination of site soils. However, the former contamination has been remediated and no soils with contaminants exceeding regulatory action levels remain. On October 28, 2004, the California Regional Water Quality Control Board (RWQCB) determined that no further action related to the petroleum releases at the site is required. |
| Energy Consumption | X | | | | | | Project operation would incrementally increase the consumption of electricity and natural gas. However, because these resources are available both locally and regionally, no significant impact to the availability of energy resources is expected over the long-term. The project would comply with state energy conservation requirements. |
| ***Noise*** | | | | | | | |
| Effects of Ambient Noise on Project and Contribution to Community Noise Levels | X | | | | | | Project construction would generate short-term noise level increases. Local noise ordinances would apply.<br><br>The proposed project is affordable senior housing and is not expected to generate substantial noise. The project is itself a noise sensitive use, but ambient noise levels do not exceed HUD's 65 decibel Ldn exterior standard for residences as the site is not adjacent to any major noise sources. Use of standard building techniques would be expected to achieve an acceptable interior noise level of 45 dBA Ldn or less. |

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|---|---|---|---|---|---|---|---|
| ***Air Quality*** | | | | | | | |
| Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels | X | | | | | | The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter ($PM_{10}$). Project residents and employees of the community center and CDC office would be exposed to potentially unhealthy ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of federal air quality standards (d).<br><br>Existing South Coast Air Quality Management District (SCAQMD) regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements. |
| ***Environmental Design and Historic Values*** | | | | | | | |
| Visual Quality - Coherence, Diversity, Compatible Use, and Scale | X | | | | | | The project would involve the development of 70 units of affordable housing for seniors, a community center and CDC office space. The surrounding neighborhood consists of single-family residential development and neighborhood-serving commercial uses along Normandie Avenue (b). The project would be compatible with the visual context of the existing neighborhood. |
| Historic, Cultural, and Archaeological Resources | | | | | X | | Historic and archaeological evaluations were conducted for the project site (h, i). The project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist. |
| ***Socioeconomic Conditions*** | | | | | | | |
| Demographic/Character Changes | X | | | | | | The proposed project includes 70 units of affordable housing intended to serve the housing needs of current area. Assuming one to two persons per household, this would generate a population of about 70 to 140. Such a population increase would not substantially change the demographic character of the area. |
| Displacement | X | | | | | | Development of the project would require the demolition of one vacant, single-family house and two vacant government buildings. No displacement would occur. |
| Employment and Income Patterns | X | | | | | | The project would generate temporary employment opportunities during construction. Long-term employment opportunities would be created in the community center |

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|---|---|---|---|---|---|---|---|
| | | | | | | | and CDC office. No adverse impacts to employment or income patterns are expected. |
| ***Community Facilities and Services*** | | | | | | | |
| Educational Facilities | | X | | | | | The proposed project is a senior housing complex and therefore would not adversely affect educational facilities. |
| Commercial Facilities | X | | | | | | The proposed project would not adversely affect commercial facilities and may incrementally increase the customer base for existing commercial businesses. |
| Health Care | X | | | | | | The proposed project may incrementally increase demand for health care services in the area; however, because it is intended to serve the housing needs of current area residents, it would not affect health care facilities or services. |
| Social Services | | X | | | | | The proposed project would provide affordable housing for seniors, a community center and CDC office space. It would not require any new social services. |
| Solid Waste | | | | | X | | The proposed project would incrementally increase the generation of solid waste over existing conditions. This increase is not expected to significantly affect area landfills. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate solid waste recycling. |
| Waste Water | X | | | | | | The proposed project would increase wastewater generation as compared to the currently vacant site. However, wastewater infrastructure is in place. Since the project would be consistent with the land use designations for the site in the General Plan, it is anticipated that wastewater infrastructure has been sized to accommodate urban development similar to that proposed. |
| Storm Water | X | | | | | | The project site is partially developed with impervious surfaces, while other portions are undeveloped with exposed ground surface (b). Project development would increase the amount of impervious surfaces onsite, which could contribute to an incremental increase in runoff and a decrease in water quality. However, storm drains would be installed on the site as part of project development and would be sized adequately to accommodate runoff from the site. The project would comply with local, state, and federal requirements pertaining to control of stormwater runoff. Therefore, significant impacts are not anticipated. |
| Water Supply | | | | | X | | Water service would be provided by the Los Angeles County Waterworks, District 1 (e). The project would incrementally increase water consumption as compared to the current use but is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns |

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|---|---|---|---|---|---|---|---|
| | | | | | | | about water supply in the Southern California region, water conservation measures shall be incorporated into the design of the project. |
| Public Safety<br>Police | X | | | | | | The Los Angeles County Sheriff's Department's Lennox Station, located approximately 3.5 miles from the project site at 4331 Lennox Blvd. in Inglewood, provides police protection services in the project vicinity (e, f). The proposed project would incrementally increase demand for police protection services. However, this increase would be nominal and no adverse impacts to police services are expected. |
| Fire | X | | | | | | The Los Angeles County Fire Department Station 14 would provide fire protection, paramedic and emergency medical technician services to the project site. The station is located at 1401 W. 108th Street (e), approximately four blocks south of the project site (f). The proposed project would slightly increase the demand for fire protection services; however, assuming compliance with Fire Department requirements, no adverse impacts to fire protection services are anticipated from development of the project. |
| Emergency Medical | X | | | | | | The Los Angeles County Fire Department would provide emergency medical services. Emergency victims would be taken to the Los Angeles County King-Drew Medical Center or Robert F. Kennedy Medical Center emergency rooms (e). No adverse impacts to emergency medical services are anticipated. |
| Open Space And Recreation<br>Open Space | X | | | | | | The project would not adversely affect any areas designated as public open space. |
| Recreation | X | | | | | | Jesse Owens Community Park and Little Green Acres Park are located about one mile west and east of the site, respectively (e). No adverse impacts to these facilities are expected. |
| Cultural Facilities | | X | | | | | The proposed project would not adversely affect any cultural facilities (b). The proposed community center is expected to be culturally beneficial to the community. |
| Transportation | X | | | | | | The proposed project would generate an estimated 203 average daily vehicle trips, including 20 trips during the AM peak hour and 27 trips during the PM peak hour (g). This would incrementally increase traffic on roadways in the immediate project vicinity, but is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. Significant impacts to the area circulation system are not anticipated. |

| Impact Categories | No Impact Anticipated | Potentially Beneficial | Potentially Adverse Requires Documentation Only | Potentially Adverse Requires More Study | Needs Mitigation | Requires Project Modification | Source or Documentation (See Attached References) |
|---|---|---|---|---|---|---|---|
| ***Natural Features*** | | | | | | | |
| Water Resources | X | | | | | | The proposed project would not affect water resources (e). |
| Surface Water | X | | | | | | No surface water is located onsite. Therefore, no impacts to surface water would occur. |
| Watercourses | X | | | | | | There are no watercourses within the vicinity of the project area (e). No impact to watercourses is anticipated. |
| Unique Natural Features and Agricultural Lands | X | | | | | | The proposed project would not affect any natural features. No active agricultural lands or agriculturally zoned lands are present within the project area (e). |
| Vegetation and Wildlife | X | | | | | | The project site is in a highly urbanized area. No important biotic communities exist and no wildlife was observed onsite (b). Therefore, the project would not significantly affect vegetation or wildlife. |
| ***Long-Term Effects*** | | | | | | | |
| Growth-Inducing Impacts | X | | | | | | The proposed project would provide affordable senior housing and could directly induce population growth by enticing people to move to the City. However, the project is intended to provide housing services for existing City residents and thus is not expected to attract a significant number of people from outside the region. The project would not require the extension of infrastructure or roadways since the sites have been developed in the past. Therefore, the project's potential to induce growth is not considered significant. |
| Cumulative Effects | X | | | | | | The proposed project would provide infill development in an urbanized area. While it would increase the intensity of development on the project sites, it would not result in any significant impacts that would be cumulatively considerable. |

| Area of Statutory/ Regulatory Compliance | Not Applicable To this Project | Consultation Required and Completed | Permits Required and Obtained | Project Consistent with Applicable Policies | Conditions and/or Mitigation Actions Required | Note Compliance Documentation |
|---|---|---|---|---|---|---|
| 1. Historic Properties<br>36 CFR 800 (CDBG)<br>36 CFR 801 (UDAG) | | | | | X | Historic and archaeological assessments were conducted for the project site (h, i). Though archaeological resources are not known on-site, work should be halted temporarily in the event that as yet undiscovered resources are uncovered during grading. |
| 2. Floodplain Management<br>42 FR 26951 | X | | | | | The project site is located within flood zone C or X, FEMA panel 065043-0910B, indicating minimal flood potential and no flood insurance requirement (e). |
| 3. Wetlands Protection<br>42 FR 26951 | X | | | | | No wetlands are located on or near the project site (e). |
| 4. Coastal Zone Plan<br>16 U.S.C. 1451 | X | | | | | The project site is not located in a coastal zone (e). |
| 5. Sole Source Aquifers<br>42 U.S.C. 201, 300(g) and 21 U.S.C. 349 | X | | | | | No impact to primary drinking water sources is anticipated. |
| 6. Endangered Species<br>16 U.S.C. 1531 | X | | | | | The project site is in an urbanized area. No endangered species are located in the area. |
| 7. Wild and Scenic Rivers<br>16 U.S.C. 1271 | X | | | | | No wild or scenic rivers are located in the site vicinity. |
| 8. Air Quality Protection<br>42 U.S.C. 7401 | X | | | | | The project site is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, and fine particulate matter ($PM_{10}$). Residence and employees of the community center and CDC offices would therefore be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Traffic associated with the project would incrementally increase air pollutant emissions, but such emissions would not exceed locally adopted significance thresholds or hinder attainment of federal air quality standards (d).<br><br>Existing SCAQMD regulations restrict the emissions of dust and fumes during construction and the project would be required to conform to these requirements. |
| 9. Farmland Protection<br>7 U.S.C. 4201 | X | | | | | No agricultural uses are located on-site or in the vicinity of the project. |

| Area of Statutory/ Regulatory Compliance | Not Applicable To this Project | Consultation Required and Completed | Permits Required and Obtained | Project Consistent with Applicable Policies | Conditions and/or Mitigation Actions Required | Note Compliance Documentation |
|---|---|---|---|---|---|---|
| 10. Environmental Justice Executive Order 12898 | X | | | | | The project would provide additional employment opportunities in the community and would provide affordable housing for area residents. The project would not expose low-income or minority populations to any environmental justice concerns. |
| 11. HUD Environmental Standards, 24 CFR 51 as amended | | | | | | |
| a. Noise Abatement 24 CFR 51B | X | | | | | Project construction would generate short-term noise level increases. Local noise ordinances would apply.<br><br>The proposed project is affordable senior housing and is not expected to generate substantial noise. The project is itself a noise sensitive use, but ambient noise levels do not exceed HUD's 65 decibel Ldn exterior standard for residences as the site is not adjacent to any major noise sources. Use of standard building techniques would be expected to achieve an acceptable interior noise level of 45 dBA Ldn or less. |
| b. Landfill Hazards CPD Letter 79-33 | X | | | | | The project site is not subject to any known landfill hazards (b). |
| c. Upset Hazards 24 CFR 51B | X | | | | | The project site is not subject to any known upset hazards, nor would the proposed use create any significant upset hazards (b). |
| d. Flammable Oper. 24 CFR 51C | X | | | | | The project site is not subject to any known flammable operations or explosives (b). |
| e. Toxic/Radioactivity HUD Notice 79-33 | X | | | | | The project site is not subject to any known radioactivity (b). As discussed under "Hazards and Nuisances, Including Site Safety," soil contamination exceeding regulatory action levels is not present onsite. |
| f. Airport Clear Zones 24 CFR 51D | X | | | | | The project site is not in an airport clear zone (e). |

**Summary of Findings and Conclusions:**

The proposed project involves the development of 70 units of affordable rental housing for seniors on a vacant, 1.4 acre site. The project would also include development of a community center of up to 5,000 square feet and CDC office space of up too 5,000 square feet. The site is currently zoned RD 3.1 and C2. The proposed project would be consistent with these designations. Neighboring land uses consist of residential and commercial development. The proposed project would be compatible with the scale and visual character of the surrounding area.

The project site is generally flat. No watercourses or water resources are located in the project area. No threatened or endangered wildlife was observed on the site. Former underground storage tanks on the site resulted in contamination of site soils. However, the former contamination has been remediated and no soils with contaminants exceeding regulatory action levels remain.

The project would not significantly affect public facilities. Implementation of the project would create short-term employment opportunities during construction and long-term employment opportunities in the community center and CDC office. The proposed project is not expected to disturb either historic or archaeological resources; nevertheless, if previously unidentified archaeological resources are identified during grading or construction, work will need to be temporarily suspended while the find is evaluated by a qualified archaeologist.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project is located outside the 500-year flood area, indicating minimal flood potential in the area.

The project would conform to all applicable federal, state, and regional air pollution control regulations, both short- and long-term, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways. The project site is not subject to noise exceeding HUD residential standards.

**Summary of Environmental Conditions:**

The project site is in a highly urbanized area and consists of one vacant single family house and two vacant government buildings. Vegetation mainly consists of disturbed grasses. No wildlife was observed onsite.

**Project Modifications and Alternatives Considered:**

No unavoidably significant impacts were identified for the proposed project. Therefore, project alternatives or modifications have not been considered.

**Mitigation Measures Required:**

The following mitigation measures are required:

1. **Historic, Cultural, and Archaeological Resources**. No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

2. **Solid Waste Recycling.** Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.

3. **Water Supply.** Because of ongoing concerns about regional water supplies, the following shall be incorporated into project design:

   - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.

   - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.

4. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

**References:**

a. Los Angeles Department of Regional Planning, West Athens/Westmont Community Plan, March 15, 1990, http://planning.co.la.ca.us/doc/plan/drp_pd_west_athens.pdf, accessed online on September 7, 2006. (ELECTRONIC)

b. Rincon Consultants, Inc., site visit, September 5, 2006.

c. Rincon Consultants, Inc., *Vapor Extraction Pilot Test and Remediation Design Report, Athens, Los Angeles County, California*, December 18, 2001. (PRINTED)

d. South Coast Air Quality Management District, http://www.aqmd.gov, accessed online September 6, 2006. (PRINTED)

e. Rincon Consultants, Inc., *Environmental Assessment, 105th and Normandie Child Care Center*. October 31, 2002. (PRINTED)

f. Thomas Brothers Maps, Los Angeles County, 2002. (PRINTED)

g. Institute of Transportation Engineers, *Trip Generation*, 7th Edition, 2003.
Project-generated traffic was calculated by multiplying the project size (units, square feet) by the applicable trip generation rate. The average daily traffic (ADT) rate for attached senior housing is 1.1 trips per unit, for rate for a recreational community center is 16.4 trips per 1,000 square feet, and the rate for general office space is 11.01 trips per 1,000 square feet. For attached senior housing, the AM peak hour rate is 0.08 trips per unit and the PM peak hour rate is 0.11 trips per unit. For a recreational community center, the AM peak hour rate is 1.62 trips and the PM peak hour rate is 1.64 trips per unit. For general office space, the AM peak hour rate is 1.55 trips per unit and the PM peak hour rate is 1.49 trips per unit.

h. San Buenaventura Research Consultants, *Section 106 Evaluation: 105th Street Senior Housing Project HMD001*, September 14, 2006. (PRINTED)

i. Conejo Archaeological Consultants, *Negative Archeological Survey Report of 1.4 Acres for the 105th Street Senior Housing Project Athens, Unincorporated Los Angeles County, California*, September 9, 2006. (PRINTED)

1. Is the project in compliance with applicable laws and regulations? ☒Yes ☐No

2. Is an EIS required? ☐Yes ☒No

3. A Finding of No Significant Impact (FONSI) can be made. The project will not significantly affect the quality of the human environment. ☒Yes ☐No

**Basic Reasons Supporting Decision:**

The proposed project involves the development of 70 units of affordable rental housing for seniors, 5,000 square feet of office space, and a 5,000 square foot community center on a vacant, 1.4 acre site. The project involves infill development in a highly urbanized area of Los Angeles County. Based on the Environmental Assessment, it has been determined that with implementation of recommended mitigation measures, the proposed project would not generate any significant environmental impacts.

The following mitigation measures are required:

1. **Historic, Cultural, and Archaeological Resources**. No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. A Gabrielino representative should monitor any excavation associated with Native American materials. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

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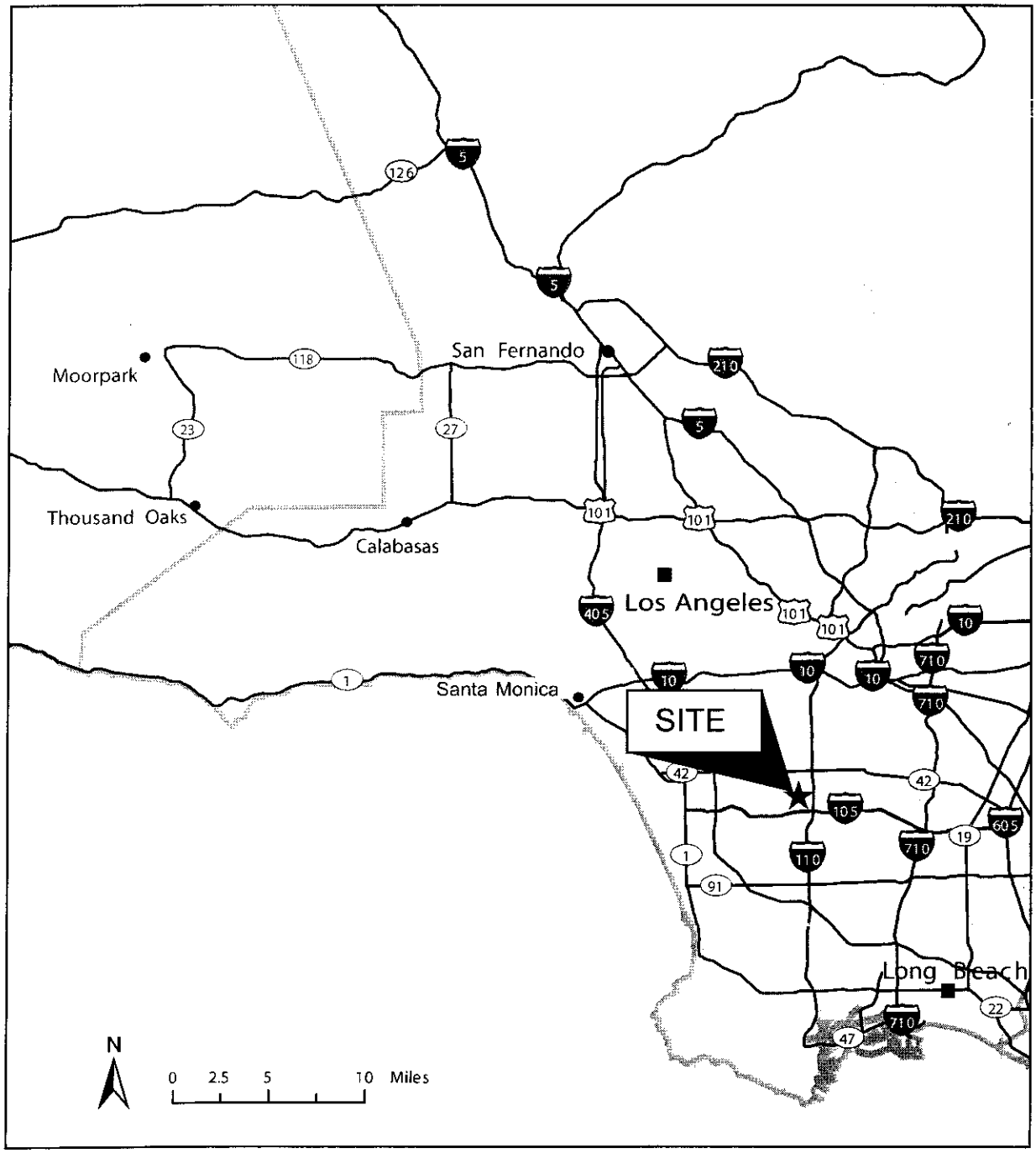
   - To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.

   - All new structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.

4. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

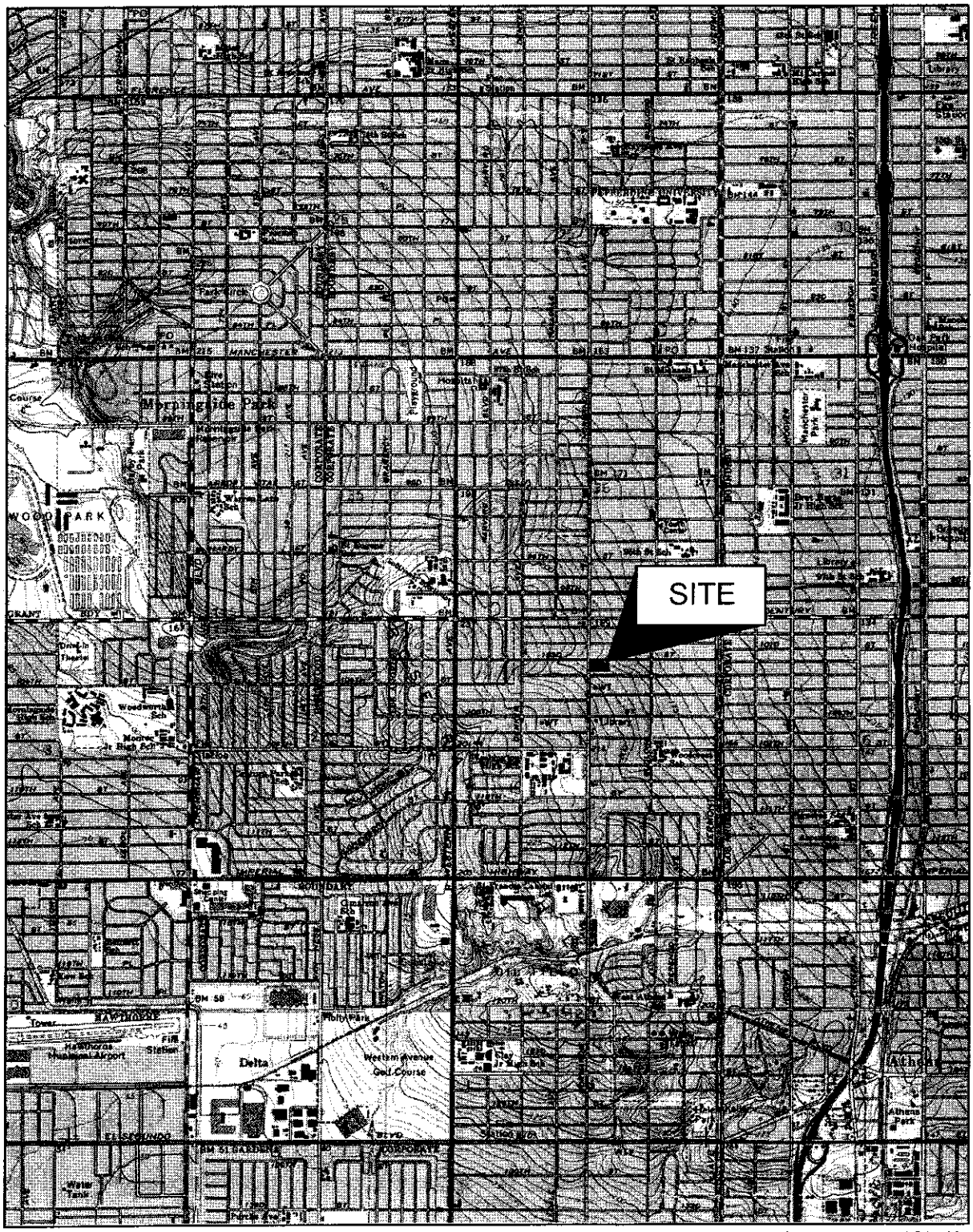
The proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

| | | | |
|---|---|---|---|
| **Prepared by:** | Sean Wazlaw | **Title:** | Environmental Planner |
| **Date:** | September 15, 2006 | | |
| **Concurred in:** | **Donald Dean, September 16, 2006** | **Title:** | **Environmental Officer** |




Regional Location

Figure 1




*Source: National Geographic TOPO! 2002, Inglewood CA 1981*

Project Vicinity

Figure 2

**Photo 1** - View of project site looking southeast from corner of South Normandie and West 104th Street.

**Photo 2** - View of project site looking southwest from West 104th Street.

Site Photographs

Figure 3A

**Photo 3** - View of vacant government building looking northeast from corner of S. Normandie and W. 105th Street. Building to be demolished to accommodate proposed project.

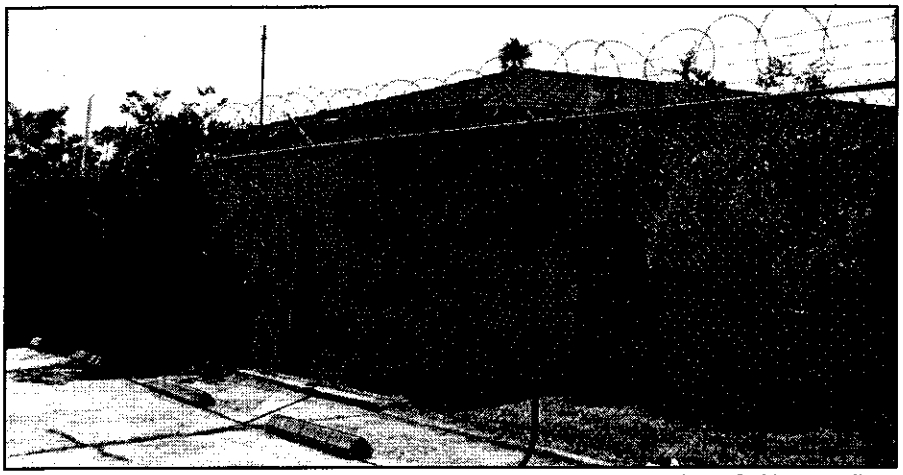


**Photo 4** - View of vacant government building looking southeast from S. Normandie. Building to be demolished to accommodate proposed project.

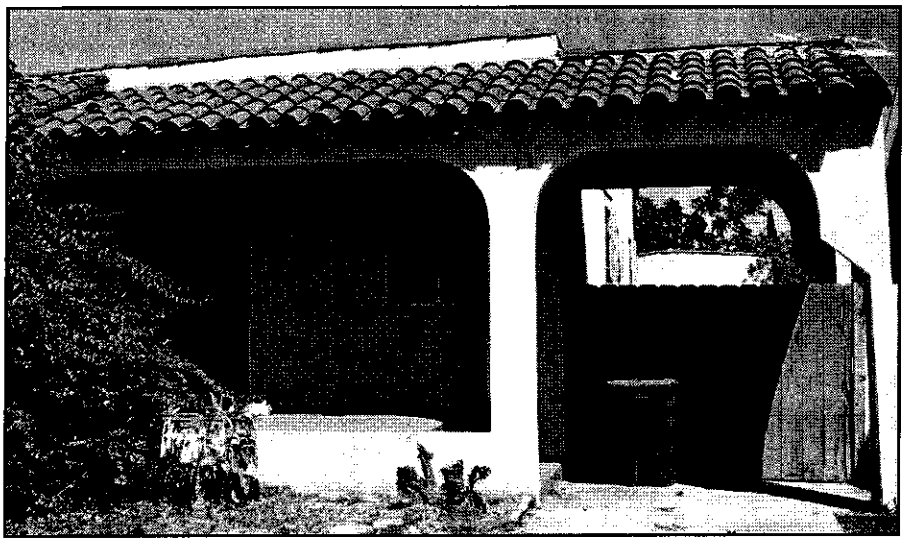


**Photo 5** - View of vacant residence at 1335 W. 105th Street that will be demolished to accommodate proposed project.

Site Photographs

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

1328 Woodland Drive • Santa Paula CA • 93060

805/525-1909
Fax 805/525-1597
sbra@historicresources.com
www.historicresources.com

**To:** Joe Power, Rincon Consultants, Inc.
**From:** Judy Triem, San Buenaventura Research Associates
**Date:** 14 September 2006
**Re:** Section 106 Evaluation: 105th Street Senior Housing Project HMD001

## 1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to construct up to 70 units of affordable rental senior housing in one building on six parcels (approximately 1.4 acres) located at 10402, 10408, 10410 & 10426 South Normandie Avenue and 1344 West 104th Street and 1335 West 105th Street in unincorporated West Athens area of Los Angeles County. [Figure 1]

The project will also include development of a community center of up to 5,000 square feet and office space of up to 4,000 square feet in one building. One vacant single family residence and two vacant office buildings will be demolished.

Off-site improvements include pavement repair, curbs, gutters, sidewalks, and utility installation.

## 2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself (APN 6060-009-900, 902, 903, 904, 905, 906), the adjacent properties and the properties across the street from the project site.

## 3. Description of Location of Undertaking

The project site contains six parcels, with frontage on South Normandie Avenue between 104th Street and 105th Street and one lot on 105th Street and one lot on 104th Street. There are two vacant office buildings located at 10426 S. Normandie Ave. at the corner of Normandie and 105th Street. One of the buildings was constructed in the 1920s and one in the 1950s. There is a vacant single family residence at 1335 W. 105th Street built in 1939. Across S. Normandie Ave. from the project site are both single family residences (1920s) and commercial buildings from the 1920s through the 1950s.

## 4. Historic Resources/National Register Determination

*Historical Background*

This area of unincorporated Los Angeles County, known as West Athens, appears to have been developed beginning in the early part of the twentieth century. By the 1910s and 1920s many of the streets in the area featured small bungalows and some modest commercial development was beginning to occur along Normandie Avenue between 104th and 106th streets. The property between 104th and 105th streets at 10426 S. Normandie Avenue contained the Southern California Water Company Normandie Plant on the southern half of the block. The large lot, measuring 167 by 190 feet, contained a

pump house for two booster pumps, a water tower and a water tank and two very small pump houses. Adjacent to these buildings were two single family residences from the 1920s. Today, all of the buildings and structures are no longer remaining, except for what appears to be the building that housed the booster pumps plus a new building constructed after 1950 used as a Los Angeles County Public Works office. Along 104th and 105th streets east of Normandie were single family residences built primarily during the late 1910s and 1920s. In 1929 the Spastic Children's Foundation Private School was located in the middle of the block on W. 105th Street.

*Physical Description of Buildings*

10426 S. Normandie Avenue: There are two buildings at this address. The first building, constructed during the 1950s, is a long narrow building with a sawtooth roof. Windows are located along the upper portion of the building under the eaves of the sawtooth roof. The building is constructed of concrete block. [Photo 1]

The smaller building, constructed during the 1920s as part of the Southern California Water Company complex, is rectangular in plan with a low tile hip roof and covered in stucco sheathing. A fixed window is located at the northern end of the building. [Photo 2]

1335 W. 105th Street: This single family residence is rectangular in plan with a flat roof with tile parapet combined with shed roof across the front. The porch is attached with a shed roof covered with clay tile and supported by arched columns. A porte cochere extends to the side of the house off the porch with a wooden gate. Windows are aluminum sliders with wrought iron bars. There is a detached garage at the rear of the property. [Photo 4]

Area of Potential Effect: Across S. Normandie Avenue from the project site are a mix of commercial buildings from the 1930s through the 1950s and scattered single and multi-family residences from the early 1900s through the 1960s. [Photo 3] Adjacent to the project site along W. 105th Street are single family residences from the 1920s and a vacant lot where the new childcare center will be constructed. [Photo 5] Adjacent to the project site along W. 104th Street are single family residences from the 1920s. [Photo 6]

*National Register Eligibility*

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

A. are associated with events that have made a significant contribution to the broad patterns of our history; or
B. are associated with the lives of persons significant in our past; or
C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. have yielded, or may be likely to yield, information important in prehistory or history.

14426 S. Normandie Avenue: Neither the 1920s or the 1950s building appear to be eligible for listing on the National Register because of their association with an event that has made a significant contribution to the history of Athens (Criterion A). The former Southern California Water Company building, constructed during the mid-1920s, once held two booster pumps. However, all the remaining tanks and buildings were removed from the site probably in the 1950s when the adjacent building was constructed for use as a Los Angeles County Public Works office.

There are no known significant persons (Criterion B) associated with this property. Neither of the buildings embody distinctive characteristics of a type or method of construction or were designed by known master architects (Criterion C). They are common buildings of their type and period. Criterion D refers to archaeology and is not pertinent to this evaluation.

1335 W. 105th Street: This single family residence built in 1939 represents one of many residences built during the 1920s and 1930s in the community but is not associated with any important event (Criterion A) in the West Athens district.

There are no known significant individuals associated with this property (Criterion B). This residence does not embody the distinctive characteristics of a type or method of construction. It was not designed by a master architect and does not have high artistic value (Criterion C). It is a very common example of a modest Spanish Colonial Revival bungalow from the 1930s. Criterion D refers to archaeology and is not pertinent to this evaluation.

Buildings within the APE: The residential and commercial buildings within the APE along South Normandie Avenue, W. 104th Street and W. 105th Street do not appear to be associated with an event that has made a significant contribution to the history of the West Athens community (Criterion A). Although they were part of the early residential and commercial development of the region, these buildings do not appear to have played a significant role in this development.

The residences and commercial buildings within the APE do not appear to be associated with the lives of any significant persons (Criterion B). The buildings do not embody the distinctive characteristics of a type or method of construction (Criterion C). They are ordinary examples of their style and period. Also, several have lost their integrity of design with changes to siding and windows. Criterion D applies to archaeology and is not relevant in this case.

In conclusion, there are presently no known buildings within the APE that are listed or eligible for listing on the National Register of Historic Places.

## 5. Information from Local Organizations

No information was collected from local organizations, since there are no known local preservation or historical organizations in West Athens.

## 6. Selected Sources

California Historical Landmarks, 1990

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2006

Los Angeles Assessor's Office website for parcel information and dates of construction.

Sanborn Maps, Los Angeles, Volume 26, sheet 2665, 1929-1950.

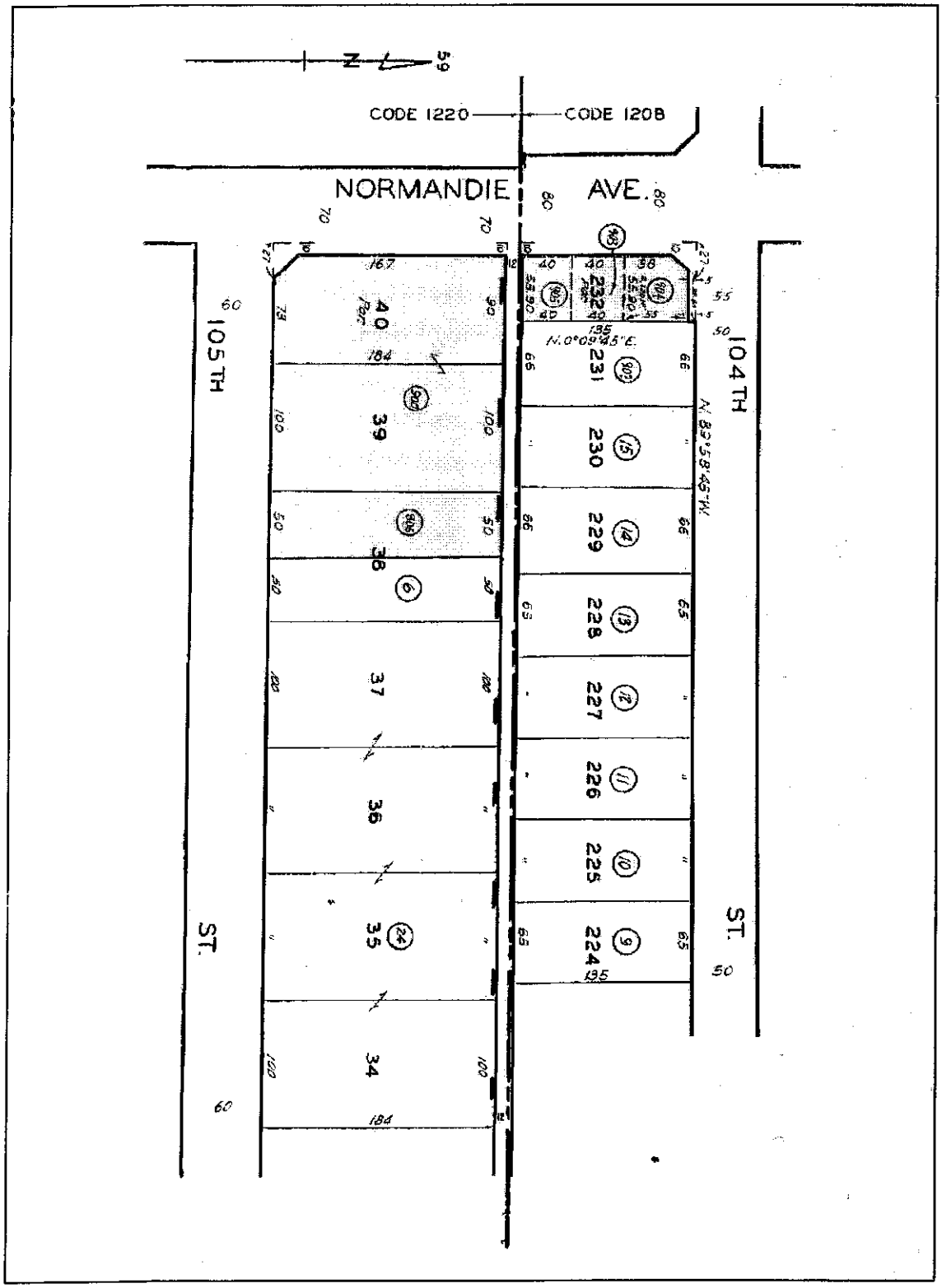



Figure 1. Site Location [Los Angeles County Assessor, Map Book 6060, Page 9]

Photo 1. Project site: 14426 S. Normandie Ave., facing east along 105th St. [4 September 2006]

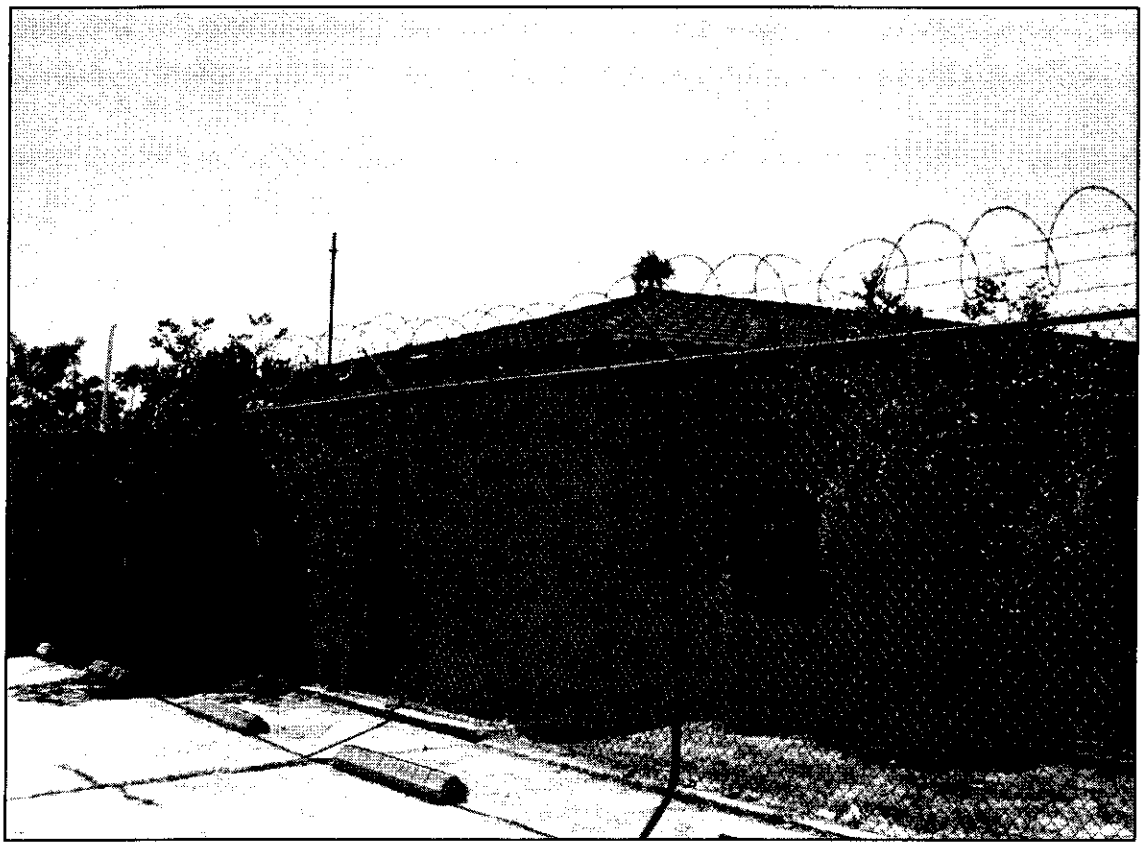


Photo 2. Project site: 14426 S. Normandie Ave., facing east from Normandie Ave. [4 September 2006]

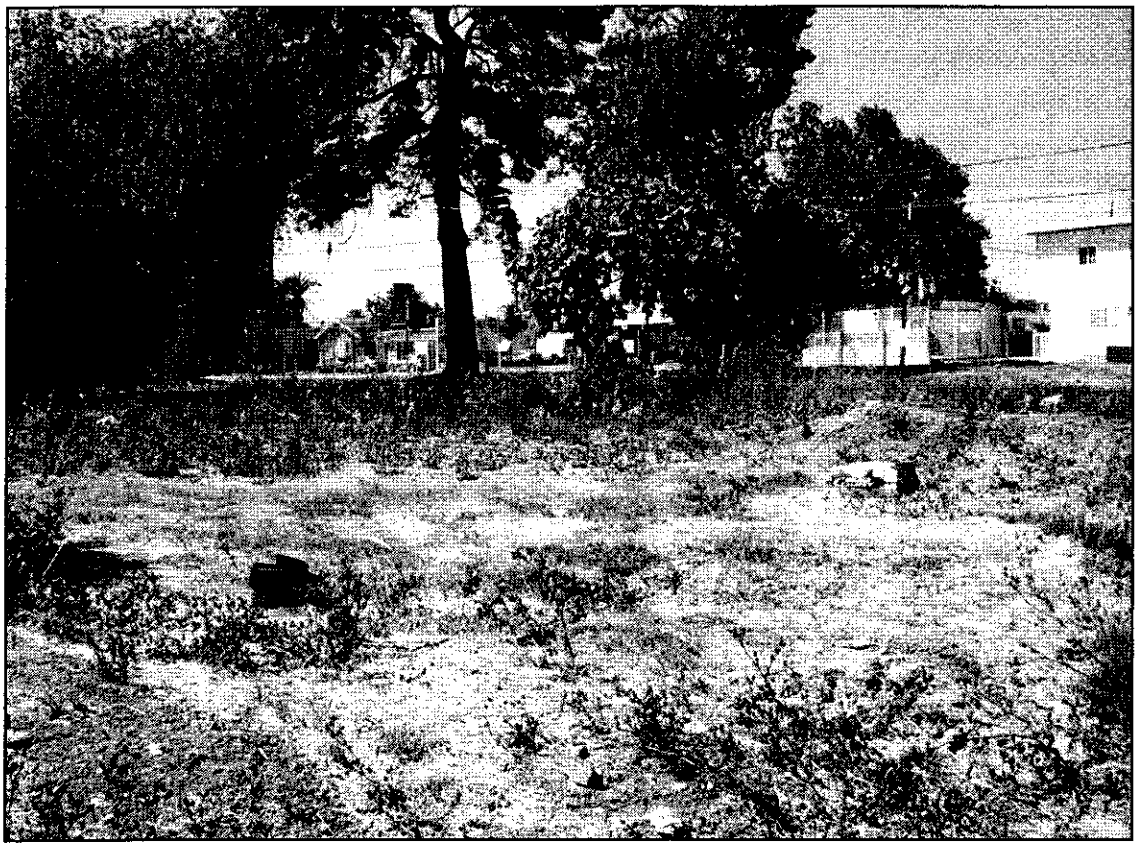


Photo 3. Project site looking southwest from 104th Street [4 September 2006]

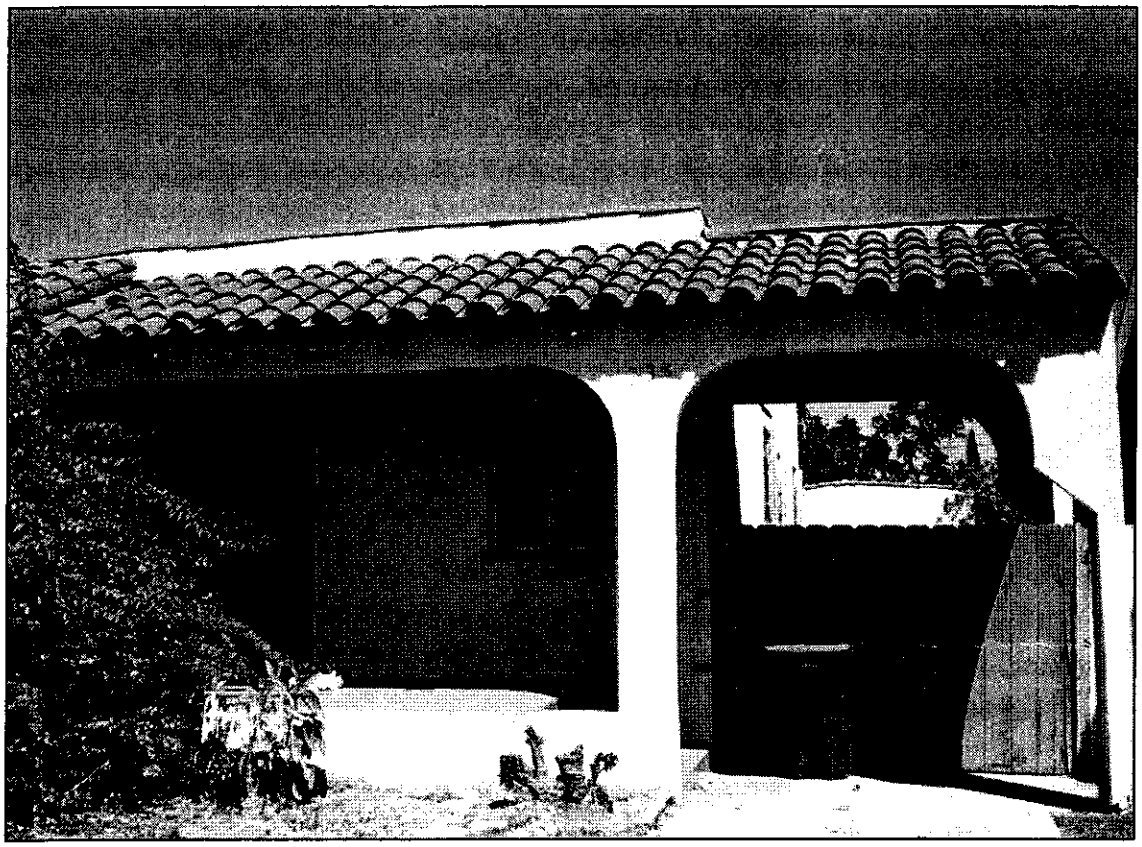
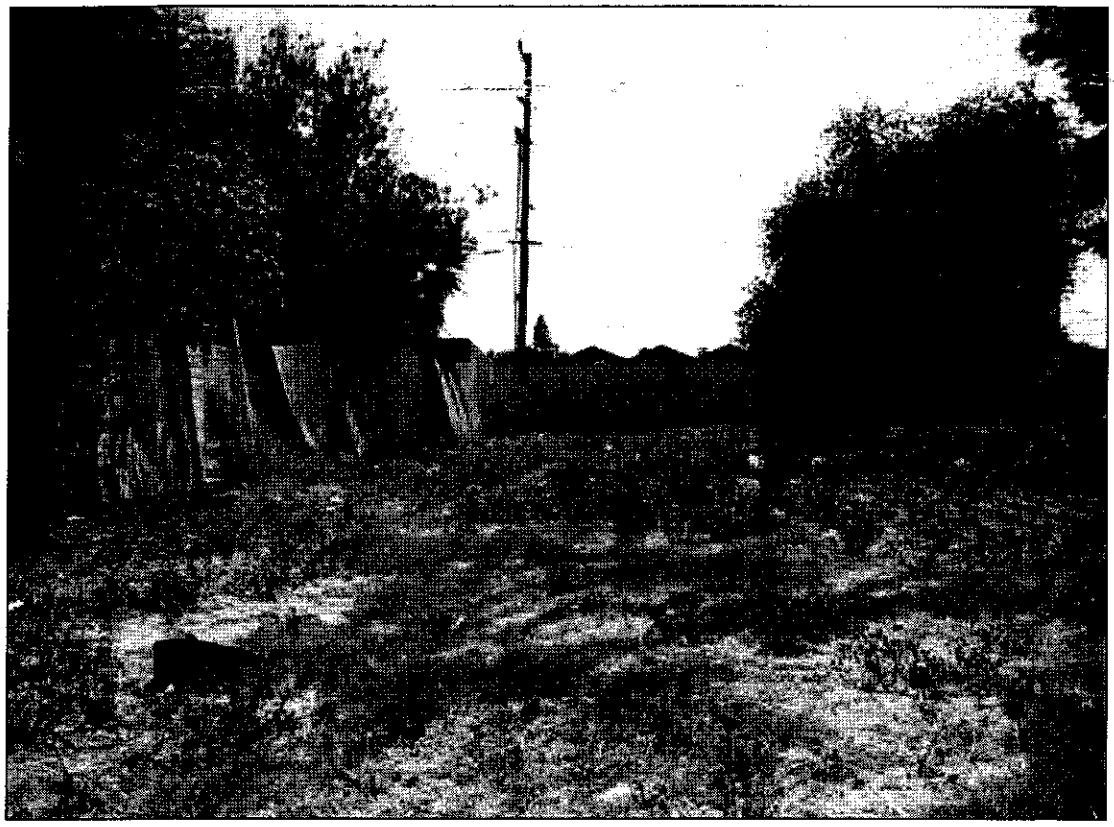


Photo 4. Project site: 1335 W. 105th Street, facing north [4 September 2006]

Photo 5. View looking east from project site at W. 105th Street [4 September 2006]

Photo 6. Residence adjacent to project site at 1340 W. 104th St., facing north [4 September 2006]



# NEGATIVE ARCHAEOLOGICAL SURVEY REPORT OF 1.4 ACRES FOR THE 105th STREET SENIOR HOUSING PROJECT ATHENS, UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA

(USGS 7.5' Inglewood Quadrangle)


*Prepared for:*
**Los Angeles County**
**Community Development Commission**
2 Coral Circle
Monterey Park, California 91755
Contact: Donald Dean

*Prepared by:*
**Conejo Archaeological Consultants**
2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
Author: Mary Maki



Document No. 06-219
September 9, 2006

## I. INTRODUCTION WITH PROJECT DESCRIPTION AND LOCATION

| **CDC Project Name/No.:** 105th Street Senior Housing Project HMD001 | **Location:** 10402, 10408, 10410, and 10426 South Normandie Avenue and 1344 West 104th St., and 1335 West 105th St., unincorporated West Athens, Los Angeles County | **Thomas Bro. Grid:** Pg. 704, A5 | **Assessor Parcel Nos.** 6060-009-900, 902, 903, 904, 905, & 906 | **CDC Contact:** Donald Dean Environmental Officer (323) 890-7186 |
|---|---|---|---|---|

This report was prepared at the request of Donald Dean of the Los Angeles County Community Development Commission (CDC). It presents the results of a Phase I archaeological investigation conducted by Conejo Archaeological Consultants (Conejo) for the 105th Street Senior Housing Project. Public funds will be used in the construction of up to 70 units of affordable rental housing for seniors on six parcels located at 10402, 10408, 10410, and 10426 South Normandie Avenue and 1344 West 104th Street and 1335 West 105th Street in the unincorporated West Athens area of Los Angeles County (Exhibits 1, 2 & 3). The project will also include development of a community center of up to 5,000 square feet and CDC office space of up to 4,000 square feet. Two vacant single family homes and one vacant government office building will be demolished. Offsite improvements will include pavement repair, curbs, gutters, sidewalks, and utility installation.

This archaeological study was undertaken in compliance with the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). This study also meets the cultural resource guidelines, policies and procedures as established by the United States Department of Housing and Urban Development (HUD) and the Los Angeles County Planning Department.

## II. STUDY FINDINGS

Based on the South Central Coastal Information Center's (SCCIC) record search results and field survey findings, no impacts to archaeological resources will result from construction of the 105th Street Senior Housing Project. Therefore, no further archaeological investigations are warranted prior to project approval. In the event that prehistoric and/or historic cultural materials are encountered during construction, all earth disturbing work within the vicinity of the find must be temporarily halted until a qualified archaeologist can evaluate the nature and significance of the find, as detailed in Section VI of this report.

## III. ENVIRONMENTAL SETTING

**Physical Environment:** The project's approximate 1.4-acre area of potential effect (APE) consists of Assessor Parcel Numbers (APN) 6060-009-900, 902, 903, 904, 905, & 906 (Exhibit 2). APNs 6060-009-902, 903, 904, & 905 are vacant lots. APN 6060-009-900 has a vacant government building on it. Two vacant single-family homes are located on APN 6060-009-906. The APE is bordered by

104th Street to the north, residential development to the east, 105th Street to the south, and Normandie Avenue to the west. Land use in the project vicinity includes residential and commercial development. No stands of native vegetation or drainages occur within or adjacent to the project APE.

**Cultural Environment:** The project site lies within the historic territory of the Native American group known as the Gabrielino, one of the wealthiest, most populous, and most powerful ethnic nationalities in aboriginal southern California (Bean and Smith 1978). The Gabrielino followed a sophisticated hunter-gatherer lifestyle, and were a deeply spiritual people (McCawley 1996). The Gabrielino territory included the Los Angeles Basin (which includes the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers), the coast from Aliso Creek in the south to Topanga Creek in the north, and the four southern Channel Islands. For in depth information on the Gabrielino, the reader is referred to McCawley's (1996) *The First Angelinos, The Gabrielino Indians of Los Angeles.*

## IV. SOURCES CONSULTED

**Results:**

South Central Coastal Information Center

A record search was conducted at the South Central Coastal Information Center housed at CSU Fullerton on August 31, 2006. The record search identified no prehistoric sites or historic archaeological sites within a 0.5-mile radius of the project's APE. Three archaeological surveys have been conducted within a 0.5-mile radius of the project APE. None of which included or were immediately adjacent to the project APE.

Federal, State & Local Historic Listings

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks and California Points of Historical Interest include no properties within or adjacent to the project APE (National Park Service 2006; Office of Historic Preservation 2006a & 1992). The California State Historic Resources Inventory lists no significant historical properties within or immediately adjacent to the project APE (Office of Historic Preservation 2006b).

Historian Judy Triem is in the process of conducting a Section 106 review of the project APE's built environment.

## V. FIELD METHODS

The approximate 1.4-acre project APE was surveyed by Mary Maki on August 31, 2006 (Exhibits 2 & 3). Ms. Maki is certified by the Register of Professional Archaeologists (RPA) and has over 17 years archaeological experience in southern California.

Linear transects spaced three meters (10 feet) apart were used to survey the northern half of the project APE, which consisted of weedy vacant lots. Ground surface visibility was fair throughout the northern half of the project APE. Recent trash was scattered throughout the survey area including broken glass, food wrappers, pieces of plastic, etc. Curb cutouts are indicative of past development. The southern half of the APE includes three vacant buildings and associated pavement. Survey methodology in the southern half of the APE was limited to "landscaped" areas including front and back yards. The ground surface throughout the entire project APE has been disturbed by grading and trenching associated with existing and past development.

No evidence of prehistoric or historic archaeological resources was observed.

## VI. REMARKS

Based on the SCCIC record search results, field survey findings and extent of past ground disturbances, no impact to archaeological resources is anticipated from project development. Therefore, no further archaeological investigation is warranted prior to project implementation as long as the following two recommendations are included as conditions of project approval.

1. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within 50 meters of the find must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Gabrielino representative should monitor any archaeological field work associated with Native American materials.

2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

## VII. CERTIFICATION

| | | |
|---|---|---|
| **Prepared By:** Mary K. Maki | **Title:** Principal Investigator | **Qualification:** RPA Certified 17 Years So. CA arch experience |
| **Signature:** | | **Date:** September 9, 2006 |

## VIII. MAPS

Project Vicinity ☒ USGS 7.5' Inglewood Quadrangle ☒ Archaeological APE/APN ☒

## IX. PHOTOGRAPHS

**Yes** ☒ **No** ☐ **Attached Yes** ☒ **No** ☐ (See Title Page)

## X. CITATIONS

Bean, Lowell John and Charles R. Smith

1978 Gabrielino. In *Handbook of North American Indians: California*, Volume 8. Edited by R.F. Heizer, pp. 505-508. W.G. Sturtevant, general editor. Smithsonian Institution, Washington D.C.

Los Angeles County Assessor

2006 http://assessormap.co.la.ca.us/mapping/gifimage.asp?val=5242006.00.

McCawley, William

1996 *The First Angelinos, The Gabrielino Indians of Los Angeles.* Malki Museum Press, Morongo Indian Reservation, Banning, California.

National Park Service

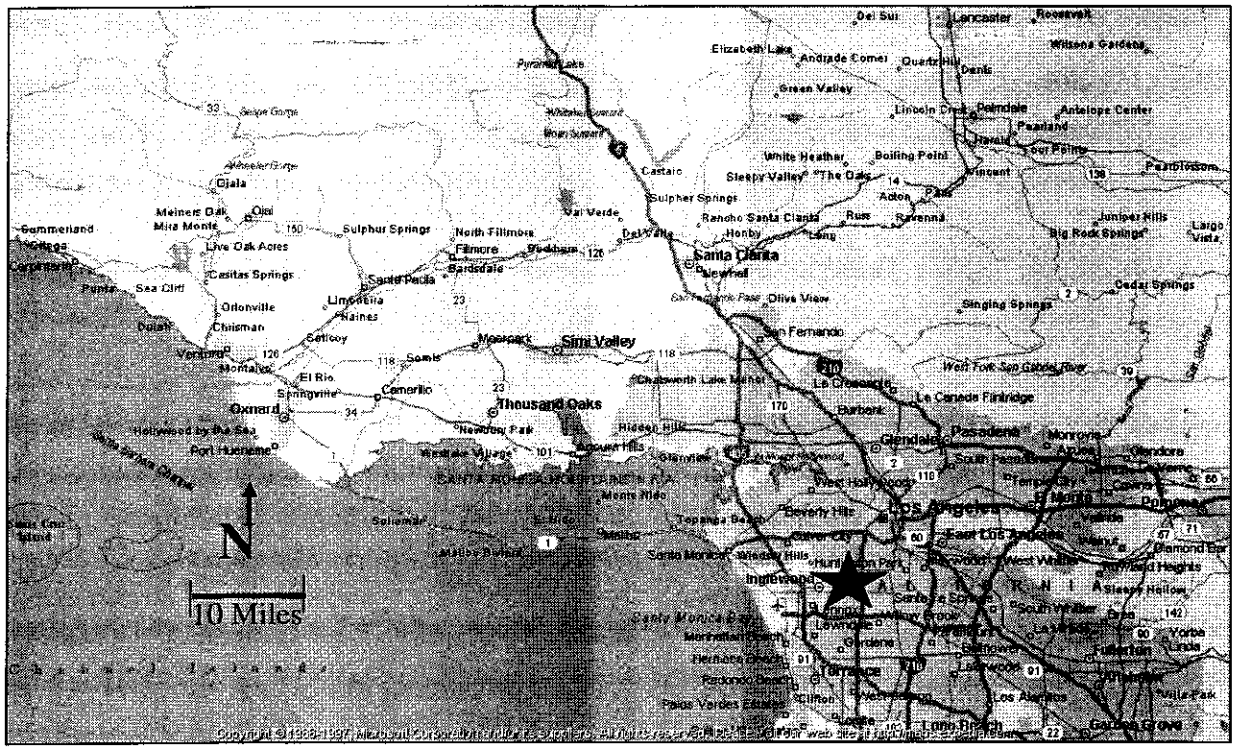
2006 National Register of Historic Places. Department of the Interior. http://www.nationalregisterofhistoricplaces.com/CA/Los+Angeles/state.html.

Office of Historic Preservation

2006a California Historical Landmarks. Department of Parks and Recreation, Sacramento, California. http://www.ohp.parks.ca.gov/?page_id=214274.

2006b Directory of Properties in the Property Data File for Los Angeles County. Department of Parks and Recreation, Sacramento, California, 2006.

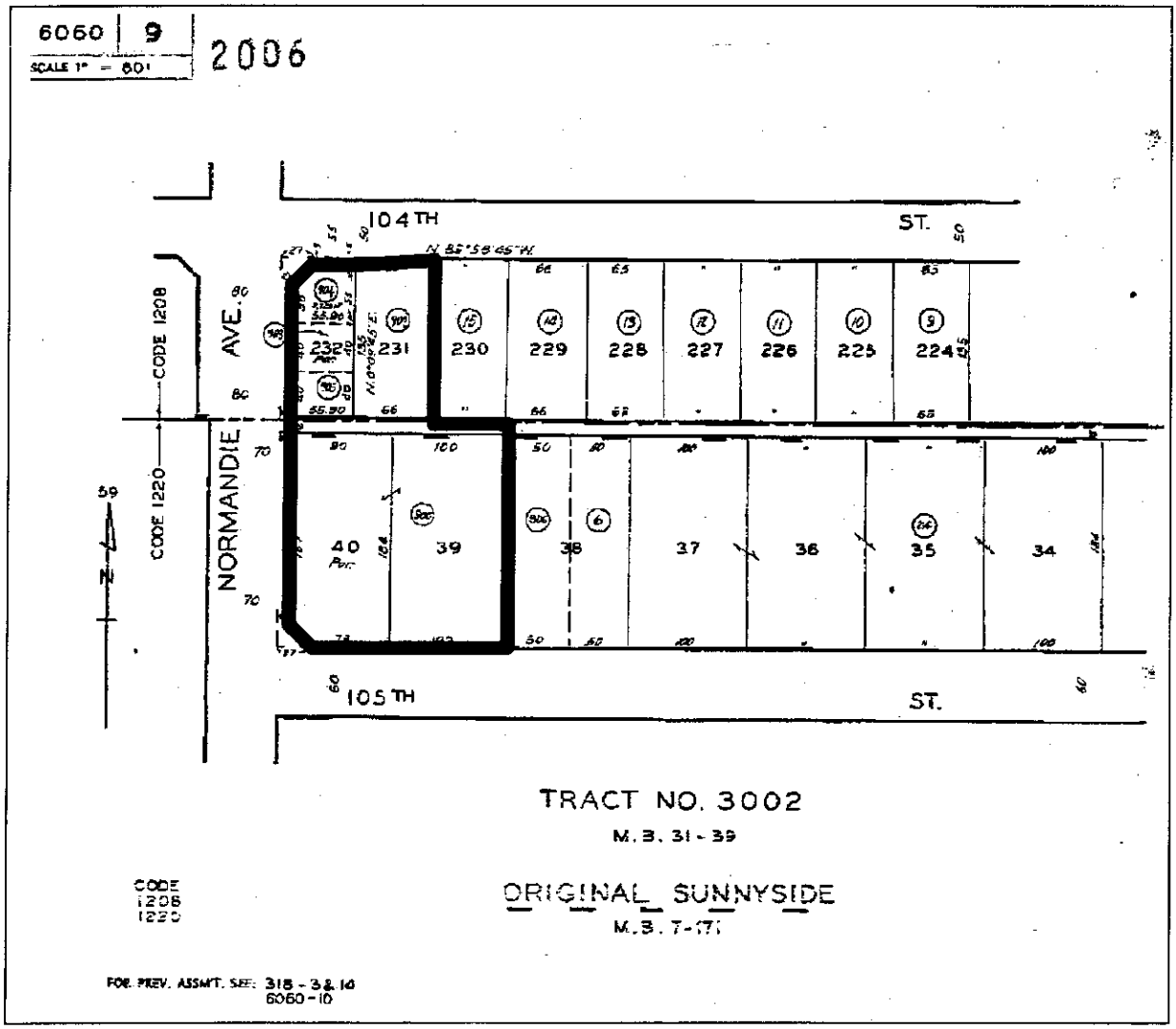
1992 *California Points of Historical Interest.* Department of Parks and Recreation, Sacramento, California.




# PROJECT VICINITY MAP

105th Street Senior Housing Project
10402, 10408, 10410, and 10426 South Normandie Avenue
and 1344 West 104th Street and 1335 West 105th Street
West Athens, Unincorporated Los Angeles County

Exhibit 1

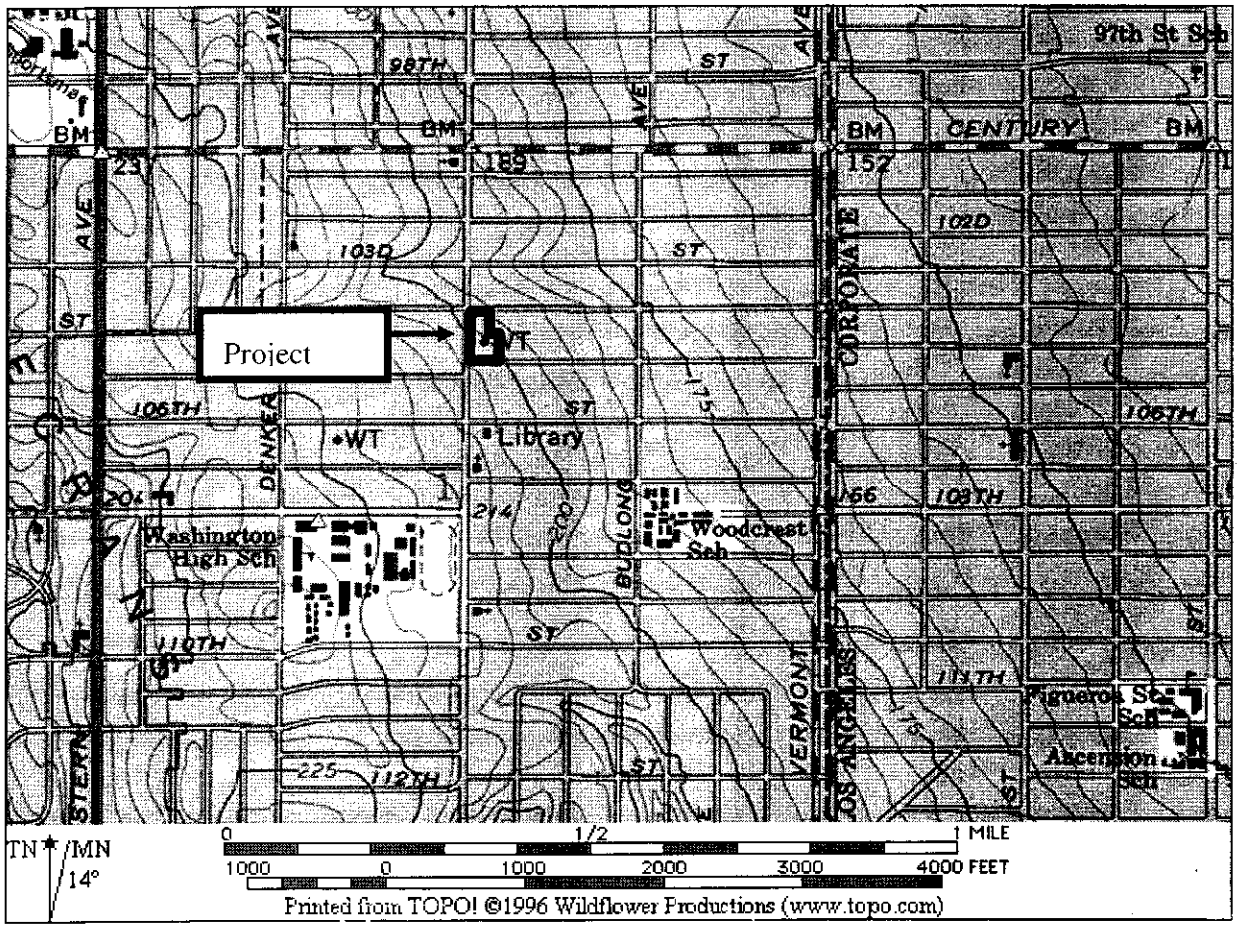



Source: Los Angeles County Assessor -
http://assessormap.lacountyassessor.com/mapping/viewer.asp

# AREA OF POTENTIAL EFFECT

105th Street Senior Housing Project
10402, 10408, 10410, and 10426 South Normandie Avenue
and 1344 West 104th Street and 1335 West 105th Street
West Athens, Unincorporated Los Angeles County

Exhibit 2




Source: USGS 7.5' Inglewood Quadrangle, 1964, photorevised 1981

# ARCHAEOLOGICAL SURVEY AREA

105th Street Senior Housing Project
10402, 10408, 10410, and 10426 South Normandie Avenue
and 1344 West 104th Street and 1335 West 105th Street
West Athens, Unincorporated Los Angeles County

Exhibit 3