

**FINAL MASTER
ENVIRONMENTAL IMPACT REPORT**

**CORBIN AND NORDHOFF
ENV 2002-1230-EIR
SCH # 2002051125**

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I. INTRODUCTION

As defined by Section 15121 of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) is an informational document which will inform public agency decisionmakers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The City of Los Angeles Department of City Planning (LADCP) has been designated as the Lead Agency for the proposed Project under CEQA. Due to the nature of the proposed Project, it was determined by the Lead Agency that a Master Environmental Impact Report (MEIR) would be the most appropriate environmental document.

The Draft MEIR was prepared for the proposed Project at the property located at 19601 Nordhoff Street, Los Angeles, California. The property is located within the Chatsworth - Porter Ranch Community Plan Area. The proposed Project at the Project Site includes a General Plan Amendment from Light Industrial to Community Commercial and Zone Change from [T][Q]M1-1, MR2-1 and P-1 to C2-1 over 35.5 acres of land. The proposed Project at the Project Site also includes the previously approved Homeplace Retirement Community consisting of 389 senior housing units and 35 assisted living units.¹ The Project Site is currently under the control of the applicant and the current tenant plans to vacate the Site upon termination of the lease in 2005 or possibly sooner. While a specific development scenario has not been determined for the Project Site, for planning and analysis purposes, four potential worst-case development scenarios have been identified as follows:²

Scenario 1: Retail

340,000 square feet Retail
389 Senior Housing units
35 Assisted Living units

Scenario 3: Retail/Residential

250,000 square feet Retail
300 Condominium units
389 Senior Housing units
35 Assisted Living units

Scenario 2: Office

930,000 square feet Office
389 Senior Housing units
35 Assisted Living units

Scenario 4: Office/Residential

690,000 square feet Office
300 Condominium units
389 Senior Housing units
35 Assisted Living units

¹The Homeplace Retirement Community included 389 senior housing units and 35 assisted living units at the time the EIR was prepared. However, the revised application for the Homeplace facility included 390 senior housing units and 35 assisted living units, within 505,000 square feet.

²Development scenarios for the project site were determined based on the assumption that surface parking would be provided for retail services and structured parking would be provided for commercial services. Additionally, it was assumed that any retail development on site would not exceed three stories. Based on these assumptions, the amount of parking that could fit on the project site was determined. The corresponding square footage of floor area for retail and office use was calculated. Potential development scenarios that include residential units were also determined. These square footage calculations were then extrapolated to the Add Area properties (total acreage) to determine the allowable floor area for retail, office, and residential land uses.

The City of Los Angeles Department of City Planning staff identified fifteen properties located to the north of Prairie Street, comprising approximately fifteen acres, for a potential additional area (Add Area) to coincide with the General Plan Amendment and Zone Change at the Project Site. As a result, potential environmental impacts resulting from the development scenarios analyzed for this Add Area were identified. The Add Area properties are not currently under the applicant's control and each property has a separate owner. Application and initiation of the Zone Change and General Plan Amendment can either be completed by the LADCP or the Add Area property owners. While a specific development scenario has not been determined for the Add Area, for planning and analysis purposes, the following potential development scenarios have been determined and were analyzed throughout the document:

Scenario 1: Retail

200,000 square feet Retail

Scenario 2: Office

586,000 square feet Office

Scenario 3: Retail/Residential

150,000 square feet Retail

100 Condominium units

Scenario 4: Office/Residential

435,000 square feet Office

100 Condominium units

An Environmental Assessment Form (EAF) was submitted by the project applicant on March 11, 2002. A preliminary scope of significant impacts for the Draft MEIR was determined by the LADCP, Environmental Review Section (ERS). Due to the size of the Project, it was determined that an EIR would be required and an Initial Study was not prepared. The LADCP ERS circulated a Notice of Preparation (NOP) from May 23 to June 24, 2002 and held a Public Scoping Meeting on June 4, 2002 at California State University–Northridge to elicit comments regarding the proposed scope of the EIR. A final scope for the Draft MEIR includes the following areas of potential impact:

- Aesthetics
- Geology and soils
- Land use and planning
- Recreation
- Air quality
- Hazardous materials
- Noise
- Transportation
- Biological resources
- Hydrology
- Population/housing
- Utilities

The following environmental impact areas were determined to be less than significant and were therefore not analyzed in the Draft MEIR: agricultural resources, cultural resources, and mineral resources. This determination, made by the LADCP, was based on the lack of identification of a substantial concentration of these resources in the General Plan Framework EIR, the developed nature of the Project Site and Add Area, and the considerable length of time that the Project Site and Add Area have been developed.

The four development scenarios proposed for the Project Site were analyzed for potential environmental impacts, and are referred to throughout the Draft MEIR as “the proposed Project at the Project Site”. The four potential development scenarios determined for the Add Area were

analyzed separately for potential environmental impacts, and are referred to throughout the Draft MEIR as the “development scenarios analyzed for the Add Area”. Therefore, within each impact section, a total of eight future potential development scenarios were analyzed. Analysis was conducted separately to differentiate between potential impacts resulting from the project applied for under CPC 2002-7295-PPR-BL filed December 17, 2002 (the proposed Project at the Project Site) and potential impacts resulting from the extrapolation of the General Plan Amendment and Zone Change to the Add Area properties, as requested by the City of Los Angeles (development scenarios analyzed for the Add Area). Potential impacts of the eight development scenarios were based on the worst-case scenario and, depending on economic conditions at the time of development, may be less than predicted.

Based on the final scope, a Draft MEIR was prepared for the Project. This Draft MEIR was circulated for public review for 45 days, from September 11, 2003 through October 27, 2003. Before approving a project, CEQA requires that the Lead Agency prepare and certify a Final Master Environmental Impact Report (Final MEIR). The required contents of a Final MEIR are specified in Section 15132 of the CEQA Guidelines, which states that the Final MEIR shall consist of:

- The Revised Draft MEIR or a revision of the Draft.
- Comments and recommendations received on the Revised Draft MEIR either verbatim or in summary.
- A list of persons, organizations, and public agencies commenting on the Revised Draft MEIR.
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- Any other information added by the Lead Agency.

The Lead Agency must provide each agency that commented on the Revised Draft MEIR a copy of the Lead Agency’s proposed response at least 10 days before certifying the Final MEIR.

This document, together with the Draft Master Environmental Impact Report Corbin and Nordhoff and Appendices Volumes I - III constitutes the “Final MEIR” for the Corbin and Nordhoff project. The Final MEIR is organized as follows:

- I. Introduction
- II. Summary
- III. Corrections and Additions
- IV. Comments and Responses
- V. Mitigation Monitoring Program