LOS ANGELES
DEPARTMENT OF CITY
PLANNING
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ADDENDUM

Andora Subdivision Project

Case Number: ENV-2014-3995-EIR
State Clearinghouse: 2015021057

Project Location: 9503, 9504, and 9509 Andora Avenue, Los Angeles CA 91311

Community Plan Area: Chatsworth – Porter Ranch

Council District: 12—Lee

Project Description: This document serves as the First Addendum to the Andora Subdivision Project Final EIR (SCH No. 2015021057), certified by the City of Los Angeles City Council on June 21, 2017, for the Andora Subdivision Project. The Project involves the merger and resubdivision of six parcels into a maximum 34-lot subdivision (33 residential lots and one open space lot) on an approximately 91-acre undeveloped site, located at the westerly terminus of Andora Avenue in the City of Los Angeles. The Project Site would be developed with 33 single-family residences and associated public streets, with approximately 63 acres preserved as an open space conservation easement.

The certified Final EIR identified the Approved Project would impact eight (8) protected trees on the Project Site. The final design for the Approved Project avoided impacting three (3) of these Protected Trees, resulting in the Approved Project impacting five (5) Protected Trees. This Addendum addresses the removal of additional off-site trees to allow for improvements to an existing off-site secondary access road to meet City of Los Angeles Fire Department (LAFD) standards. The Tree Report for the off-site secondary access road surveyed forty-two (42) trees. One (1) of these trees (Coast Live Oak) died from basal rot and has since been removed. Nine (9) trees located along the alignment of the secondary access road will be preserved in place, including six (6) Protected Trees (Coast Live Oaks) and three (3) non-Protected Trees. The improvements to the off-site secondary access road require the removal of thirty-two (32) trees, including nine (9) non-Protected Trees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak). The Modified Project would impact a total of ten (10) Protected Trees including the five (5) on-site Protected Trees and five (5) additional off-site Protected Trees, including four (4) living Protected Trees and one (1) dead Protected Tree.

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INTRODUCTION

This document is an Addendum to the Environmental Impact Report (EIR) prepared for the Andora Subdivision Project (Case No. ENV-2014-3995-EIR, State Clearinghouse No. 2015021057), which was certified by the City of Los Angeles (City) on June 21, 2017 (Certified EIR). In accordance with the California Environmental Quality Act (CEQA), this Addendum to the EIR analyzes proposed modifications (the Modified Project) to the Andora Subdivision Project approved in 2017 (the Approved Project) and demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts already evaluated in the Certified EIR.

BACKGROUND

The City prepared an EIR pursuant to the CEQA for the Andora Subdivision Project (Project) to assess potential environmental impacts of the Project, as described below. The EIR concluded that, with the implementation of all feasible mitigation measures, all of the Project's environmental impacts would be less than significant, with the exception of significant and unavoidable temporary noise impacts from construction-related ground borne vibration at sensitive receptors adjacent to Andora Avenue.

In June 2017, the City certified the EIR and approved the Project. As approved Vesting Tentative Tract Map No. 73427 (VTT-73427) permitted the merger and resubdivision of six parcels at 9503 N. Andora Place into a maximum of 34 lots (33 residential lots and one open space lot).

Subsequent to approval of the Project, in conjunction with the City of Los Angeles Fire Department (LAFD), it was determined improvements to an off-site secondary access road required to meet LAFD standards require the removal of thirty-two (32) trees, including nine (9) non-Protected Trees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak). The Modified Project would impact a total of ten (10) Protected Trees including the five (5) on-site Protected Trees and five (5) additional off-site Protected Trees, including four (4) living Protected Trees and one (1) dead Protected Tree.

A Protected Tree Removal Permit must be obtained from the City of Los Angeles Bureau of Street Services Urban Forestry Division (Urban Forestry Division) to remove these additional off-site Protected Trees, resulting in the need to prepare an addendum to the Certified EIR.

Both the Approved Project (as analyzed in the Certified EIR) and the Modified Project (analyzed in this Addendum) are discussed further below.

CEQA AUTHORITY FOR AN ADDENDUM

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

CEQA Guidelines Section 15162 requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and one or more of the following circumstances exist:

(1) Substantial changes are proposed in the project which, will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no Supplemental or Subsequent EIR shall be required by the lead agency or by any responsible agency:

(a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;

(b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or

(c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis in this document, the Modified Project would not result in any of the following:

1. Substantial changes that will require major revisions of the previous EIR, as the modifications are related strictly to on-site Protected Tree removals;
2. Substantial changes with respect to the circumstances under which the Modified Project is undertaken since the on-site Protected Tree removals have not altered or created special circumstances;

   New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, since the on-site Tree Removals relate directly to the required secondary emergency access road and is not new information of substantial importance and was not known at the time. Additionally, the following will not occur:

   a) The project will have one or more significant effects not discussed in the previous EIR;

   b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   c) Mitigation Measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or

   d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Therefore, the modification resulting from the Modified Project does not meet the criteria for a Supplemental or Subsequent EIR pursuant to CEQA Guidelines Section 15162.

PROJECT DESCRIPTION

PROJECT SUMMARY

Overview of Approved Project

As approved Vesting Tentative Tract Map No. 73427 (VTT-73427) permitted the merger and resubdivision of six parcels located at the westerly terminus of Andora Avenue (9503 N. Andora Place) into a maximum of 34 lots (33 residential lots and one open space lot) to allow the development of 33 single-family residences and associated public streets, with approximately 63 acres permanently maintained as an open space conservation easement. The Approved Project, as analyzed in the Final EIR, included removal of eight (8) Protected Trees on the site. The final grading design for the Project avoided impacts to three (3) of these eight (8) trees and impacted five (5) Protected Trees. The Approved Project included secondary access to the Project Site from an existing driveway extending from the western end of Plummer Street to the southwest corner of the Project Site.

Modifications to Approved Project

Subsequent to approval of the Project, in conjunction with the City of Los Angeles Fire Department (LAFD), it was determined improvements to the off-site secondary access road area required to meet LAFD standards. The Tree Report included in **Appendix A** for the off-site secondary access road surveyed forty-two (42) trees. One (1) of these trees died from basal rot and has since been removed. Nine (9) trees located along the alignment of the secondary access road will be preserved in place, including six (6) Protected Trees and three (3) non-Protected Trees.

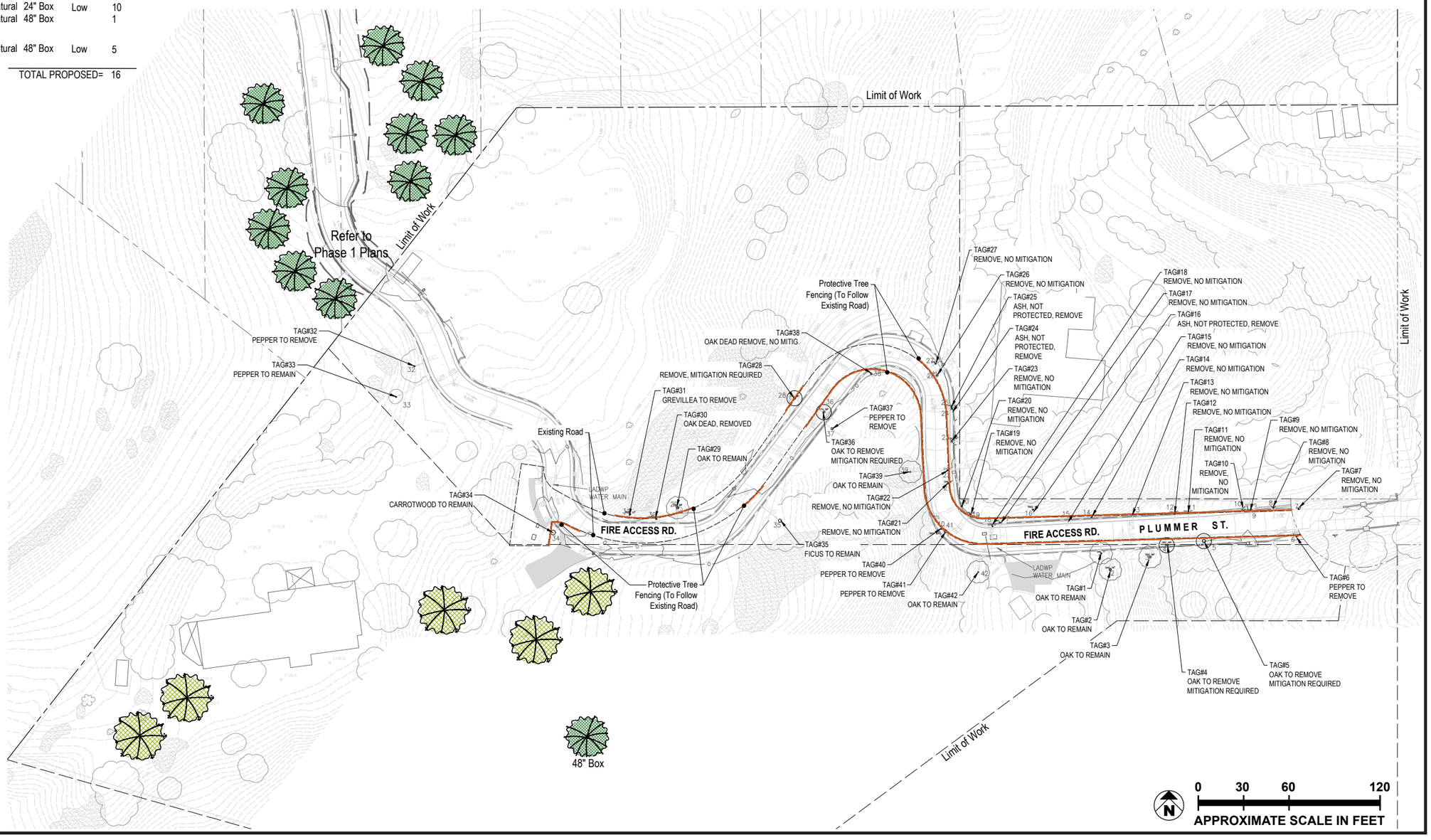
Figure 1, Tree Preservation and Replacement Plan – Secondary Access Road, shows the improvements to the off-site secondary access road and identifies trees along the alignment of this road to be retained and trees proposed for removal. The improvements to the off-site secondary access road require the removal of thirty-two (32) additional trees, including nine (9) non-Protected Trees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak). LAFD determined that the proposed removal of these trees is necessary to allow for the construction of the off-site secondary emergency access road required for the Project.

The Approved Project, as analyzed in the Final EIR, included removal of eight (8) on-site Protected Trees. The final grading design for the Project avoided impacting three (3) of these eight (8) trees and five (5) on-site Protected Trees.

The Modified Project would impact a total of ten (10) Protected Trees including the five (5) on-site Protected Trees and five (5) additional off-site Protected Trees, including four (4) living Protected Trees and one (1) dead Protected Tree. Approval of a new Tree Removal Permit by the Urban Forestry Division is required to allow the removal of additional off-site Protected Trees for the required improvements to the off-site secondary emergency access road.

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS & R3	Qty.
		EXISTING PROTECTED TREES (TO REMAIN)				
	Oaks	Existing Coast Live Oak (Protected)	-	-	-	6
				TOTAL EXISTING (TO REMAIN) =		6
		PROPOSED MITIGATION TREES (at 4:1 Ratio)				
	Specimen	Quercus agrifolia (Coast Live Oak)	Natural	24" Box	Low	10
			Natural	48" Box		1
	Specimen	Quercus lobata (Valley Oak)	Natural	48" Box	Low	5
				TOTAL PROPOSED=		16



SOURCE: Arborgate Consulting, Inc. - 2022

FIGURE **1**

Tree Preservation and Replacement Plan – Secondary Access Road

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371-001-22

Mitigation will be provided for the proposed removal of four additional (4) living Protected Trees. Mitigation is not required for the removal of the one (1) dead Protected Tree. The City of Los Angeles Urban Forestry Division has the authority to prescribe mitigation for any protected tree removal approval. The Board of Public Works specific condition that states 4:1, i.e., four 24" box trees for each naturally occurring Protected Tree to be removed. As four (4) additional living Protected Trees are proposed for removal, sixteen (16) 24" box trees of the protected tree species will be planted on site as shown in **Figure 1, Tree Preservation and Replacement Plan – Secondary Access Road**. The Modified Project would be required to implement the Approved Project's Mitigation Measures MM C-5 and MM C-7. Mitigation Measure C-5 requires that all tree protection measures in the Tree Report be implemented during project construction and Mitigation Measure C-7 requires that a qualified biologist monitor the removal of trees.

No other changes are proposed as part of the Modified Project. Specifically, the land use mix, square footage, height, massing, development area, and construction assumptions set forth in the Certified EIR would not change.

ENVIRONMENTAL SETTING

Project Location

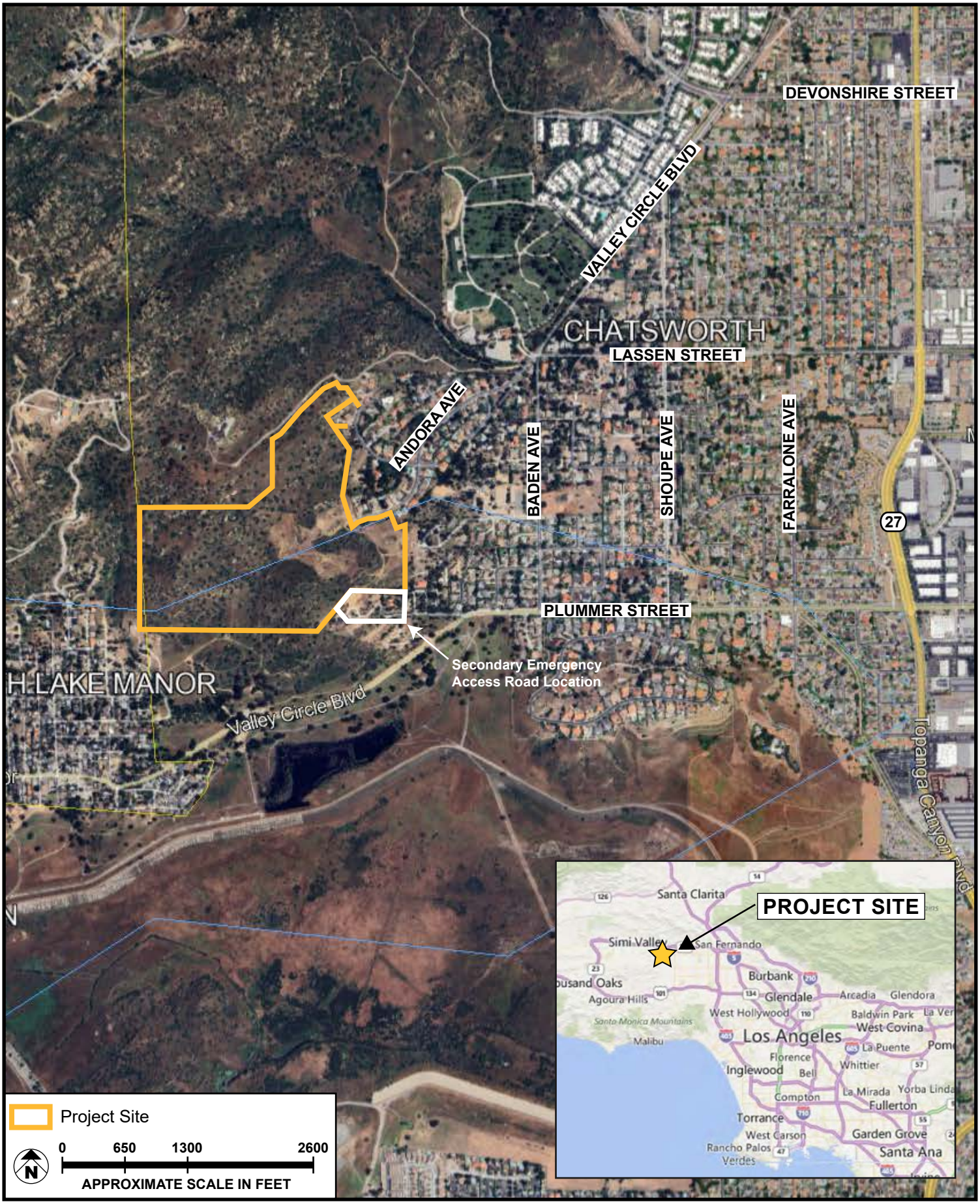
The Project is located in the Chatsworth – Porter Ranch Community Plan (Community Plan) Area of the City of Los Angeles, which is located in the western San Fernando Valley approximately 20 miles northwest of Downtown Los Angeles. The Community Plan Area encompasses the northwest portion of the City of Los Angeles within the San Fernando Valley. The Chatsworth Community is roughly bound by State Route (SR) 118 to the north; Melvin Avenue and Corbin Avenue to the east; Nordhoff Street to the south; and Ventura County to the west.

The 91-acre Project Site is located at the westerly terminus of Andora Avenue as shown in **Figure 2, Project Location Map**. The primary street address associated with the Project is 9503 Andora Avenue and includes Assessor Parcel No. (APN) 2724-007-004.

As shown in **Figure 2, Project Location Map,** the required off-site secondary access road is an existing paved residential driveway located at the southwest corner of the Project Site that extends from the west end of Plummer Street.

Existing Conditions

At the time the Draft EIR was prepared in 2015, the Project Site was undeveloped and consisted largely of natural vegetation, moderate sloping terrain, and geologic rock outcroppings. Portions of the Project Site were disturbed with non-native fill, debris, and graded but unpaved fire access roads. Subsequent to approval of the Project in 2017, the portions of the Site approved for development by VTT-73427 were cleared and graded. Construction of utilities, streets and other site improvements is ongoing.The area containing the off-site secondary access road is sparsely covered with relatively young oaks and other native brush and trees.



SOURCE: Google Earth - 2024; Bing Map - 2015

FIGURE **2**

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Project Location Map

371-001-22

Planning & Zoning

The Community Plan promotes an arrangement of land use, infrastructure, and services intended to enhance the economic, social, and physical health, safety, welfare, and convenience of the people who live, work, and invest in the community. By serving to guide development, the Community Plan encourages progress and change within the community to meet anticipated needs and circumstances, promotes balanced growth, builds on economic strengths and opportunities while protecting the physical, economic, and social investments in the community to the extent reasonable and feasible.

Portions of the Project Site are designated as Minimum Residential land use (0.5 to 1 dwelling unit per acre with corresponding zones OS, A1, RE40 and A2) or Very Low I Residential (1 to 2 dwelling units per acre with corresponding zones RE20 and RA). The Site is also designated as a potential "K" Equinekeeping Supplemental District on the Community Plan Equestrian Areas and Trails map.

Horse-keeping areas are designated to "feature large lots intended for horse-keeping on 17,500 square feet (sf) and larger lots" in conjunction with residential use of the lot.

The Los Angeles Zoning Code is the primary tool for implementing the General Plan Land Use Element. For each defined zone, the ordinance identifies permitted uses and applicable development standards for characteristics of development, such as density, height, parking and landscaping requirements. The Site is within Zone A1-1, which is an agricultural zone that also permits single-family residences.

Surrounding Land Uses

The Project Site is generally bounded by residential and open space land uses to the north, rural residential (Lake Manor) and open space land in Ventura County to the west, residential land uses to the east, and Chatsworth Oaks Park, open space and residential land uses to the south.

REQUESTED PERMITS AND APPROVALS

The permits and approvals for the removal of additional off-site Protected Trees for the Modified Project include the following:

- Pursuant to LAMC Section 46.00, a Protected Tree Removal Permit from the City of Los Angeles Bureau of Street Services Urban Forestry Division for the removal of four (4) living and one (1) dead off-site Protected Coast Live Oak Trees.

RESPONSIBLE PUBLIC AGENCIES

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (State CEQA Guidelines Section 15381). The list below identifies responsible agencies identified for the Project.

- Air Quality Management District (AQMD): permitting authority over localized and regional air quality impacts and enforcement of any applicable air quality mitigation measures.

- California Department of Fish and Wildlife (CDFW): permitting authority for the take of any species protected by the California Endangered Species Act or the Native Plant Protection Act and the authorization of a streambed alteration agreement pursuant to Section 1600 et seq. of the State of California Fish and Game Code, to the extent any such jurisdictional areas are identified.

- United Stated Army Corps of Engineers (ACOE): for a Wetlands/"Waters-of-the-US" determination for the approval of either a Nationwide Permit (NWP) or Individual Permit (IP), depending on the extent of linear impacts.

- Regional Water Quality Control Board (RWQCB): permitting authority over surface water runoff and water quality impacts, with enforcement of any applicable mitigation measures.

ENVIRONMENTAL IMPACT ANALYSIS

This section provides an impact assessment of the Modified Project. As set forth above, the Modified Project requires the removal of four living on-site Protected Trees and one dead on-site Protected Tree, as described in the Modified Project's Tree Preservation Report included as Appendix A. In conjunction with the LAFD, it was determined that improvements to the existing off-site secondary access road require the removal of additional trees located along the alignment of this road. No other changes are proposed as part of the Modified Project. Specifically, the land use mix, square footage, height, massing, development area, and construction assumptions set forth in the Certified EIR would not change.

This Addendum analyzes the potential environmental effects of the proposed changes as compared to the environmental effects of the Approved Project as set forth in the Certified EIR. As discussed in the section that follows, the analysis demonstrates that the removal of additional trees along the alignment of the existing off-site secondary access road would not involve substantial changes that would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Certified EIR prepared for the Project. There have been no substantial changes with respect to the circumstances under which the Approved Project would be undertaken that would result in new significant environmental effects and no substantial increase in the severity of significant effects previously identified in the Certified EIR. Finally, the analysis demonstrates that there is no new information of substantial importance meeting the criteria of CEQA Guidelines Section 15162(a)(3), as discussed in greater detail below.

As determined by the City in the Certified EIR, Agricultural and Forestry Resources, Hazards and Hazardous Materials, Mineral Resources, and Recreation were all scoped out of further environmental review and were not discussed nor analyzed in the Certified EIR. The information below therefore addresses environmental issue areas that were previously analyzed within the scope of the previously Certified EIR for the Approved Project that could be potentially affected by the proposed removal of additional off-site trees. The checklist and evaluation below provide the following information focusing on changes from the Approved Project to the Modified Project for the environmental topic related to Biological Resources. Environmental topics that were discussed in the Certified EIR and not discussed further in this Addendum, due to no potential impact from the removal of on-site Protected Trees, include the following: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services, Transportation, and Utilities.

The conclusions of the previously Certified EIR are provided as a reference for each environmental issue area for purpose of describing how the proposed changes would not result in any new significant impacts and would not increase the severity of the significant impacts identified in the EIR.

A Modified Environmental Checklist Form was used to compare the anticipated environmental effects of the Modified Project with those disclosed in the Certified EIR and to review whether any of the conditions set forth in CEQA Guidelines Section 15162 and PRC Section 21166, requiring

preparation of a Supplemental or Subsequent EIR, have been triggered.

The checklist and evaluation below provide the following information for each of these environmental impact categories:

1 IMPACT DETERMINATION IN THE CERTIFIED EIR

This section lists the impact determination made in the Certified EIR for each impact category.

2 DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

Pursuant to CEQA Guidelines Section 15162(a)(1) , this section indicates whether the Modified Project would result in new significant impacts that have not already been considered and mitigated by the prior environmental review or would result in a substantial increase in the severity of a previously identified impact.

3 ANY NEW CIRCUMSTANCES INVOLVING NEW IMPACTS OR SUBSTANTIALLY MORE SEVERE IMPACTS?

Pursuant to CEQA Guidelines Section 15162(a)(2), this section indicates whether there have been changes to the Project Site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental documents, which would result in the Modified Project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

4 ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

Pursuant to CEQA Guidelines Section 15162(a)(3)(A-D) , this section indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that:

(A) The project will have one or more significant effects not discussed in the prior environmental documents;

(B) Significant effects previously examined will be substantially more severe than shown in the prior environmental documents;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative;

then the question would be answered “Yes”, requiring the preparation of a Supplemental or Subsequent EIR. However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental documents remain unchanged and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or there are no additional mitigation measures or alternatives now available or feasible but declined for adoption by the project proponent, then the question would be answered ”No” and no Supplemental or Subsequent EIR is required. New studies completed as part of this environmental review are attached to this Addendum or are on file with the Planning Department.

5 MITIGATION MEASURES ADDRESSING IMPACTS

Pursuant to CEQA Guidelines Section 15162(a)(3), this section indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. A “Yes” response will be provided in either instance. If a “No” response is indicated, a significant impact was not identified, and mitigation was not required.

6 CONCLUSION

For each environmental topic, a discussion of the conclusion relating to the analysis is provided.

BIOLOGICAL RESOURCES

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR Mitigation Measures Addressing Impacts
BIOLOGICAL RESOURCES: would the project:					
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or CDFW, or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation	No	No	No	Yes
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	Less than Significant with Mitigation	No	No	No	Yes
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than Significant with Mitigation	No	No	No	yes
(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?	Less than Significant	No	No	No	No
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than Significant with Mitigation	No	No	No	Yes
(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?	Less than Significant	No	No	No	No

Impact Determination in the EIR

As part of the Approved Project approximately 29 acres of the 91-acre undeveloped site would be subject to surface and contour grading, while the remaining portion of the Site would be conserved as open space. The grading of this 29-acre portion of the Project Site has been completed and all of the adopted mitigation measures below were implemented during this phase of construction of the Approved Project. The potential impacts to Biological Resources as identified in the Certified EIR are summarized below.

With regard to threshold (a), the Certified EIR confirmed the presence of several wildlife species with regulatory status (i.e., identified as a candidate, sensitive, or special status species by the

California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFW) at the time the EIR was prepared) on the Project Site that could be impacted by the Project. Regulatory-status reptile species (silvery legless lizard, coast horned lizard, and coast patch-nosed snake) were identified as having a moderate or high potential to occur on the Site. Regulatory-status bird species (Cooper's hawk, grasshopper sparrow, and Bell's sage sparrow) were identified as having a moderate potential for nesting on the Site and another regulatory-status bird species (Southern California rufous-crowned sparrow) was identified as having a high potential of occurrence on the Site. Regulatory status small mammal species (San Diego black-tailed jackrabbit and San Diego desert woodrat) were confirmed or presumed present on the Project Site. Four regulatory-status bat species (pallid bat, California leaf-nosed bat, pocketed free-tailed bat, and big free-tailed bat) were identified as having a moderate potential to occur on the Project Site, and two regulatory-status bat species (spotted bat and western mastiff bat) were identified as having a high potential to occur on Site.

Nine other species designated by the CDFW as Special Animals at the time the EIR was prepared were also identified as potentially occurring on the Site. These animals included coastal whiptail, rosy boa, San Diego banded gecko, San Bernardino ringneck snake, Costa's hummingbird, lark sparrow, Allen's hummingbird, western small-footed myotis, and Yuma myotis.

The EIR determined that direct impacts to these species, specifically incidental death during tree and brush removal and grading could occur. Indirect impacts from habitat loss and associated stresses related to the carrying capacity of adjacent habitat via increased competition from wildlife displaced from the Project Site were also identified in the EIR.

Mitigation measures were identified in the EIR to reduce potential impacts to these sensitive wildlife species from the loss of approximately 29-acres of habitat on the Project Site to less than significant.

One regulatory-status plant species, Santa Susana tarplant, was confirmed present on the Site. This species of tarplant grows on sandstone outcrops and in exposed areas of chaparral and coastal scrub. Though most of the visually identified tarplant and most of the habitat supportive of tarplant occurs in the portion of the Site being permanently preserved as open space, the EIR identified that, implementation of the Project would result in the disturbance or removal of some tarplant (less than 0.1 acre of occupied tarplant habitat). The EIR identified mitigation measures MM C-1 and MM C-3 to reduce impacts to tarplant less than significant. MM C-1 required collecting seeds from tarplants on the Site for uses in revegetation efforts on the Site and an adjacent 3.5 acre conservation property not a part of the Project Site. MM C-3 required the approval of an Incidental Take Permit by the CDFW prior to the take of any tarplants on the Site and compliance with this permit by conserving 286 individual Santa Susan tarplants on-site and within the adjacent off-site 3.5-acre adjacent conservation parcel and collecting seeds from individual Santa Susana tarplants to be impacted and either using these seeds for revegetation of areas disturbed by construction on-site or within the 3.5-acre conservation parcel, or donating these seeds to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material. Implementation of these mitigation measures would result in impacts to Santa Susana Tarplant being less than significant.

With regard to threshold (b), the EIR identified that the Approved Project would impact one sensitive vegetation community, 27.5 acres of Venturan coastal sage scrub habitat. The City adopted mitigation measure MM C-1 requiring revegetation of areas on the Site disturbed by

construction with Venturan coastal sage scrub seeds and plants collected from the Site prior to grading to mitigate this impact to less than significant.

With regard to threshold (c), the EIR identified that the Project had the potential to permanently impact 0.21 acres of ephemeral streambed areas on the Project Site subject to the jurisdiction of the US Army Corps of Engineers and 0.35 acres of ephemeral streambed areas subject to the jurisdiction of the California Department of Fish and Wildlife. The EIR identified mitigation measure MM C-4, which required the applicant to retain a qualified biologist/restoration ecologist to identify degraded on-site and off-site streambed areas and opportunities for creation, restoration, and/or enhancement to mitigate for the loss of streambed areas on the Site to reduce impacts to less than significant.

With regard to threshold (d), the EIR identified that the Project Site is located between the Simi Hills and the San Fernando Valley, at the edge of the rural developed Chatsworth community and undeveloped open space to the north and west of the Project Site. The Project Site was identified as making up approximately 35 to 40 percent of a habitat linkage between the Chatsworth Reservoir, located southeast of the Project Site, and upland areas in the lower Simi Hills. The Approved Project would develop approximately 29 acres of upland habitat located within the eastern portion of the Project Site and dedicate approximately 63 continuous acres within the northern, southern and western portions of the Project Site to the Mountains Recreation and Conservation Authority [MRCA] for permanent preservation as open space. An additional 18 acres of the site located within the residential lots would also be deed restricted to be preserved as open space. The impact of the Project on wildlife movement was determined to be less than significant based on these characteristics of the Project.

With regard to threshold (e), the EIR included a report titled Tree Survey and Report for 9503 N. Andora Place in the "Chatsworth Hills" Area of the City of Los Angeles, California 91311 ("Tree Report"), January 12, 2015, prepared by Richard W. Campbell, Landscape Architect, provided in Appendix D of the Draft EIR. This report contains detailed information (i.e., data, tree location maps, etc.) regarding the protected trees on the Project Site. This report identified 28 Coast Live Oaks and one Valley Oak meeting the "protected size" standard in the City's tree preservation ordinance in effect at the time the EIR was prepared. as per City Ordinance Number 177404. The EIR identified that the Approved Project had the potential to impact seven (7) Coast Live Oak trees and one (1) Valley Oak tree on the Project Site. Of the seven (7) Coast Live Oaks proposed for removal, three (3) were located within CDFW jurisdictional areas and four (4) located within upland areas. Additionally, three (3) of the eight (8) trees proposed for removal were located within the proposed Andora Avenue right-of-way widening and the Final EIR noted these three (3) trees could be protected if the modified street section proposed by the applicant was approved near the entry to the Project Site. The Valley Oak identified for removal was located within an upland area. The permanent loss of these trees was identified as a significant impact mitigated to less than significant by implementation of mitigation measure MM C-5, which required the planting of replacement trees in accordance with applicable regulatory requirements.

With regard to threshold (f), the Project Site is not located within the jurisdictional boundaries of any existing habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts related to threshold (f) were determined to be less than significant in the EIR.

Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

(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 CDFW, or U.S. Fish and Wildlife Service?

The Tree Report for the off-site secondary access road improvements surveyed forty-two (42) trees. One (1) of these trees died from basal rot and has since been removed. Nine (9) trees located along the alignment of the secondary access road will be preserved in place, including six (6) Protected Trees and three (3) non-Protected Trees.

The improvements to the off-site secondary access road require the removal of thirty-two (32) trees, including nine (9) non-Protected Trees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak) to allow improvements to this road required by the City of Los Angeles Fire Department to meet emergency access standards.

These trees are located adjacent to the existing road and the removal of these trees and the related minor improvements to the existing road will not modify any native habitat suitable for any candidate, sensitive, or special status species. For this reason, no new significant impacts or substantially more severe impacts will result from the Modified Project.

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

The thirty-two (32) additional trees proposed for removal as part of the Modified Project are located along the edge of an existing road and are not located in, or associated with, any riparian habitat or other sensitive natural community. For this reason, no new significant impacts or substantially more severe impacts will result from the Modified Project.

(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The thirty-two (32) additional trees proposed for removal as part of the Modified Project are located along the edge of an existing road and are not located in any state or federally protected wetlands. For this reason, no new significant impacts or substantially more severe impacts will result from the Modified Project.

(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?

The thirty-two (32) additional trees proposed for removal as part of the Modified Project are located along the edge of an existing road providing access to existing homes located south of the Project Site. The previously developed area containing this existing road is not located in an established native resident or migratory wildlife corridor and the use of the existing road as a secondary emergency access route for the Project was described and analyzed in the Certified

Final EIR and mitigation measures were adopted to lessen the impacts of the Project on wildlife movement to less than significant. For these reasons, no new significant impacts or substantially more severe impacts will result from the Modified Project.

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

The EIR identified that the Approved Project would impact eight (8) Protected Trees, The final project design saved three (3) of the eight (8) Protected Trees identified as impacted in the EIR. As a result of these refinements to the design of the Project, the Approved Project impacts five (5) on-site Protected Trees.

The Modified Project would involve the removal of a total of thirty-two additional trees located along the alignment of the required off-site secondary access road. The Tree Report for the off-site secondary access road improvements surveyed forty-two (42) trees. One (1) of these trees died from basal rot and has since been removed. Nine (9) trees located along the alignment of the secondary access road will be preserved in place, including six (6) Protected Trees and three (3) non-Protected Trees. The thirty-two (32) additional trees proposed for removal include nine (9) non-Protected Trees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak). The Modified Project would impact a total of ten (10) Protected Trees including the five (5) on-site Protected Trees and five (5) additional off-site Protected Trees, including four (4) living Protected Trees and one (1) dead Protected Tree.

Approval of a new Tree Removal Permit by the City is required to allow the removal of these four (4) additional living off-site Coast Live Oak trees and one (1) dead off-site Coast Live Oak tree. The Modified Project would impact ten (10) Protected Trees, including five (5) on-site Protected Trees and four (4) living off-site Coast Live Oak trees and one (1) dead off-site Coast Live Oak tree.

The impact of removal of these trees will be mitigated to less than significant by implementation of mitigation measures included in the Certified EIR, specifically mitigation measures MM C-5 and MM C-7. Pursuant to CEQA Guidelines 15162, the Modified Project does not introduce any new significant impacts. Mitigation will be provided for the proposed removal of four (4) living Protected Trees. Mitigation is not required for the removal of the one (1) dead Protected Tree. The City of Los Angeles Urban Forestry Division has the authority to prescribe mitigation for any protected tree removal approval.

The Board of Public Works standard condition requires that 4 new trees be planted for each Protected Tree that is removed. i.e., a 4:1 replacement ratio. In accordance with this requirement, As four (4) additional living Protected Trees are proposed for removal, sixteen (16) 24” box trees of the Protected Tree species will be planted on the site as shown on **Figure 1, Tree Preservation and Replacement Plan – Secondary Access Road.** The impact to four (4) additional living off-site Protected Trees will be mitigated to a less than significant level with the implementation of mitigation measures MM C-5 and MM C-7 and will not result in substantially more severe impacts to Protected Trees beyond what was previously analyzed in the Certified EIR, and thus does not require the preparation of a Supplemental EIR.

(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?

The off-site area containing the additional Protected Trees proposed for removal is not located in the boundary of any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan and, for this reason, no new significant impact or substantially more severe impacts will result from the Modified Project.

Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?

(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 CDFW, or U.S. Fish and Wildlife Service?

No new circumstances related to candidate, sensitive, or special status species have been identified. As described above, thirty-two additional off-site trees are proposed for removal as part of the Modified Project. The Tree Report for the off-site secondary access road improvements surveyed forty-two (42) trees. One (1) of these trees died from basal rot and has since been removed. Nine (9) trees located along the alignment of the secondary access road will be preserved in place, including six (6) Protected Trees and three (3) non-Protected Trees. The improvements to the off-site secondary access road require the removal of thirty-two (32) trees, including nine (9) non-Protected Prees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak). The Modified Project would impact a total of ten (10) Protected Trees including the five (5) on-site Protected Trees and five (5) additional off-site Protected Trees, including four (4) living Protected Trees and one (1) dead Protected Tree.

The removal of these additional Protected and Non-Protected Trees will not result in any impacts to candidate, sensitive, or special status species as these trees are located along the alignment of an existing off-site road in a residential area that does not contain native habitat for any species identified as a candidate, sensitive, or special status species. For this reason, no new significant impact or substantially more severe impacts will result due to the involvement of new circumstances related to candidate, sensitive, or special status species.

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

No new circumstances related to riparian habitat or other sensitive natural communities that could be affected by the Modified Project have been identified. The thirty-two (32) additional trees proposed for removal as part of the Modified Project are located along the edge of the existing off-site road and are not located in a riparian or other sensitive natural community. For this reason, no new significant impact or substantially more severe impacts will result due to the involvement of new circumstances related to riparian habitat or other sensitive natural community.

(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No new circumstances related to state or federally protected wetlands that could be affected by the Modified Project have been identified. The thirty-two (32) additional trees proposed for removal as part of the Modified Project are located along the edge of the existing off-site road and are not located in a wetland area. For this reason, no new significant impact or substantially more severe impacts will result due to the involvement of new circumstances related to state or federally protected wetlands.

(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?

No new circumstances related to wildlife movement that could be affected by the Modified Project have been identified. The thirty-two (32) additional trees proposed for removal as part of the Modified Project are located along the edge of the existing road providing access to existing homes located south of the Project Site. The previously developed area containing this existing road is not located in an established native resident or migratory wildlife corridors and the use of the existing road as a secondary emergency access route for the Project was described and analyzed in the Certified Final EIR where mitigation measures were adopted to lessen the impacts of the Project to less than significant. For this reason, no new significant impact or substantially more severe impacts due to the involvement of new circumstances related to the movement of native resident or migratory fish or wildlife species.

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

The EIR identified that the Approved Project would impact eight (8) Protected Trees, The final project design saved three (3) of the eight (8) Protected Trees identified as impacted in the EIR. As a result of these refinements to the design of the Project, the Approved Project impacts five (5) on-site Protected Trees.

The Modified Project would involve the removal of a total of thirty-two additional trees located along the alignment of the required off-site secondary access road. The Tree Report for the off-site secondary access road improvements surveyed forty-two (42) trees. One (1) of these trees died from basal rot and has since been removed. Nine (9) trees located along the alignment of the secondary access road will be preserved in place, including six (6) Protected Trees and three (3) non-Protected Trees. The thirty-two (32) additional trees proposed for removal include nine (9) non-Protected Prees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak). The Modified Project would impact a total of ten (10) Protected Trees including the five (5) on-site Protected Trees and five (5) additional off-site Protected Trees, including four (4) living Protected Trees and one (1) dead Protected Tree.

Approval of a new Tree Removal Permit by the City is required to allow the removal of these four (4) additional living off-site Coast Live Oak trees and one (1) dead off-site Coast Live Oak tree. The Modified Project would impact ten (10) Protected Trees, including five (5) on-site Protected

Trees and four (4) living off-site Coast Live Oak trees and one (1) dead off-site Coast Live Oak tree.

The impact of removal of these trees will be mitigated to less than significant by implementation of mitigation measures included in the Certified EIR, specifically mitigation measures MM C-5 and MM C-7. Pursuant to CEQA Guidelines 15162, the Modified Project does not introduce any new significant impacts. Mitigation will be provided for the proposed removal of four (4) living Protected Trees. Mitigation is not required for the removal of the one (1) dead Protected Tree. The City of Los Angeles Urban Forestry Division has the authority to prescribe mitigation for any protected tree removal approval.

The Board of Public Works standard condition requires that four (4) new trees be planted for each Protected Tree that is removed. i.e., a 4:1 replacement ratio. In accordance with this requirement, as four (4) additional living Protected Trees are proposed for removal, sixteen (16) 24" box trees of the Protected Tree species will be planted on the site as shown on **Figure 1, Tree Preservation and Replacement Plan – Secondary Access Road.** The impact to four (4) additional living off-site Protected Trees will be mitigated to a less than significant level with the implementation of mitigation measures MM C-5 and MM C-7 and will not result in substantially more severe impacts to Protected Trees beyond what was previously analyzed in the Certified EIR, and thus does not require the preparation of a Supplemental EIR.

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

No new circumstances related to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan have been identified that will result in new significant impacts or substantially more severe impacts. The off-site area containing the additional Protected Trees proposed for removal is not located in the boundary of any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan and, for this reason, no new significant impact or substantially more severe impacts will result due to the involvement of new circumstances related an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

Any New Information Requiring New Analysis or Verification?

There is no new information of substantial importance that has become available relative to biological resources impacts. No substantial changes in the environment related to biological resources beyond those anticipated as part of the Approved Project have occurred since certification of the Certified EIR, and no new conditions have been identified within the vicinity of the Modified Project that would result in new or more severe significant environmental impacts. Finally, as determined above, since the Modified Project would not result in any new or substantially more severe impacts to biological resources, a review of additional feasible mitigation measures is not required.

EIR Mitigation Measures Addressing Impact

The Mitigation Measures below, required as part of the Approved Project would continue to be implemented as part of the Modified Project. In addition to these measures, the Modified Project

would comply with regulatory measures and provide which further reduce the Project's impacts. The Modified Project would continue to implement the same mitigation measures related to biological resources set forth in the Certified EIR. No additional measures are required, as no new significant biological resources impacts would result from the proposed removal thirty-two (32) additional trees including nine (9) non-Protected Prees, eighteen (18) previously planted trees that are not naturally occurring, four (4) living Protected Trees (Coast Live Oaks) and one (1) dead Protected Tree (Coast Live Oak).

MM C-1: Any portion of the dedicated open space or deed-restricted areas of the Project shall be revegetated with seed and plants (e.g., Venturan coastal sage scrub/grassland, or Santa Susana tarplant, or Plummer's mariposa lily) collected from the Project Site prior to grading and replanted on the graded areas, conservation easement areas, and/or the 3.5-acre adjacent conservation property not a part of the proposed subdivision to establish plantings (subject to fuel modification requirements).

MM C-2: The Project developer would create potential bat-roosting habitat by installing and maintaining up to three (3) bat-roosting/reproductive structures in suitable locations on the Project Site. A retained biological monitor shall determine the appropriate number of bat-roosting/reproductive structures based on the number rock outcrops removed during Project implementation that were potentially used as habitat. If any project related clearing, grubbing, grading, and tree removals occur during the maternity roosting season for regulatory-status bat species (April 1 to September 30), a qualified biologist shall determine in advance the number of maternity roosts structures to be constructed (up to three), and said structures shall be in place prior to the maternity roosting season to offset reproductive effects to bats. If grading occurs outside of the reproductive season, maternity structures shall be in place prior to issuance of building permits.

MM C-3: No incidental take of Santa Susana tarplant shall be allowed on the Project Site until the California Department of Fish and Wildlife has issued an Incidental Take Permit (ITP) and the Project Applicant has demonstrated compliance with the terms of that ITP. Compliance shall consist of the following measures w: 1) conserve 286 individual plants of the Santa Susana tarplant on-site and within the off-site 3.5-acre adjacent conservation parcel not a part of the proposed subdivision, and 2) collect seeds from individual plants of Santa Susana tarplant to be impacted and either transplant them on-site or within the 3.5-acre conservation parcel or donating them to a native plant nursery or conservation entity skilled and actively engaged in the propagation of plant material to be utilized as deemed appropriate by that entity.

MM C-4: To offset the permanent loss of 0.35 acres of CDFW-jurisdictional "streambeds" and 0.21 acres of Corps-jurisdictional "waters of the U.S.," the Project developer shall retain a qualified biologist/restoration ecologist to identify degraded on-site and/or off-site streambeds and/or "waters of the U.S." (i.e., CDFW, Los Angeles Regional Water Quality Control Board [LARWQCB] and/or United States Army Corps of Engineers [ACOE] jurisdictional areas) and identify opportunities for creation, restoration, and/or enhancement. Areas for consideration may include areas on the Project Site or other properties located within the Los Angeles River watershed, including headwaters of the Los Angeles River.

The acreage to be created, restored, or enhanced shall be determined on a mitigation to-impact ratio (e.g., 1:1 or 2:1). Mitigation for project impacts generally should be calculated at a 1:1 ratio for creation; a 2:1 ratio for restoration; and a 3:1 ratio for enhancement, subject to approval of the applicable agencies. Implementation of this mitigation measure may also be satisfied by payment of a mitigation fee to a third party responsible for mitigation implementation and long-term maintenance for off-site mitigation, subject to the approval of CDFW, the ACOE, and LARWQCB, as applicable.

The qualified biologist/restoration ecologist and/or third party responsible for off-site mitigation, if applicable, shall consult with the ACOE, LARWQCB, and CDFW regarding appropriate mitigation site selection. If a pre-existing mitigation bank or similar instrument is not in place, the biologist/ecologist shall prepare a creation, restoration, and/or enhancement plan for the mitigation areas. The plan shall demonstrate that the restoration area(s) are hydrologically and edaphically suitable for the permanent establishment of a self-sustaining ephemeral or riparian area, subsequent to creation/restoration/enhancement techniques. The plan shall also demonstrate that the area(s) proposed for mitigation can be permanently conserved and protected and shall include assurances to effectuate permanent conservation and protection. The plan shall obtain all necessary City approvals, as applicable.

MM C-5: To mitigate removal of protected coast live oak trees and the valley oak tree the following measures shall be implemented:

a. The replacement ratios for trees in CDFW jurisdictional areas to be removed are as follows: trees from 4 to 5 inches diameter at breast height (DBH) shall be replaced at 2:1; trees from 5 to 12 inches DBH shall be replaced at 3:1; trees from 13 to 24 inches DBH shall be replaced at 5:1; trees from 25 to 36 inches DBH shall be replaced at 10:1; and trees greater than 37 inches DBH shall be replaced at 15:1. Replacement trees shall be acorns or saplings, and shall be of the same species as that removed. Replacement trees may be planted either on the subject property or off site, and may be planted in connection with the creation, restoration, and/or enhancement of habitat required pursuant to other project mitigation measures.

b. CDFW jurisdictional replacement trees may be used to satisfy the City-required replacement of non-jurisdictional trees. If CDFW-jurisdictional replacement trees are not used to satisfy City-required replacement of non-jurisdictional trees, the replacement ratios for upland trees not within CDFW-jurisdictional areas to be removed are as follows: each tree shall be replaced with a coast live oak or valley oak at a 2:1 ratio at an on-site or other City-approved location in accordance with the City Tree Ordinance replacement requirements.

c. Prior to planting of replacement trees, a qualified biologist/restoration ecologist shall review landscaping and irrigation systems that are adjacent to the replacement trees to determine whether such landscaping and irrigation systems are compatible for the survival of the replacement trees.

d. All tree protection measures in the above-referenced Tree Report would be implemented during project construction.

e. Exemptions from Replacement Tree Requirements: The routine maintenance of a non-jurisdictional coast live oak tree under the direction of a registered arborist or qualified biologist retained by the Project developer would not require any mitigation.

MM C-6: Project grubbing/shrub removal shall occur outside of bird-nesting season (March 1 to September 15). If Project grading and construction activities requiring the removal of vegetation occur during the breeding season for birds, nesting bird surveys would be conducted within the disturbance footprint plus a 100-foot buffer in accordance with the following:

a. A minimum of two (2) pre-construction surveys for nesting birds shall be conducted five (5) days apart prior to construction. The last survey shall be conducted no more than three (3) days prior to the initiation of clearance/construction work;

b. If pre-construction surveys indicate that bird nests are not present or are inactive, or if potential habitat is unoccupied, no further mitigation is required;

c. If active nests of birds are found during the surveys, a species-specific no-disturbance buffer zone shall be established by a qualified biologist around active nests until a qualified biologist determines that all young have fledged (are no longer reliant upon the nest).

MM C-7: The Project developer shall retain a qualified biologist to monitor brush and tree removal operations full time and grading activities part time and unannounced on the Project Site. The monitor shall ensure compliance with these mitigation measures. For purposes of these mitigation measures, a qualified biologist/ecologist is defined as a working professional with an educational and work history background in biological disciplines, including field biology, plant and animal taxonomy, restoration ecology, biogeography, or related fields, and substantial field experience in cismontane Southern California, particularly in woodland and scrub habitats.

MM C-8: Orange temporary construction fencing shall be installed along the Project perimeter during grading and construction.

MM C-9: Siltation/cryptic organism fencing shall be installed along the perimeter of any Project area with natural habitat downslope during grading and construction.

MM C-10: The Project developer shall implement dust control and periodic washing of habitat foliage within 100 feet of the Project-grading perimeter if dust drifts onto adjoining habitat areas.

MM C-11: “No Trespassing—Natural Habitat Area” signs shall be posted on the construction side of the construction fencing areas adjacent to conserved natural areas.

MM C-12: The Project developer shall prepare homeowner notifications and an education brochure advising homeowners of deed-restricted areas and building restrictions in deed-restricted areas.

MM C-13: All grading and construction contractors shall receive copies of all mitigation measures required to reduce impacts to biological resources. Additionally, verbal

instruction shall be provided by the Project biologist to all site workers to ensure clear understanding that biological resources are to be protected on the Project Site in accordance with the mitigation measures. A brochure depicting the sensitive biological resources on site shall be provided to all grading and construction contractors.

MM C-14: All lighting adjacent to natural areas shall be of low luminescence, directed downward or toward structures, and shielded to the extent necessary to prevent artificial illumination of natural areas and protect nocturnal biological resources, as determined appropriate by a qualified biologist.

MM C-15: Prior to the issuance of grading permits for the Project, the Project developer shall obtain all necessary permits from the ACOE, CDFW, and the LARWQCB, as applicable, as described in **MM C-5** above.

Conclusion

As demonstrated by the discussion above, the potential biological resources impacts associated with the Modified Project would be similar to or less than the impacts addressed in the Certified EIR. No substantial changes would occur with respect to the circumstances under which the Modified Project is undertaken that will require major revisions of the Certified EIR due to the involvement of new significant effects. The relevant mitigation measures included as part of the Certified EIR would continue to be implemented under the Modified Project as applicable. As such, the preparation of an addendum that amends the Project Description in the Certified EIR to include the Modified Project is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, or 15164. that would require the preparation of a Supplemental or Subsequent EIR.

APPENDIX A

Tree Preservation Report for Tract 73427, Porter Ranch, Fire Access Road

Consulting Arborist's Report

October 3, 2022
Updated 7/20/23

Tree Preservation Report

For: Tract 73427, Porter Ranch, Fire Access Road
22830 Plummer Street

APNs: 90 acres 2724-007-004 &
3.5 acres 2724-007-002

Access Rd Easement: 2007-001-010 (primary)
& 2007-001-011

Project Name: ANDORA

Address: 22815 Plummer Street

Acquired: recorded 2-28-2018

Community Plan: Chatsworth – Porter Ranch

Council District: 12 – John Lee

Related Entitlement: CEQA#ENV-2014-3995-EIR
(Sch.No. 2015021057

Applicants Name: Andora Properties I, LLC

Contact: Daniel Bernstein

Address: 9748 Topanga Canyon Blvd, Chatsworth

Phone: 818-772-2626

Prepared for: **Mr. John Fong**
Sr. Land Development Manager
Porter Ranch Development Co.
11280 Corbin Avenue
Porter Ranch, CA 91326

Prepared by: **Arborgate Consulting, Inc.**
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714/ 731-6240

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Introduction

Preliminary Information

1. This report is prepared by Greg Applegate, CEO of Arborgate Consulting, Inc.
2. The report is prepared for Tract 73427, Porter Ranch, for Andora Properties, I, LLC.
3. The property is located on the west edge of Chatsworth, on a moderately sloped property.
4. The report was prepared October 1-3, 2022. Updated May 30, 2023 and again July 15, 2023
5. The trees were first measured, evaluated, and photographed by this consultant on September 30th of 2022.
6. The purpose of this report is to satisfy requirements of City Ordinance #186873.

Project Background

A new residential tract of is being developed in the Porter Ranch community, in the City of Los Angeles. An emergency access road is required for fire department use, as needed. The access road will be on an easement across a residential lot at the west end of Plummer Street. The property is sparsely covered with relatively young oaks and other native brush and trees. There are 10 protected oaks adjoining the access road, but no other protected trees or shrubs. The required grading follows removal of an existing mostly paved driveway. The centerline of the new access road was marked on the existing driveway. The area covered in this report is a long curving strip of land covering the driveway and a narrow adjoining strip with a small amount of grading at the edges.

Besides the protected oaks, there twelve non-protected significant trees included in the report. All of the non-protected trees over 8-inch trunk diameter and the ten protected oaks are numbered and tagged. Then this consultant reviewed the trees, attached metal tags consecutively from #1 to 42 for this protected tree report. Protected species less than 4-inch caliper and non-protected species smaller than 8-inch caliper are not tagged. Color coding of the tree map was not performed because all the protected trees are coast live oaks.

Representative photographs of the site and the present condition of the protected trees are enclosed in the section to follow.

I was provided a grading plan but without the oaks or other trees being surveyed. Due to difficulty of matching the grading plan to the existing conditions, a Google Earth aerial image was used as a base map for the trees in this report.

Assignment

This report is intended to satisfy Los Angeles City Protected Tree Ordinance #186873 requirements.

Arborgate Consulting was retained to provide arboricultural evaluation of the protected and non-protected trees' adjoining the access road that are close enough to be impacted or need to be removed. Their health and condition, and professional opinions regarding health and structural condition, are included in this report as appropriate for the City of Los Angeles, Urban Forestry Division. Each affected protected tree over 4" caliper and each non-protected tree over 8” caliper are tagged, measured, and evaluated. Their approximate locations will be marked on the aerial tree map. Representative photos will be included for each protected trees and some others.

Fire related issues are not considered in this assignment.

Summary

Photographs of some of the trees can be found later in this report, starting on page 10. None of the trees have value and condition that would justify the costly process of transplanting. The slope and site conditions prevent transplanting as well.

Protected Tree Summary

Total number of *living* protected trees over 4 inches in trunk diameter listed on enclosed map	10
Total number of living protected trees over 4 inches in trunk diameter to be removed	4
Total number of protected trees over 4 inches in trunk diameter to be retained	6
Total number of dead protected trees over 4 inches on site	1
Total number of living protected trees impacted or to be-removed due to planned construction	5

Justification for Potential Removal

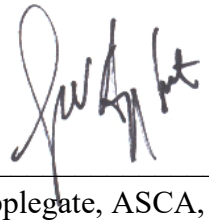
- The removal of the trees will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated to the satisfaction of the City, and…
- This essential project cannot be built without necessary grading and repair of the road's location. Most of the site is unaffected. The location of the road has been determined in conjunction with the development of Tract 73427. The Fire Department requires that this road be widened to 20' to be used as an emergency access for the tract. The Fire Department also has requirements that dictate how steep the road can be and how tight the turns can be. The road is on a hillside and surrounded by geological formations, so many considerations and meticulous planning went into

designing the road. Once the location of the road, that met all these requirements was determined, easements were granted and recorded in favor of LADWP for a waterline that will be installed under the road. Additionally, the exact location of the road is part of the final map documents for tract 73427. Therefore, this road cannot be narrowed or moved away from the protected trees.

Non Protected Trees

None of the non-protected trees are rare, endangered, or especially valuable.

The above information, together with the plot plan showing the locations of the trees, is true and correct.



7-15-23

Gregory W. Applegate, ASCA, ASLA emeritus — Date
Registered Consulting Arborist #365
ASCA – Tree & Plant Appraisal Qualified
Certified Arborist WE-0180a
ISA - Tree Risk Assessment Qualified

Findings

General Conditions Affecting Tree Health

The easement property begins at the west end of Plummer Street, and extends east to a point just south of tract #73427 and the homes on the new Seaqua Circle. Toll Brothers provided an initial site plan and grading plan (see enclosed).

There are 30 coast live oaks, *Quercus agrifolia*, on the part of the site adjoining the access road and grading (see enclosed map). The planted ones are excluded from the count of protected trees. See attached Santoro letter. The non-protected species on the site are ash, Brazil pepper, California pepper, carrotwood and rubber tree.

The tag numbers in my report are consecutive from one to forty-two. Only 10 oaks are protected, but there are many small seedling oaks in-between. The tags were attached about five to seven feet up and placed where they are visible so they should be *relatively* easy to find. The grove of Brazil peppers is a tangled mess of fallen limbs, seedlings and trunks and very impenetrable. It is also lifting the existing driveway.

Most of the ash are dead or dying, due mostly to drought. They are also lifting the driveway. The planned grading and road work will necessitate their removal and the Brazil peppers.

The primary conditions affecting these trees' health are caused by the rocky soil, crowding, thin soils, the current drought, and lack of training or maintenance pruning. The random placement of trees has caused some trees to be so close to each other that they lean, are one-sided or are deformed as they reach and compete for sunlight. Some of the trees have had past failures, or have overly long limbs that are likely to fail.

Matrix of Health and Condition

Tag #	Species	Common name	DBH	Ht	Wd	Health*	Structure*	Protected	Comments / defects
1	Quercus agrifolia	Coast live oak	4	12	11	C	C	Yes	mDb cod leans on rock
2	Quercus agrifolia	Coast live oak	18	35	40	C	C-	Yes	Cod inc
3	Quercus agrifolia	Coast live oak	8" @ b	18	20	C	B	Yes	LB TO
4	Quercus agrifolia	Coast live oak	8+4"b	20	22	C	C	Yes	Cod inc
5	Quercus agrifolia	Coast live oak	9+9+7	26	30	B	C	Yes	Cod inc
6	Schinus molle	Calif. pepper	17	30	40	B	C	No	1s cod
7	Quercus agrifolia	Coast live oak	8" @ 1'	30	20	C	D	No	Cod inc Xing noRF
8	Quercus agrifolia	Coast live oak	9	22	20	B	C-	No	1s cod
9	Quercus agrifolia	Coast live oak	6.6 @ 2'	24	20	B	C	No	Cod
10	Quercus agrifolia	Coast live oak	8.5	28	10	C	D	No	limbs broke off, epi
11	Quercus agrifolia	Coast live oak	5.5+2	20	12	C	C	No	1s
12	Quercus agrifolia	Coast live oak	5+2	24	12	C-	C	No	Cod Sp Db
13	Quercus agrifolia	Coast live oak	4	12	9	F	F	No	Cod dead
14	Quercus agrifolia	Coast live oak	11	22	20	D	D	No	1s Tinj cod DL Db
15	Quercus agrifolia	Coast live oak	7.6	20	18	C-	C-	Yes	T-seam 1s mDb
16	Fraxinus velutina	Arizona ash	10	35	28	D	D	No	Db, old T-gird
17	Quercus agrifolia	Coast live oak	3+2	16	10	B	C	No	Cr #18+

Tag #	Species	Common name	DBH	Ht	Wd	Health*	Structure*	Protected	Comments / defects
18	Quercus agrifolia	Coast live oak	6.3	18	12	C	B	No	Cr #17 & 19+
19	Quercus agrifolia	Coast live oak	5.1	19	12	C	C	No	Cr #18 & 20+
20	Quercus agrifolia	Coast live oak	3+2	15	9	C	C	No	Cr #17, 18 & 19
21	Quercus agrifolia	Coast live oak	5.4	18	12	B	C	No	T-girdled
22	Quercus agrifolia	Coast live oak	3+4	20	14	B	C	No	NC
23	Quercus agrifolia	Coast live oak	5.5+3	14	14	B	C-	No	NC
24	Fraxinus uhdei	Shamel ash	14+9	40	40	D	D	No	Db lifting road
25	Fraxinus uhdei	Coast live oak	7+8	40	30	F	F	No	Db lifting road
26	Quercus agrifolia	Coast live oak	2+2	12	9	B	C-	No	Cod Xing
27	Quercus agrifolia	Coast live oak	3.4+2	12	8	B	C	No	1s cod inc
28	Quercus agrifolia	Coast live oak	7.7+9	26	35	A	B	Yes	Cod lifting road
29	Quercus agrifolia	Coast live oak	14"b	22	30	A	B	Yes	LB TO
30	Quercus agrifolia	Coast live oak	11	28	26	F	F	No	FC cod
31	Grevillea robusta	Silk oak	11	40	30	C	C	No	Cod B-under rock
32	Schinus molle	Calif. pepper	7"b	14	16	C	C-	No	Cod LB
33	Schinus molle	Calif. pepper	10"b	20	24	B	C	No	Cod LB leans out
34	Cupaniopsis anacardioides	Carrotwood	10+12+15"b	20	30	B	C	No	Cod inc CrR
35	Ficus elastica	Coast live oak	5+8+11"b	26	40	C-	C-	No	CrR
36	Quercus agrifolia	Coast live oak	10"b	18	18	F	F	Yes	FC cod, lifting road

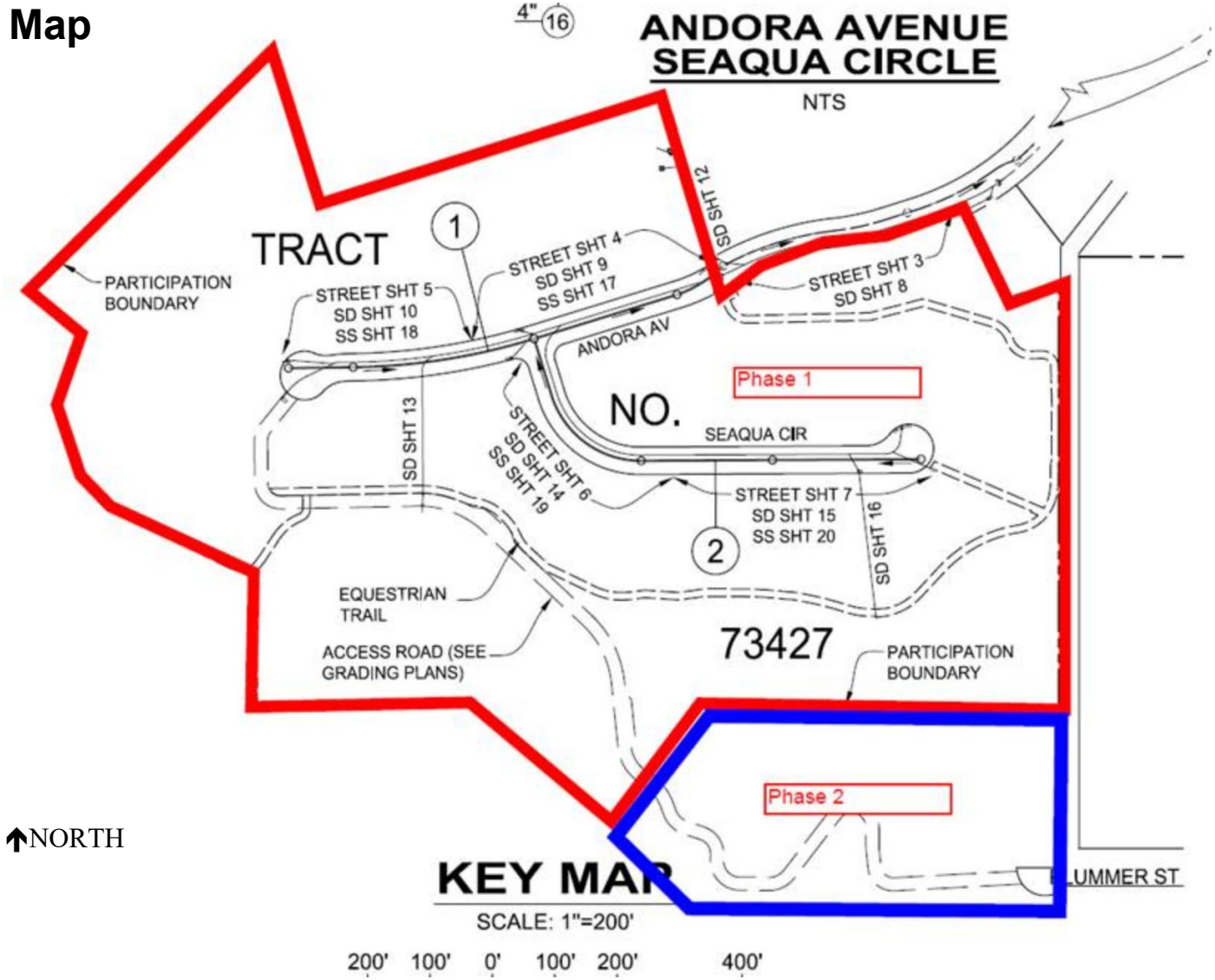
Tag #	Species	Common name	DBH	Ht	Wd	Health*	Structure*	Protected	Comments / defects
37	Schinus molle	Calif. pepper	17"b	20	30	B	B	No	Cod LB
38	Quercus agrifolia	Coast live oak	3+4+6	18	17	F	F	Yes	Cod LB Sp, borers
39	Quercus agrifolia	Coast live oak	6.5	20	118	B	C	Yes	B under rock, 1s
40	Schinus terebinthifolius	Brazil pepper	7,8,7,7,6,8,9+	20	50	C	D-	No	thicket, lifting road
41	Schinus terebinthifolius	Brazil pepper	8+8+7"b	11	16	D	D-	No	Db DK DL
42	Quercus agrifolia	Coast live oak	4	15	10	B	C	Yes	NC

**A thru F health scores are like grades in school. A is excellent and F is dangerous, dead or nearly so. B is good, and D is dying.*

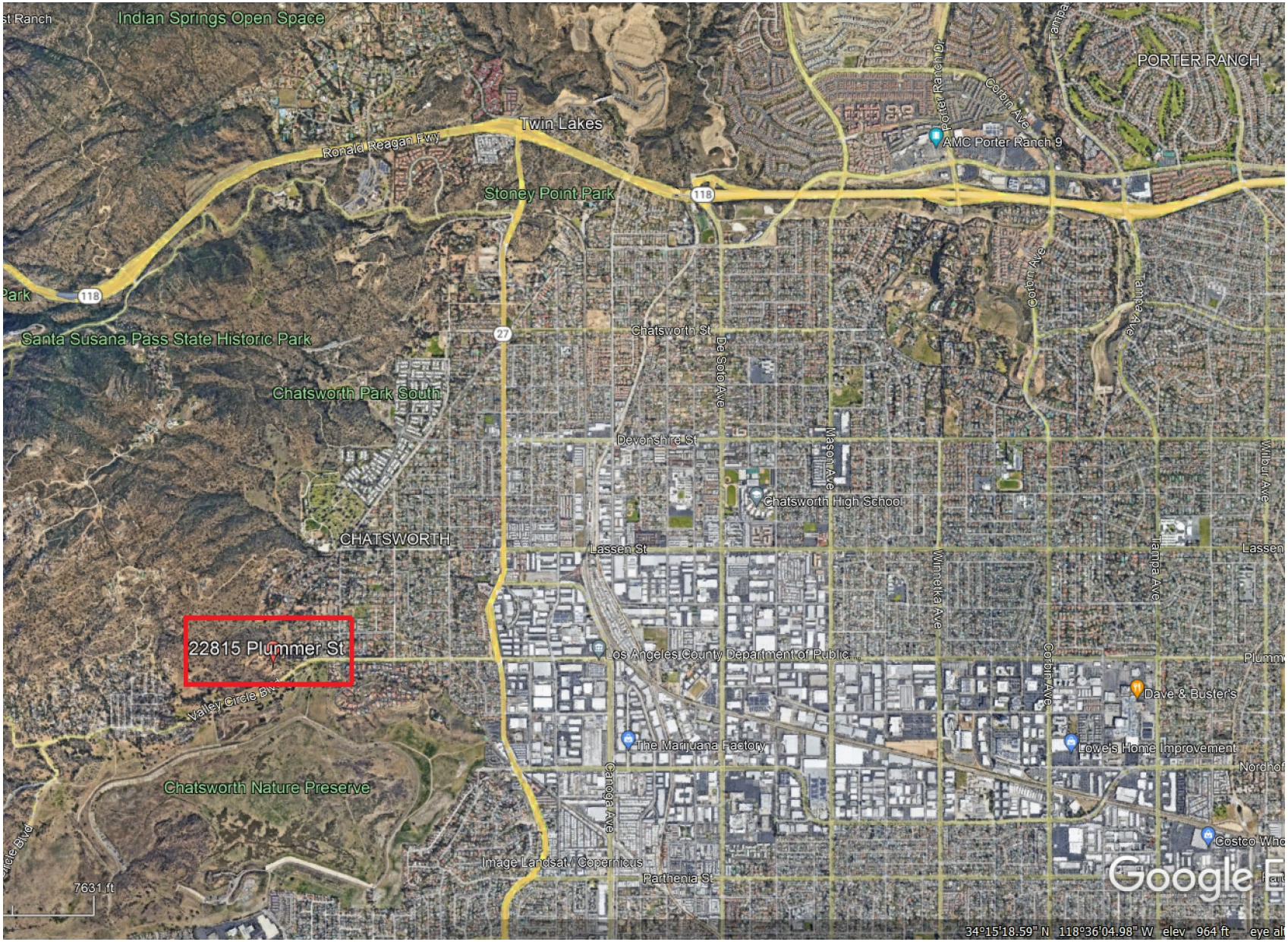
Key to Abbreviations

1s = one-sided
noRF = hidden root crown
B = base
Cod = Codominant,
Cr = crowded
CrR = crowded roots
Db = dieback
Dk = decay.
DL = Dogleg
epi = epicormic shoots
FC = flush cut
Inc = included bark
LB = low branched
m = minor (as a prefix) e.g. mDk = minor decay
Multi = multi-trunked
NC = narrow crotch
Sp = sparse
T = trunk
TO = tear out
Xing = crossing limbs

Key Map


4" 16
ANDORA AVENUE
SEAQUA CIRCLE
NTS
TRACT
1
PARTICIPATION BOUNDARY
STREET SHT 5
SD SHT 10
SS SHT 18
STREET SHT 4
SD SHT 9
SS SHT 17
SD SHT 12
STREET SHT 3
SD SHT 8
ANDORA AV
Phase 1
NO.
SEAQUA CIR
SD SHT 13
STREET SHT 6
SD SHT 14
SS SHT 19
STREET SHT 7
SD SHT 15
SS SHT 20
SD SHT 16
2
EQUESTRIAN TRAIL
ACCESS ROAD (SEE GRADING PLANS)
73427
PARTICIPATION BOUNDARY
Phase 2
NORTH
KEY MAP
SCALE: 1"=200'
200' 100' 0' 100' 200' 400'
LUMMER ST

Area Map


Indian Springs Open Space
PORTER RANCH
Twin Lakes
Ronald Reagan Fwy
AMC Porter Ranch 9
Stoney Point Park
118
Santa Susana Pass State Historic Park
27
Chatsworth St
De Soto Ave
Chatsworth Park South
Devonshire St
Mason Ave
Chatsworth High School
CHATSWORTH
Lassen St
Winnetka Ave
Tampa Ave
Wilbur Ave
22815 Plummer St
Los Angeles County Department of Public...
Dave & Buster's
Valley Circle Blvd
The Marijuana Factory
Lowe's Home Improvement
Chatsworth Nature Preserve
Canoga Ave
Image Landsat / Copernicus
Parthenia St
7631 ft
Google
34°15'18.59" N 118°36'04.98" W elev 964 ft

Photographic Documentation

#1 Oak leans toward the road. It can be saved with some pruning.

#2 Oak should be far enough back to save.

#3 Oak is far enough away to save.

#4 Oak is too close

#5 Oak is too close.

#6 California pepper is too close.

This oak is outside the property, but may be impacted.

Oaks #7 is too close. #8 is too close to save.

#8 Oak is too close to save

#9 Oak is too close to be saved

#10 Oak looks like another tree fell on it, remove it.

#11 Oak is too close.

#12 Oak is impacted and should be removed

#13 Oak is not shown. #14 Oak is too close and worthless.

#15 Oak is too close to save.

#16 Ash is dying and should be removed.

Oaks #17, 18, 19, & 20 are in one clump, and too close to save.

#19 Oak is too close

#20 Oak is in back of the clump

#21 Oak is too close to save.

#22 Oak is too close to save

The neighbor’s jacaranda may be impacted.

#23 Oak is too close to be saved.

#24 Ash is dying and should be removed.

#26 Oak is too close to save.

#25 Ash is dying and should be removed.

Note the damage caused by the ash roots.

#26 Oak is too close to save.

#27 Oak can't be saved.

#28 Oak is too close.

#29 Oak can be saved with some pruning.

#30 Oak – had basal rot, fell over, died, and has been removed.

#31 Silk “oak” is to close.

California peppers #32 & 33, right to left. Stakes mark the centerline of the proposed road. #33 might be saved, but is impacted.

The far gate marks the end of this project.

#34 Carrotwood's root are confined and protected by the planter.

#35 Rubber tree is also in a planter and can be saved.

#36 Oak is in declining health, remove.

#37 California pepper

#38 Oak was in poor health, but has since died.

#39 Oak grows out from under rock and is protected by rock.

#41 Brazil pepper is in declining health and should be removed.

#40 Brazil pepper is really a thicket that spreads far behind. To be removed

#42 Oak is impacted, but can be saved.
It is crowed by Brazil peppers.

Discussion

Tree Preservation Options

Due to the minor amount of grading, and the trees being just along the edges of the planned access road, many other trees on this property can be preserved, but not so many of the trees adjoining the road. Most of the trees originally appeared to be drought stressed. Recent rains have restored many trees to good health, but still three died since the original site inspection. Due to the proximity of the road, and the slope, none of the trees should be transplanted. At the time of my site inspection, the location of exact grading relative to the protection radius were only estimated.

Construction Accommodations

The protected trees are all coast live oaks, and coast live oaks are relatively tolerant of root disturbance, per *Trees & Development*, by Matheny & Clark, an ISA publication. As a result of their structural condition and competition, their health is adequate for now in their present setting, but not sufficient for transplanting. Transplanting removes about 90% of the roots, and not many here can tolerate that now. Also, transplanting an oak growing on a slope makes irrigation in the box very difficult. Larger oaks on lightly sloped ground can have the soil in the box formed into smaller basins to keep all the water

from running to one side. In most cases this size could be purchased from a nursery and delivered when the site is ready for less than what the cost would be to transplant, store, and then bring it back to the site (and with less risk).

As mentioned above, coast live oaks are tolerant of root disturbance. The formula in *Trees & Development* will allow controlled root cutting inside the dripline, contrary to the City's dripline limit. This consultant's personal experience in transplanting oaks verified this. However, protective fencing is required for the adjoining oaks that remain. In order to set the fencing some pruning may be required, but doing so will allow saving more trees.

The edge of grading is a dangerous place for longer roots. If a grader or backhoe passes close by, roots can be snagged and possibly torn all the way back to the trunk. In order to preserve the trees close to the edge , preliminary cutting of larger roots is needed. This can be done with a trencher.

Since only the roots on the side of the road will be cut, the likelihood of trees falling on the road should not increase. The column "Safety clearance" will retain stability, so that a larger number of trees can be retained without increasing risk, but there may be a few more that die or deteriorate unless the larger "Health clearance" is maintained. The safety clearance is five times trunk diameter. A tree with a 12-inch caliper will remain stable if the roots are not disturbed closer than five feet from the trunk. This is based on research and conversation with Dr. Tom Smiley of Bartlett Tree Research.

The "Health Clearance" radius is based on *Trees & Development*. Their formula allows for root disturbance as close as six times trunk diameter for healthy young trees. They recommend nine times trunk diameter for mature or stressed trees. The Health Clearance column in this report is based on the more conservative nine times diameter rate.

Recommendations

Specific Recommendations

1. Surveyors have now accurately located the oaks relative to the limits of grading.
2. Submit this report and associated tree map with the grading plans when the grading permit is applied for.
3. Schedule a level 2 risk assessment of any surrounding trees near homes, paths or streets.

Removal Recommendations

1. Refer to the following Recommendations Matrix for which trees to remove and the necessary clearance.
2. A City protected tree removal permit must be obtained prior to start of work on site.
3. The Urban Forestry Division should allow the closer standards than the usual dripline.
4. Prior to an inspector coming out to check, photographs of the protective fencing must be submitted.
5. Use a water spike to improve soil moisture prior to cutting roots.

Recommendations Matrix

Tag#	Species	DBH	Ht	Wd	Protected	Comments	Reccomendation
1	Quercus agrifolia	4	12	11	Yes	Protect in place	protect in place
2	Quercus agrifolia	18	35	40	Yes	Protect in place	protect in place
3	Quercus agrifolia	8" @ b	18	20	Yes	Protect in place*	protect in place
4	Quercus agrifolia	8+4"b	20	22	Yes	Within the boundaries of the road widening, remove	remove, mitigation required
5	Quercus agrifolia	9+9+7	26	30	Yes	Impacted by the retaining wall footing supporting the road, remove	remove, mitigation required
6	Schinus molle	17	30	40	No	Not a protected tree, remove	remove - no mitigation
7	Quercus agrifolia	8" @ 1'	30	20	No	Planted for screening, no mitigation required, remove	remove - no mitigation
8	Quercus agrifolia	9	22	20	No	Planted for screening, no mitigation required, remove	remove - no mitigation
9	Quercus agrifolia	6.6 @ 2'	24	20	No	Planted for screening, no mitigation required, remove	remove - no mitigation
10	Quercus agrifolia	8.5	28	10	No	Planted for screening, no mitigation required, remove	remove - no mitigation
11	Quercus agrifolia	5.5+2	20	12	No	Planted for screening, no mitigation required, remove	remove - no mitigation
12	Quercus agrifolia	5+2	24	12	No	Planted for screening, no mitigation required, remove	remove - no mitigation
13	Quercus agrifolia	4	12	9	No	Planted for screening, no mitigation required, remove	remove - no mitigation
14	Quercus agrifolia	11	22	20	No	Planted for screening, no mitigation required, remove	remove - no mitigation
15	Quercus agrifolia	7.6	20	18	No	Planted for screening, no mitigation required, remove	remove - no mitigation
16	Fraxinus velutina	10	35	28	No	Not a protected tree, remove	remove - no mitigation
17	Quercus agrifolia	3+2	16	10	No	Planted for screening, no mitigation required, remove	remove - no mitigation
18	Quercus agrifolia	6.3	18	12	No	Planted for screening, no mitigation required, remove	remove - no mitigation
19	Quercus agrifolia	5.1	19	12	No	Planted for screening, no mitigation required, remove	remove - no mitigation
20	Quercus agrifolia	3+2	15	9	No	Planted for screening, no mitigation required, remove	remove - no mitigation
21	Quercus agrifolia	5.4	18	12	No	Planted for screening, no mitigation required, remove	remove - no mitigation
22	Quercus agrifolia	3+4	20	14	No	Planted for screening, no mitigation required, remove	remove - no mitigation

Tag#	Species	DBH	Ht	Wd	Protected	Comments	Reccomendation
23	Quercus agrifolia	5.5+3	14	14	No	Planted for screening, no mitigation required, remove	remove - no mitigation
24	Fraxinus uhdei	14+9	40	40	No	Not a protected tree, remove	remove - no mitigation
25	Fraxinus uhdei	7+8	40	30	No	Not a protected tree, remove	remove - no mitigation
26	Quercus agrifolia	2+2	12	9	No	Planted for screening, no mitigation required, remove	remove - no mitigation
27	Quercus agrifolia	3.4+2	12	8	No	Planted for screening, no mitigation required, remove	remove - no mitigation
28	Quercus agrifolia	7.7+9	26	35	Yes	Impacted by the road widening, remove	remove, mitigation required
29	Quercus agrifolia	14"b	22	30	Yes	Protect in place	protect in place
30	Quercus agrifolia	11	28	26	No	Dead, no mitigation required, previously removed	no mitigation
31	Grevillea robusta	11	40	30	No	Not a protected tree, remove	remove - no mitigation
32	Schinus molle	7"b	14	16	No	Not a protected tree, remove	remove - no mitigation
33	Schinus molle	10"b	20	24	No	Not a protected tree, protect in place	protect in place
34	Cupaniopsis anacardioides	10+12+15"b	20	30	No	Not a protected tree, protect in place	protect in place
35	Ficus elastica	5+8+11"b	26	40	No	Not a protected tree, protect in place	protect in place
36	Quercus agrifolia	10"b	18	18	Yes	Declining health, remove	remove, mitigation required
37	Schinus molle	17"b	20	30	No	Not a protected tree, remove	remove - no mitigation
38	Quercus agrifolia	3+4+6	18	17	Yes	Dead, no mitigation required, remove	remove - no mitigation
39	Quercus agrifolia	6.5	20	118	Yes	Protect in place	protect in place
40	Schinus terebinthifolius	7,8,7,7,6,8,9+	20	50	No	Not a protected tree, thicket, lifting road, remove	remove - no mitigation
41	Schinus terebinthifolius	8+8+7"b	11	16	No	Not a protected tree, remove	remove - no mitigation
42	Quercus agrifolia	4	15	10	Yes	Protect in place	protect in place

*Clearance pruning may be needed for some trees during construction, but tie up or tie back where possible.

Mitigation

If the oak “street trees” were naturally occurring, then it would be 4:1 and planted on site. If the oaks are planted (justification may be required), then they are considered to be like any other tree. Being at the edge of a winding road/driveway, it seems apparent they were planted and the attached letter is confirmation of oaks on the north side being planted.

The City of Los Angeles Urban Forestry Division has the authority to prescribe mitigation for any protected tree removal approval. The Board of Public Works specific condition that states 4:1, i.e. four 24” box trees for each protected tree to be removed. In this project only 4 living protected trees are recommended to be removed.

Therefore, 16 – 24” box trees of one of the protected tree species may be required to be planted on site. Either the client or his landscape architect will determine the species and location for planting.

Assumptions and Limiting Conditions

1. Any legal description provided to this consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in nature.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain as much information as possible from reliable sources. Data has been verified insofar as possible. However, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. This consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule or contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person and project to whom it is addressed, without the prior expressed written or verbal consent of this consultant.
6. Unless required by law otherwise, neither all nor any part of this report or a copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, new, sales or other media without the prior expressed written consent of this consultant - particularly as to the identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon this consultant as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of this consultant, and this consultant's fee is in no way contingent upon the reporting of a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purposes of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Greg Applegate as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; conditions change and monitoring is needed to stay abreast of these changes, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.
10. This report is the completed work product. Any additional work, including, e.g. production of a site plan, addenda and revisions, monitoring, or inspection of tree protection measures, must be contracted separately.
11. Use of the report is dependent upon payment and non payment voids all legal use of the report. Ownership of any documents produced passes to the Client only when all fees have been paid.
12. Loss or alteration of any part of this report invalidates the entire report.

Disclaimer

Since at present, I have no direct monitoring or supervision of construction as it takes place, I must remind you that there are certain risks involved. Trees are living, dynamic organisms that respond to changes in their environment, sometimes quickly and sometimes slowly. There is no substitute for experience and good equipment. Actions that affect the stability of the trees must be carefully controlled and monitored, especially during the southern California winter, where sudden rains are followed by stiff winds.

Good, current information on tree preservation has been applied. The main focus should be the safe removal of the right trees. A complete tree hazard evaluation was not requested or performed. Weather, winds and the magnitude and direction of storms are not predictable and a failure may still occur despite the best application of high professional standards. Future tree maintenance will also affect the trees' health and stability and is not under the supervision or scrutiny of this consultant. Removal of the designated trees will be dangerous work, but undirected and unsupervised by this consultant. The means and methods of removal are solely by the judgement of the professionals removing them. Dead or alive, trees are dynamic organisms and their future status cannot be predicted with complete certainty by any expert. This consultant does not assume liability for any tree failures involved with this property.

Appendix

A. Resume
B. Glossary
C. Santoro Confirmation of Planting Letter
D. Los Angeles Protected Tree Species
E. Tree Location Maps
F. Historic Aerial Photos of Santoro Property
G. Verification of Current Registration and Certifications

A. Resume

GREGORY W. APPLEGATE, ASCA

Registered Consulting Arborist #365

PROFESSIONAL REGISTRATIONS:

American Society of Consulting Arborists #365
American Society of Consulting Arborists, Tree & Plant Appraisal Qualified
American Society of Landscape Architects, emeritus
International Society of Arboriculture, Certified Arborist Number WE-0180a
International Society of Arboriculture, Tree Risk Assessment Qualified

EXPERIENCE:

Mr. Applegate is an independent consulting arborist. He has been in the horticulture field since 1963, providing professional arboricultural consulting since 1984 within both private and public sectors. His expertise includes appraisal, tree preservation, diagnosis of tree growth problems, construction impact mitigation, environmental assessment, expert witness testimony, hazard evaluation, pruning programs, species selection and tree health monitoring.

Mr. Applegate has consulted for insurance companies, major developers, theme parks, homeowners, homeowners' associations, landscape architects, landscape contractors, property managers, attorneys and governmental bodies.

Notable projects on which he has consulted are: Disneyland, Disneyland Hotel, DisneySeas-Tokyo, Disney's Wild Animal Kingdom, Disney's California Adventure, Disney Hong Kong project, Tustin Ranch, Newport Coast, Crystal Court, Newport Fashion Island Palms, Loyola-Marymount campus, Bixby Ranch Company, Playa Vista, J.Paul Getty Trust Museums, MWD-California Lakes, Paseo Westpark Palms, Cal State Long Beach, Pierce College, The Irvine Concourse, UCI, USC, UCLA, Cal Tech, Universal City Station/MTA tree inventory and the State of California review of the Landscape Architecture License exam (plant materials portion)

EDUCATION:

Bachelor of Science in Landscape Architecture,
California State Polytechnic University, Pomona 1973
Arboricultural Consulting Academy (by ASCA)
Arbor-Day Farm, Kansas City 1995
Continuing Education Courses in Arboriculture
required to maintain Certified Arborist status and for ASCA membership

PROFESSIONAL AFFILIATIONS:

American Society of Consulting Arborists (ASCA), Registeredl Member
American Society of Landscape Architects (ASLA), Emeritus
International Society of Arboriculture (ISA), Certified Member
California Tree Failure Report Program, UC Davis, Participant
Street Tree Seminar (STS), Member

COMMUNITY AFFILIATIONS:

Horticulture Advisory Committee, Saddleback College (1988 until present)
Landscape Arch. License Exam prep, Instructor, Cal Poly Pomona (1986-90)
American Institute of Landscape Architects Board of Directors (1980-82)
California Landscape Architect Student Scholarship Fund-Chairman (1985)
International Society of Arboriculture-Examiner-tree worker certification (1990)
Guest lecturer at Cal Poly, UCLA, Saddleback College, & Palomar Junior College

B. Glossary

ANSI-A300 American National Standards Institute performance standards for the care and maintenance of trees, shrubs and other woody plants. Copies are available from International Society of Arboriculture bookstore 888-ISA-TREE

Arboricultural Pertaining to the awareness, care, evaluation, identification, growing, maintenance, management, planting, selection, treatment, understanding, valuation and so forth of trees and other woody plants and their growing environments, particularly in shade and ornamental (non-crop/commodity) settings.

Arboriculture The selection, cultivation, and care of trees, vines, and shrubs.

Arborist A person possessing the technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.

ASCA The American Society of Consulting Arborists, Inc. a professional society, as described in its by-laws.

Bark Tissue on the outside of the vascular cambium. Bark is usually divided into inner bark - active phloem and aging and dead crushed phloem - and outer bark.

Basal flare Most trees have a rapid increase in diameter as the trunk meets the soil line or root crown. This area is associated with both trunk and root tissue.

Canopy The live, foliage-bearing part of a tree.

Common name One or more names in the local language for a plant. The same plant can be known by many different common names, varying widely by location.

Crotch The union of two or more branches; the axillary zone between branches.

Crown The upper portions of a tree or shrub, including the main limbs, branches, and twigs.

DBH Diameter of the trunk, measured at breast height or 54 inches above the average grade. See caliper.

Decay Progressive deterioration of organic tissues, usually caused by fungal or bacterial organisms, resulting in loss of cell structure, strength, and function. In wood, the loss of structural strength.

Decline Progressive reduction of health or vigor of a plant.

Dripline	A projected line on the ground that corresponds to the spread of branches in the canopy; the farthest spread of branches.
Epicormic	Epi - upon; cormic – stem. Branches that are upon the stem, i.e. sprouting from either dormant buds in the cambial zone, or from buds sprung anew from ray traces. Epicormic shoots are a sign that energy reserves have been lowered.
Fertilization	The process of adding nutrients to a tree or plant; usually done by incorporating the nutrients into the soil, but sometimes by foliar application or injection directly into living tissues.
Foliage	The live leaves or needles of the tree; the plant part primarily responsible for photosynthesis.
Hazardous condition	The combination of a likely failure of a tree or tree part with the presence of a likely target.
Leader	A dominant upright stem, usually the main trunk. There can be several leaders in one tree.
Mulch/Mulching	Substances spread on top of the ground to conserve water, protect against erosion, retain moisture, and protect the roots of trees from heat, cold or drought. The substances are typically organic, such as compost, manure or bark chips.
Root crown	Area at the base of a tree where the roots and stem merge (synonym - root collar)
Root system	The portion of the tree containing the root organs, including buttress roots, transport roots, and fine absorbing roots; all underground parts of the tree.
Root zone	The area and volume of soil around the tree in which roots are normally found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.
Scaffold limb	Primary structural branch of the crown.
Stress	"Stress is a potentially injurious, reversible condition, caused by energy drain, disruption, or blockage, or by life processes operating near the limits for which they were genetically programmed." Alex Shigo
Value	The relative worth, merit, or importance of a thing, expressed as a single point, a range, or a relationship to a benchmark.
Vigor	Active, healthy growth of plants: ability to respond to stress factors.

C. Santoro Planting Confirmation Letter

Adrian Sanchez
Tree Surgeon Supervisor 2
Western Chapter CA.80224, CTW 1484
City of Los Angeles
Bureau of Street Services
Urban Forestry Division
Land Development Section

7-2-23

RE: PLANTED TREES ON 22831 and 22830 PLUMMER

We, Vince and Brenda Santoro, have lived at 28831 Plummer since 1984. We planted a screen of trees to block the northerly neighbors' view of our property shortly after we moved in. These plantings are clearly visible in the 1985 photo and the 1989 photos. The original plantings were a row of 15-gallon Myoporum Laetum (Ngaio tree) which is fast growing and considered invasive by the California Invasive Plant Council. Because these fast-growing trees are short lived, at the same time we planted a row of 20 or so 1 gallon Coast Live Oaks in order that they mature as the Ngaio died out. By 1994, the Ngaio had substantial died out and the Coast Live Oaks began to screen the property. As can clearly be seen in the photos, Costal Live Oaks were obviously planted to screen the home to the north from Santoro's view and did not come to be there naturally. These trees along the north edge of the access road are younger than the current road shown in the photos. They only occur along the portion of the road most in need of screening for privacy, and not on the south side of the driveway towards Plummer and not at all on either side of the road further up the hill. They are all plainly lined up carefully in a narrow strip of land north of the existing driveway expressly for the purpose of screening the property.

Thank you,

Vince Santoro Vince Santoro

Brenda Santoro Brenda Santoro

Date 07/08/2023

D. Los Angeles Protected Tree Species

The following trees are indigenous to the Los Angeles area and are protected regardless of their location:

Juglans californica	Southern California black walnut
Platanus racemosa	California sycamore
Quercus agrifolia	Coast live oak
Quercus douglasii	Blue oak
Quercus engelmannii	Mesa oak
Quercus lobata	Valley oak
Quercus spp.	All native oak species
Umbellularia californica	California bay

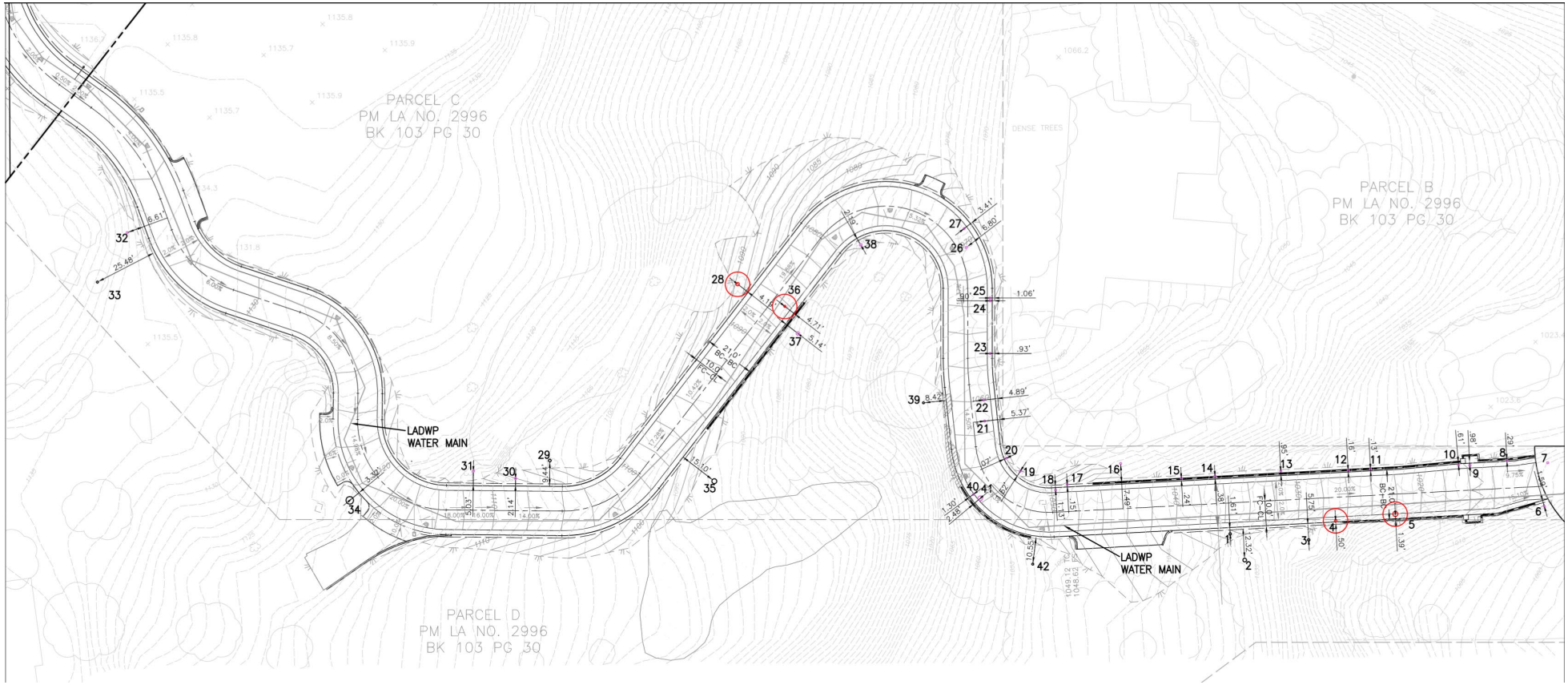
The following shrubs are indigenous to the Los Angeles area and are protected regardless of their location

Heteromeles arbutifolia	Toyon
Sambucus mexicana	Mexican elderberry

*Highlighted species are found on this site.

E. Tree Location Map

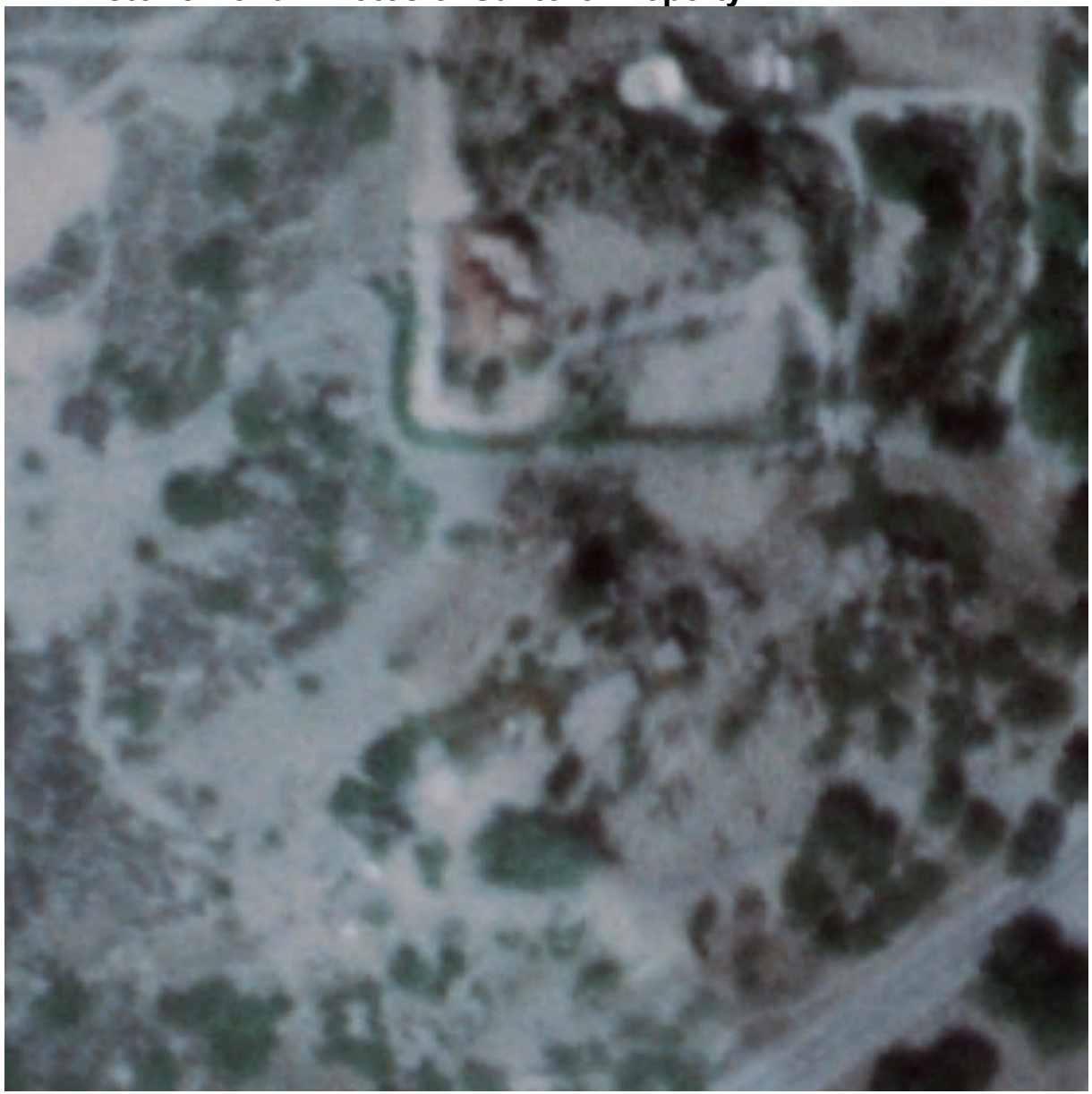
Access Road Tree Exhibit



The tags are round aluminum, about 1.25” in diameter, with numbers inscribed.

F. Historic Aerial Photos of Santoro Property

1985



8/1989

5/1994

2002


12/2003
Plummer St
22831 Plummer St
Plummer St
Image U.S. Geological Survey
126 ft
Imagery Date: 12/31/2002 34°14'31.87" N 118°37'26.47"

G. Verification of Current Registration and Certifications

The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

28 July 1997	30 June 2024	WE-0180A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist

The International Society of Arboriculture

Hereby Announces That

Gregory W. Applegate

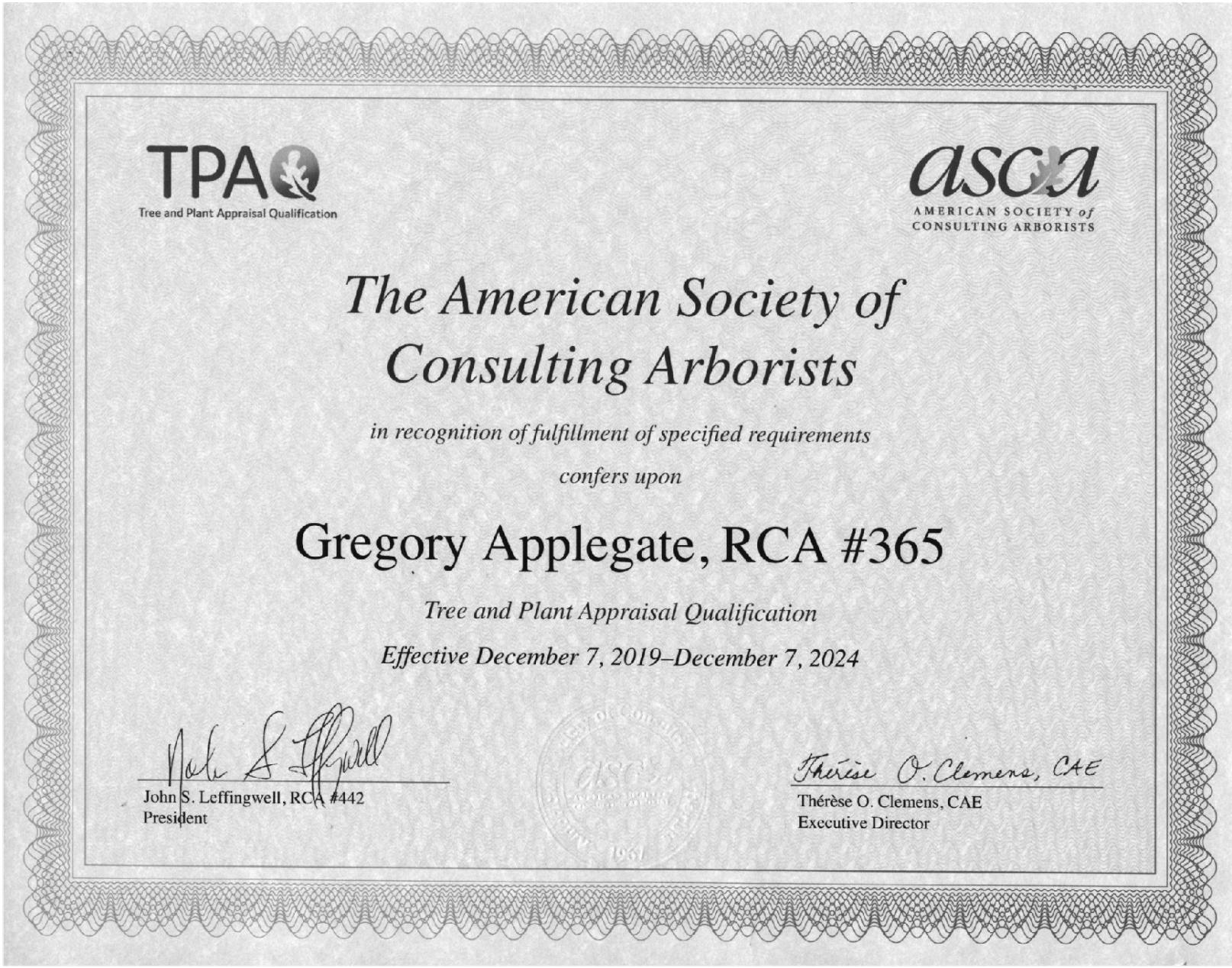
Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

11 February 2013	24 February 2028
Issue Date	Expiration Date


TPA
Tree and Plant Appraisal Qualification
asca
AMERICAN SOCIETY of CONSULTING ARBORISTS
The American Society of Consulting Arborists
in recognition of fulfillment of specified requirements
confers upon
Gregory Applegate, RCA #365
Tree and Plant Appraisal Qualification
Effective December 7, 2019–December 7, 2024
John S. Leffingwell, RCA #442
President
Thérèse O. Clemens, CAE
Thérèse O. Clemens, CAE
Executive Director

The American Society
of
Consulting Arborists

in recognition of fulfillment of the requirements for

Registered Consulting Arborist® status

confers upon

Gregory W. Applegate, RCA #365

Registered Membership

Dr. James R. Clark, RCA #357
President

Beth W. Palys, FASAE,CAE
Executive Director

Certification

I, Gregory W. Applegate, certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct. That the report analysis, opinions, and conclusions are limited only the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

That I have no present or prospective interest in the vegetation that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That my compensation is not contingent upon a reporting that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.

That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity the standards of arboricultural practice.

That I have made a personal inspection of the plants that are the subject of this report. No one provided significant professional assistance to the person signing this report.

Furthermore, the opinions above are held with reasonable degree of professional certainty, predicated on over 45 years of experience in the nursery, landscape, and arboricultural industries and the documents and information provided me.

Gregory W. Applegate, ASCA, ASLA _____ Date 7-20/2023

Arborgate Consulting, Inc.
Registered Consulting Arborist #365
Certified Arborist #WC-0180