

August 1, 2023

RE: Appeal of Haul Route CEQA Environmental Determination for 3649 and 3651 Woodhill Canyon Road / Case No. ENV-2022-6651-CE.

Dear Councilmembers,

On July 25, 2023, the Board of Building and Safety Commissioner’s (“Board”) approved a Haul Route application to export 2,530 cubic yards for a project located at 3651 Woodhill Canyon Drive. The Board also determined that the project was exempt from the California Environmental Quality Act (“CEQA”) based on the information provided by City Planning under Case. No. ENV-2022-6651-CE.

The Appellant believes the Board erred in its decision by approving a Categorical Exemption (“CE”) for the project which will be explained in a moment.

The Project is the demolition of an existing 2,910 square foot single family dwelling and the construction of a new approximately 13,070 square-foot two-story single family dwelling with attached two-car garage, associated driveway, a detached two-story 1,170 square-foot accessory dwelling unit (ADU) and a 600 square-foot detached accessory living quarter. Other new features include a swimming pool, pool house, multiple deck areas, and retaining walls. The project is proposed in conjunction with an application for a haul route for the maximum export of 3,200 *cubic yards* of earth (not 2,530 cubic yards as approved above). The project also proposes to preserve all 53 protected trees and remove 41 non protected significant trees and replace them on a 1:1 basis however there continues to be language and reference to removing all 112 non-protected significant trees, such as in the CE findings. The project is being processed as a Categorical Exemption, Class 15332 infill development.

Per the associated CE, the project is on two lots, with the new SFD, garage, pool and pool house on Lot 1, and the ADU, and accessory building on Lot 2, which is an undeveloped hillside lot.

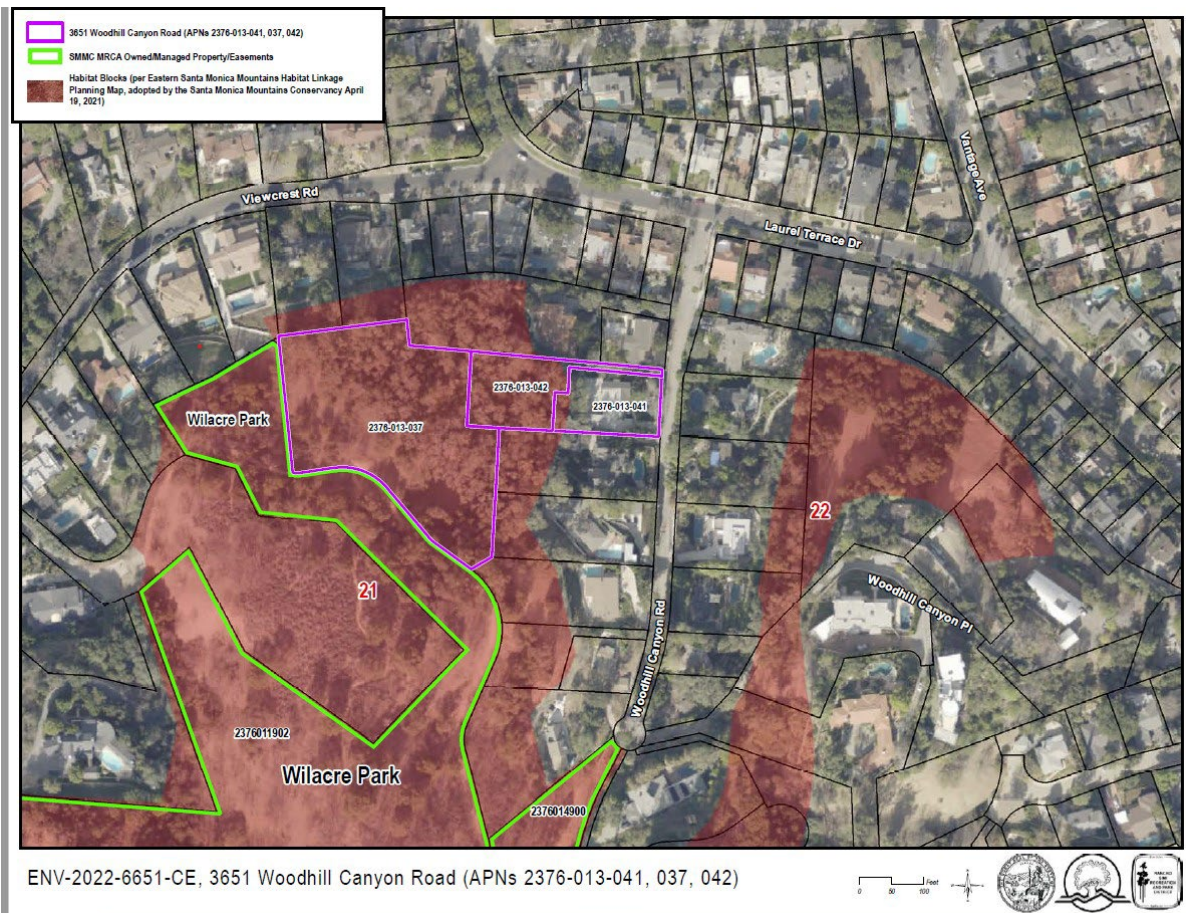


There does not appear to be current plans for the other two lots. There is a concern with how the RFA for the project was calculated; having accessory buildings on a separate lot from the main dwelling; and potential merging of lots with different zoning, which will be discussed later.

1. Appellant contends that a categorical exemption cannot be used for the project due to the potential sensitive habitat location of the site, the number of protected and significant trees involved, and the amount of grading on an undeveloped hillside lot.

Per CEQA Section 15300.2. EXCEPTIONS – (c) - Significant Effect. A categorical exemption shall **not** be used for an activity where there is a “reasonable possibility” that the activity will have a significant effect on the environment due to *unusual circumstances*.

The subject property is located in the Santa Monica Mountains Zone (“SMMZ”), and within “**Habitat Block 21**” designated on the Eastern Santa Monica Mountains Habitat Linkage Planning Map of the **Eastern Santa Monica Mountains Natural Resources Protection Plan (NRPP)**, adopted by the Santa Monica Mountains Conservancy (SMMC) on December 13, 2021 as shown below (subject ownership lots outlined in purple).



It should also be noted that on November 22, 2022, the City Council unanimously approved the above protection plan under Council File 21-1284. Additionally, in ZIMAS, under the tab "Additional," if the project is within the SMMZ, it will read "Yes" and the tab link states the following "Santa Monica Mountains Zone (SMMZ) is land within the City of Los Angeles, as specified in Public Resources Code §33105, and mapped by the Santa Monica Mountains Conservancy (SMMC). **During environmental review for discretionary projects**, the SMMC is considered a California Environmental Quality Act (CEQA) Trustee Agency over natural resources found within the SMMZ boundaries."

Although the haul route project is discretionary, the SMMC was unaware of the project. The first CE was issued in February 2023 but later rescinded per City Planning because the applicant wanted the project processed as an SB9 project. The SMMC notified City Planning in April 2023 of their concern that the project has the potential to cause significant, adverse impacts to wildlife movement and wildlife resources. They requested that an Initial Study be done and to be kept informed of the project.

A second CE was issued on June 27, 2023. The SB9 project was not pursued after all, and with the exception of a few changes (i.e. more intensification such as grading, building square footage, and a new Tree Report), the project remains similar to the original submittal. And, there is still ***no mention anywhere*** in the CE justification that the project site is located within the SMMZ and within Habitat Block 21, and within 500 feet of a park zone, Wilacre Park, even after City Planning was notified. There was no discussion of concerns raised. No biological assessment was done.

The CE justification for an exception to Significant Effect concludes.... **"there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply."**

Appellant was informed by City Planning that because the applicant decided not to go forward as an SB9 project, that a Biological Assessment was not "required." The Appellant contends that it should not matter what the discretionary action is (i.e. haul route or subdivision), the environmental review per CEQA is supposed to be based on the potential impacts of the *whole project*.

The BBSC responded to appellant objection to the CE (see below) and only stated that because "the 112 non-protected significant trees to be removed would be *replaced*, that there would be "no impact to wildlife." This was a shocking comment to say the least. Overall, the BBSC ignored pertinent information. Below is the full comment sent to the BBSC:

"The site is located within a sensitive habitat area - Habitat Block 21 of the Santa Monica Mtns. The environmental review conducted under the CE32 is insufficient and inapplicable as it does not include a bio-assessment, does not include a tree planting plan for the removal of the 41 significant non-protected trees, does not include tribal consultation, does not include any legal enforcement to ensure all other trees to be

preserved will be protected and preserved. This should require a mitigated negative declaration, not a categorical exemption, due to the unique circumstances of the site location and the potential significant impact the project poses in this sensitive habitat area due to the excessive amount of grading and tree removal. Please require a proper environmental review for this project.”

To recap, an *unusual circumstance does exist*, given the location of the project within a mapped, adopted, wildlife habitat linkage and potential sensitive habitat area, therefore there *is a “reasonably possibility”* that the proposed project/activity would have a potential significant impact on wildlife habitat and that an exception to a categorical exemption cannot be made.

2. **A Mitigation Negative Declaration should be required for this project.** The most recent tree report, dated June 5, 2023, prepared by Lisa Smith, The Tree Resource, shows there are **a total of 164 trees** on the ownership parcels and that 53 on-site protected trees/shrubs will be preserved as well as 4 off-site protected trees. The report shows that of the 112 non-protected *significant trees*, that 71 trees will be retained and that 41 trees will be removed due to construction. Overall, this sounds much better than the removal of all 112 non-protected significant trees, however there is nothing that enforces the protection of the 53 on-site protected trees as well as the 71 non-protected significant trees, nor is there any enforceable *“tree replacement plan”*. Also a **biological assessment** of the ownership parcels is essential to prevent potential significant impacts to wildlife habitat or to endangered , rare, or threatened species (flora or fauna). This prevention can be done to avoid the unnecessary removal of habitat area or harm to wildlife, and to ensure that the design features of the project will be compatible with the surrounding wildlife habitat, such as avoiding wildlife barriers, harmful fencing, bright lights, etc. It is also unknown where the new trees will be planted, what type of trees, and if the new locations will be appropriate, especially if near existing protected trees. An MND can include specific mitigation measures, which is visible by all involved agencies, and legally enforces such mitigation by incorporating Design Features, Mitigation Measures, and a Mitigation Monitoring Program.

3. **Project information appears inaccurate and/or unclear.**

There appears to be conflicting or incorrect information that deserves more attention before proceeding.

- a) Lot information.

Based on ZIMAS, there appears to be 5 ownership lots. The 5 lots are comprised of 2.6 acres, or 113,308.3 square feet in area.

The project appears to be on two lots based on the submitted site plan but it looks like two lots were merged as one and (zoned RE15 and RE40). There was an application for a lot line adjustment between two lots, however that case AA-2022-5145-PMEX, shows

it was Terminated on 1/11/2023. It is not clear if the information provided on the plans is correct.

b) Residential floor Area (RFA) and Lot Coverage.

The project described in the CE is on two lots only, however the RFA discussed in the CE and on the submitted plans (i.e. slope band analysis) is based on the total square footage of all 5 ownership (*untied*) lots which comes to 113,308.3 square feet with a maximum RFA of 30,084.8 square feet. It would seem that the max. RFA should be based on the subject two lots (individually), not all 5 lots, to ensure that the size, scale, and lot coverage of the project is in proper relation the subject lot area and topography/slope where the development is proposed.

c) ADU and Accessory Building appear to be proposed on a lot that is separate from the lot with the main dwelling.

To conclude, this appeal is *not* about preventing a development. This appeal is about ensuring there is proper environmental review and proper mitigation where needed, mitigation that can be legally enforced, especially on properties such as this, that are located within or near identified sensitive habitat areas, such as within the SMMZ areas. There are many more properties like this. It is hoped that the City of Los Angeles, as the Lead Agency for CEQA, will be strong stewards of our environment, and do what is in their authority and duty to make than happen.

Sincerely,

marianne king

Marianne King

Attachments:

1. BBSC File – includes ENV 2022-6651-CE
2. CF 21-1284
3. SMMC letter and maps
4. Tree Report and site plan

Summary of Pertinent Correspondence Timeline:

9/26/2022 – emailed Planner out of concern with the excessive tree removal – asked for copy of tree report.

10/5/2022 – requested to be put on interested parties list when environmental review is done.

2/23/2023 – first CE was issued, was not informed, too late to appeal.

3/29/2023 – informed applicant is moving forward as an SB9 project – the first CE has been rescinded. Development Services Department will determine if project is eligible for SB9.

4/10/2023 – SMMC sent letter to City Planning expressing concern with subject project, requested to be kept informed as Trustee Agency.

6/29/2023 – second CE issued, was not informed. Emailed Planner to inquire if the project has changed, how, and why no biological assessment was done. Was advised they are not doing an SB9 project therefore no bio-assessment is required.

7/25/2023 – BBSC hearing on Haul Route and CE – sent public comment with concern that CE not adequate due to sensitive Habitat Block location. BBSC made special commented that since 112 trees will be replaced, there will be no impact to wildlife.

CD _____

JOB ADDRESS _____

BOARD FILE # _____

DATE TO BE HEARD _____

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY:

THE OWNER ☐

THE PETITIONER ☐

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(Check One)

☐ ① Action By The BBSC Is Not Appealable

☐ ② Action By The BBSC Is Appealable To The Director Of Planning Within 15 Days
Pursuant To Sec. 12.26 K

☐ ③ Action By The BBSC Is Appealable To The City Council Within 10 Days
Pursuant To Sec. 91.7006.7.4

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES ☐ NO ☐

OWNER/PETITIONER NOTIFIED OF OBJECTION ON _____ by _____
(Date) (Staff Member)

(Code below is by default unless otherwise checked by staff.)

FAL APPEAL STATEMENT

“10-CALENDAR DAYS” ☐ → ③

“SECTION 12.26 K” ☐ → ②

“ACTION NOT A PRECEDENT” ☐ → ②

FOOTNOTE STATEMENTS:

“18-MONTH TIME LIMIT” ☐

*(for Haul Routes and requests approved
by BBSC other than extensions of time)

Cc: Pr. Inspector _____
221 N. Figueroa St

Location: Floor 12, Room 1250
(213) 482-0397

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
—

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER
—

July 19, 2023

BOARD FILE NO. 230011
C.D.: 4 (Councilmember N. Raman)

Board of Building and Safety Commissioners
Room 1030, 201 North Figueroa Street

APPLICATION TO EXPORT 2,530 CUBIC YARDS OF EARTH

PROJECT LOCATION: 3649 & 3651 NORTH WOODHILL CANYON ROAD

TRACT:	BLOCK:	LOT:
TR 10877	NONE	FR 2
Lankershim Ranch Land and Water Co.	NONE	FR 245 (Arb 1), FR 250 (Arb 1 & 2)

OWNER:

Stephen Victor Davis and Stacey Helene Davis, Trustees of the 4D Trust
311 North Robertson Boulevard, Suite 600
Beverly Hills, CA 90211

APPLICANT:

Ben Rocca
22287 Mulholland Highway, #287
Calabasas, CA 91302

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

Violation of haul route conditions shall be reported to the appropriate Department. The Department responsible for enforcement is indicated by an acronym at the end of each haul route condition. Refer to the table below for agency name and contact information.

Acronym	Agency Name	contact
BSS	Bureau of Street Services	myLA311 Website: www.myla311.lacity.org Phone: Dial 311 or (213) 473-3231
LAPD	Los Angeles Police Department Special Enforcement Unit	Email: Trafficgroup@lapd.online Phone: (877) 275-5273
DOT	Department of Transportation	Phone: (818) 374-4823
DBS	Department of Building and Safety	Principal Inspector Sergio Valenzuela (213) 482-0397

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 2,530 cubic yards of material moved 1.55 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$1,377.23.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property

owner to cover any road damage and any street cleaning costs resulting from the hauling activity.

4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5090.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector. (DBS)
2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. (LAPD)
3. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4). (LAPD)
4. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. (DBS)
5. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday. (BSS)
6. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. (DOT)
7. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth. (LAPD)
8. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times. (DBS)
9. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000 and LAPD traffic group, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change. (BSS & LAPD)

10. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request. (DBS)
11. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place. (DBS)
12. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Commission Office will be required. (DBS)
13. Hauling must commence within eighteen months after Board action approval. Failure to haul within that time will result in additional fees and a bond reassessment by the Bureau of Engineering. (DBS)
14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. (DBS)
15. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report. (DOT)
16. Hauling vehicles shall be spaced so as to discourage a convoy affect. (LAPD)
17. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. (DBS)
18. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
19. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
20. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Owner shall do all of the following:

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to**

attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

The City shall notify the owner within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the owner of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the owner of any obligation imposed by this condition. In the event the owner fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the owner otherwise created by this condition.

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 4:00 p.m. on Mondays through Fridays. No hauling is permitted on Saturdays, Sundays or City holidays. Haul vehicles may not arrive at the site before the designated start time. (DBS)
2. Hauling of earth shall be completed within the maximum time limit of 22 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are 10-wheel dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 2,530 cubic yards. (DBS)
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
7. A minimum of two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:
 - A. The entrance of the project site.
 - B. The intersection of Woodhill Canyon Road and Laurel Terrace Drive.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and

warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." (BSS)

8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets of the haul route, if necessary. (DOT)
9. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Woodhill Canyon Road, adjacent to the project site if needed during hauling. (DOT)
10. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel northbound on Woodhill Canyon Road, turn right (east) on Laurel Terrace Drive, left (north) on Laurel Canyon Boulevard, left to enter northbound US-101 Freeway and continue to the disposal site located outside the city limits.

EMPTY TRUCKS:

Reverse of "Loaded Trucks" route. (BSS)

11. Only one hauling truck, associated with this project address, shall be allowed on Woodhill Canyon Road at any time. (BSS)
12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #78 located at 4041 Whitsett Avenue, Los Angeles, CA 91604; telephone (818) 756-8678:
 - A. Contact information for the construction superintendent or contractor.
 - B. A copy of this approved staff report.
 - C. A map clearly illustrating the approved hauling route and involved street names.
 - D. The approved hauling hours.
 - E. The estimated completion date of hauling.
13. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height. (DBS)
14. A Registered Deputy Grading Inspector shall notify the LADBS district grading inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and

hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-6651-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS 15300.2 AND RECOMMENDED ACTIONS

1. DETERMINE that the project is categorically exempt under CEQA pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines (Case No. ENV-2022-6651-CE), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT. Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.
6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails

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Job Address: 3649 & 3651 NORTH WOODHILL CANYON ROAD

Board File: 230011

to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

OSAMA YOUNAN, P.E.

General Manager

Superintendent of Building

A handwritten signature in black ink, appearing to read 'Karl Muhs', written in a cursive style.

Karl Muhs

Management Assistant, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

4 – E. Valley #163842
3649 & 3651 N. Woodhill Canyon Rd

Date: July 12, 2023

To: Veronica Lopez, Board Secretary
Building and Safety Commission Office
201 North Figueroa Street, Room 1030, Stop 115
Fax: (213) 482-6753

From: *Letitia R. Simon* for
Steve Rostam, Transportation Engineer
Department of Transportation, 6262 Van Nuys Blvd

Subject: **IMPORT/EXPORT OF EARTH – HILLSIDE AREAS – 3649 & 3651 N. Woodhill Canyon Road
Board File # 230011**

The Department of Transportation has reviewed the requested haul route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

Loaded Truck: -

Exit jobsite onto Woodhill Canyon Road (Northbound); Right onto Laurel Terrace Drive (Eastbound); Left onto Laurel Canyon Boulevard (Northbound); Left onto Northbound Ventura Fwy On-ramp (CA-101); Continue on Ventura Fwy (CA-101) to Dumpsite outside of the City Limits.

Empty Truck: -

From outside of the City Limits head Southbound on Ventura Fwy (CA-101); Exit Laurel Canyon Boulevard (Exit 14) turn right (Southbound); Turn right onto Laurel Terrace Drive (westbound); Turn left onto Woodhill Canyon Road (Southbound) arriving at job site.

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be limited to the hours of 9AM to 4PM weekdays, and 8AM to 4PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

3. STAGING AREA

All trucks shall be staged on jobsite. **NO INTERFERENCE TO TRAFFIC AND ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.**

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Woodhill Canyon Road, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 14, 2023

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Acting Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Keith Mozee
Executive Director and General Manager, Bureau of Street Services
By: David Rivera, Chief Street Services Investigator II
Street Services Investigation and Enforcement Division

SUBJECT: **BOARD FILE NUMBER 230011**
ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF
EARTH MATERIAL (HILLSIDE AREAS) –3649 & 3651 NORTH
WOODHILL CANYON ROAD

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Charles Smith, of the Street Services Investigation and Enforcement Division, on 02/27/2023.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Rudy Guevara, Transportation Engineer, Department of Transportation
 2. Jenel Elizondo, Management Analyst, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit jobsite onto Woodhill Canyon Road (Northbound)
- Right onto Laurel Terrace Drive (Eastbound)
- Left onto Laurel Canyon Boulevard (Northbound)
- Left onto Northbound Ventura Freeway On-ramp CA-101
- Continue on Ventura Freeway CA-101 to Dumpsite outside of the City Limits

Unloaded:

- From outside of the City Limits head Southbound on Ventura Freeway CA-101
- Exit Laurel Canyon Boulevard (Exit 14) turn right (Southbound)
- Turn right onto Laurel Terrace Drive (Westbound)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 14, 2023

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Acting Board Secretary
201 N. Figueroa Street, Room 1080
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 - Continue on Ventura Freeway CA-101 to Dumpsite outside of the City Limits
- Unloaded:
- From outside of the City Limits head Southbound on Ventura Freeway CA-101
 - Exit Laurel Canyon Boulevard (Exit 14) turn right (Southbound)
 - Turn right onto Laurel Terrace Drive (Westbound)

- Turn left onto Woodhill Canyon Road (Southbound) arriving at job site

Staging: All trucks shall be staged on jobsite. **Flag control is required at the project site during the hauling operation.**

NOTE: NO INTERFERENCE TO TRAFFIC; ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - 1. A total of 2,530 cubic yards of material moved 1.55 miles within the hillside area, at the rate of \$0.29 A per cubic yard per mile = \$1,377.23
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

- 1. The hauling operations are restricted to the hours between 9:00 a.m. and 4:00 p.m. on Mondays through Fridays, and Saturdays from 8:00 a.m. to 4:0 p.m. No hauling shall be performed on Sundays, and holidays.
- 2. The vehicles used for hauling shall be 10-Wheel Dump trucks.
- 3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The

contractor shall remove any material spilled onto the public street.

4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 2,530 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AK/GH/CS:MH

S:haul routes: 3649 & 3651 NORTH WOODHILL CANYON ROAD

cc: Bureau of Street Services
Jenel Elizondo, Management Analyst
Mail Stop #550

Bureau of Engineering
Mati Laan, District Engineer
Valley District Engineering Office
Mail Stop #498

Department of Transportation
Steve Rostam, Transportation Engineer
Valley District Office
Mail Stop #728

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Charles Smith, Senior Street Services Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner: Stephen & Stacey Davis
22701 W. Martha St
Woodland Hills, CA 91367
(310) 890-3007

Applicant: Ben Rocca
22287 Mulholland Hwy #287
Calabasas, CA 91302
(818) 288-8669

Contractor: Troy Company Inc
21541 Nordhoff St. Unit #D
Chatsworth, CA 91311
(310) 777-8811

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 3649 and 3651 North Woodhill Canyon Road

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

demo existing SFD and construct new SFD with ADU and ALQ on hillside

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:

☒ The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. ENV-2022-6651-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 3,200 cubic yards

☐ The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Mitigated Negative Declaration (MND). (Case No. _____)

The circulation end date for the above mentioned MND is: _____

The MND references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following MND pages : _____

Check one of the following boxes:

☐ No Comments were received during the circulation period.

☐ Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

☐ The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Environmental Impact Report (EIR). (Case No. _____)

The circulation end date for the above mentioned EIR: _____

The EIR references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following EIR pages: _____

Check one of the following boxes:

☐ No Comments were received during the circulation period.

☐ Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

JoJo Pewsawang



6/27/2023

213-978-1214

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

ENV-2022-6651-CE

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2022-6651-CE

PROJECT TITLE

3649 3651 North Woodhill Canyon

COUNCIL DISTRICT

4 - Raman

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

3649 and 3651 North Woodhill Canyon☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Haul Route for a maximum export of 3,200 cubic yards of dirt for the construction of a new approximately 13,070 square-foot two-story single-family residence with 1,170 square-foot ADU and 600 square-foot detached ALQ

NAME OF APPLICANT / OWNER:

Ben Rocca

CONTACT PERSON (If different from Applicant/Owner above)

Ben Rocca

(AREA CODE) TELEPHONE NUMBER

(818) 288-8669

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) Section 15332 (Class 32)☐ ~~OTHER BASIS FOR EXEMPTION~~ (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or formal use.

Class 3 consist of replacement or reconstruction of existing structures and facilities where the new structures will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Class 32 consist of projects characterized as in-fill development.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

JoJo Pewsawang



STAFF TITLE

Senior City Planner

ENTITLEMENTS APPROVED

Haul Route

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2022-6651-CE

3649 and 3651 North Woodhill Canyon Road, Studio City, CA 91604

Project Description

The Project is for the construction of a new approximately 13,070 square-foot two-story single-family residence with attached two-car garage, associated driveway, a detached two-story 1,170 square-foot accessory dwelling unit (ADU) and a 600 square-foot detached accessory living quarter. The project is proposed in conjunction with an application for a haul route for the maximum export of 3,200 cubic yards of earth. The project also proposes to remove 41 non-protected trees and replace them on a 1:1 basis. As a single-family dwelling developed on an infill site, this Project qualifies for the 15332 Categorical Exemption.

The Project Site consists of two lots located at 3651 North Woodhill Canyon Road. Additionally, the two lots are under the same ownership. Lot 1 contains an existing 2,910 square-foot two-story single-family dwelling with an attached two car garage. The project will demolish the existing dwelling and replace it with a new 13,070 square-foot residence with detached ADU and ALQ. The project does not propose the removal of any protected trees as stated in the tree report dated June 5, 2023, prepared by The Tree Resource.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The subject site is located 1.17 Kilometers from the Hollywood Fault, in a Hillside Area, is identified as a Very High Fire Hazard Severity Zone, BOE Special Grading Area, Landslide area, Liquefaction area, and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of “sensitive” locations. The RCMs will reduce any potential impacts to less than significant. Specifically the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measuresThe project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions
- **Regulatory Compliance Measure RC-AQ-1 (Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-NOI-1 (Noise Ordinance):** The project shall conform with the City's noise regulations that have taken effect pursuant to Ordinance 144,331 et sequentia. These measures include but are not limited to LAMC Section 41.40 for Construction Noise, LAMC Section 113.01 for Rubbish and Garbage Collection, LAMC Section 114.0 for Vehicle loading or unloading (Deliveries), LAMC Section 112.01(c) for Noise Emitting from Nightclubs.
- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul routes applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject properties, which details conditions of approval that must be followed, has been issued by DBS on March 24, 2022 (attached). In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the project must comply with the Baseline Hill Ordinance No. 181, 624 adopted after May 9, 2011 per both Project's filling date September 15, 2022, Single-Family Zones and Single-Family Zone Hillside Area Regulations ZI-2462 effective March 17, 2017. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project's will not result in a significant impact based on its location.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there are zero (0) other haul route approvals, and no other haul route applications being processed in within 500 feet of the Subject Site.

The approved haul routes are for the following properties and during the following timeframes:

None

The pending haul routes are for the following properties: None

For Council Districts 4, In light of the increase in construction activity in the Studio City area and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a Map for each district to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur

simultaneously. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes to construct a single-family dwelling and associated accessory dwelling units in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, and the Subject Site is of a similar size and slope to nearby properties. The slope band analysis identifies a maximum RFA of 30,084 square feet. The project proposes a maximum RFA of 14,460 square feet. The project proposes a lot coverage of 7 percent, representing a total footprint of 8,079 square feet within an overall lot area of 113,350 square feet. This type of project is not unusual for the vicinity of the Subject Site, and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

The Projects are in conjunction with an application for a haul route for the export of approximately 2,093 cubic yards of earth (accumulatively) in an area zoned and designated for such development. All adjacent lots are developed with single-family dwellings, and the subject sites are of a similar size and slope to nearby properties.

The Project is for the construction of a new approximately 13,070 square-foot two-story single-family residence with attached two-car garage, associated driveway, a detached two-story 1,170 square-foot accessory dwelling unit (ADU) and a 600 square-foot detached accessory living quarter.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately 12 miles east of State Route 27. Therefore, the project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as a habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

- (a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The site is located 3651 N. Woodhill Canyon Road and is currently improved with a single-family dwelling with an attached garage. The site located at 3651 N. Woodhill Canyon Road is improved with a basketball court located towards the rear of lot 2 (FR 2). Both sites are zoned RE15-1-H and RE40-1-H and have a General Plan Land Use Designation of Very Low Residential. Single-Family Zone Hillside Area Regulations (ZI-2462), as the project was filed on September 15, 2022. The proposed two-story single-family dwelling is in conformance with the applicable Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan designation and policies and all applicable zoning designations and regulations.

- (b) *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject sites are wholly within the City of Los Angeles, on a site that is approximately 2.61 acres. Lots adjacent to the subject sites are also developed with single-family dwellings.

- (c) *The project has no value as habitat for endangered species, rare, or threatened species.*

According to the Tree Report dated June 5, 2023, there are 53 protected trees and shrubs on-site and four protected trees and shrubs off-site. No protected trees or shrubs are proposed to be removed as a part of the project. The protected trees/shrubs includes the following: 36 Coast Live Oak trees, 3 Black Walnut trees and 12 protected shrubs (Toyon). The Project will preserve the protected trees and shrubs, to ensure there are no encroachments or impacts to the health or stability of the trees and shrubs. Additionally, there are 112 non-protected trees; 105 Eucalyptus trees, three Pine trees, two Liquidambar trees, one Deodar tree, one Ash tree, one Pittosporum tree, all of which are to be replaced on a 1:1 basis. As such, the project will not further impede on habitat for threatened species.

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

As previously mentioned, the project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles: Noise Ordinance; National Pollutant Discharge Elimination System General Permit; Dewatering; Low Impact Development Plan; Stormwater Mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the projects do not exceed the threshold criteria established by LADOT for preparing a traffic study. The project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The project site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will replace an existing single-family dwelling at the site. Therefore, it can be found that the projects meet the qualifications of the Class 32 Exemption.

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN



ERIC GARCETTI
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

July 12, 2022

LOG # 120665-01
SOILS/GEOLOGY FILE - 2
LIQ/LAN-Exempt

Stephen Davis
311 N. Robertson Boulevard
Beverly Hills, CA 90211

TRACT: 10877 // Lankershim Ranch Land and Water Co. (MR 31-39/44)
LOT(S): FR 2 // FR 245 (Arb. 1) & FR 250 (Arbs. 1 & 2)
LOCATION: 3651 N. Woodhill Canyon Road

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	7666	05/18/2022	GeoSoils Consultants, Inc.
Oversized Doc(s).	"	"	"

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	120665	03/24/2022	LADBS
Geology/Soils Report	7666	01/28/2022	GeoSoils Consultants, Inc.
Dept. Approval Letter	78773	12/10/2012	LADBS
Geology/Soils Report	GH15730-G	10/19/2012	Grover Hollingsworth

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed two-story residence, attached garage, one-story guest house, swimming pool, and decks. Retaining walls ranging up to 14 feet in height are proposed to expand and terrace the building pad area. The proposed development will be located on the narrow, eastern portion of the property. The rear, western portion consists of a generally natural, undeveloped slope that extends into public park lands. The subject property is developed with a one-story residence, carport, and various retaining walls. The existing structures will be demolished for the new development. At the rear of the building pad, a slope ascends to the west-southwest roughly 150 to 200 feet in height to a descending ridgeling at gradients of about 2:1 to 3:1 (H:V), locally 1½:1 (H:V).

Subsurface exploration performed by the consultant consisted of 19 test pits to a maximum depth of 13 feet. The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by soil, colluvium, alluvium, and sandstone and siltstone bedrock. Geologic structure observed by the consultant on the northern and eastern portions of the site consisted of northerly dipping bedding between 40 and 55 degrees. Geologic structure observed by the consultant on the southwestern portions of the site consisted of southerly dipping bedding between 40 and 68 degrees. Northerly-facing excavations in the development area are anticipated to expose unsupported bedding planes.

The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on a blanket of properly placed fill, a minimum of 3 feet thick below the bottom of the foundations, or competent bedrock.

The site is located in a designated seismically induced landslide and liquefaction hazard zones, as shown on the Seismic Hazard Zones map issued by the State of California. However, the proposed construction (two-stories) is currently exempt (P/BC 2020-044).

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
3. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
5. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
6. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
7. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
8. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
9. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
10. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

11. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet, whichever is greater (7011.3).
12. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
13. Existing residual soil, colluvium and near surface alluvium (upper 2 feet) shall not be used for support of footings, as recommended on page 8 of the 01/28/2022 report.
14. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
15. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

6262 Van Nuys Blvd. Ste 351, Van Nuys (818) 374-4605

16. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
17. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
18. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
19. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property, or structures, then a supplemental report shall be submitted to the Grading Division of the Department for review and approval. The report shall contain, at a minimum, recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties, and/or public ways. The report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
20. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
21. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
22. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil

engineer shall submit a supplementary report with revised recommendations to the Department for approval.

23. Unsurcharged temporary excavations in may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
24. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be trimmed back along the lowest unsupported plane or at a 1H:1V slope inclination, whichever is flatter, or shored, as recommended.
25. Shoring shall be designed for the lateral earth pressures (45 pcf) specified on page 5 of the 05/18/2022 report. All surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
26. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
27. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
28. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 3 feet thick or competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
29. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3).
30. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
31. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
32. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.
33. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
34. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
35. The Code requires analysis for the group effects on lateral behavior where the center-to-center spacing of deep foundation elements in the direction of lateral force is less than eight times the least horizontal dimension of an element, and the Code also requires analysis for the group effects on axial behavior where the center-to-center spacing of deep foundation elements is less than three times the least horizontal dimension of an element. Where this occurs for the proposed pile layout, a supplemental report shall be submitted that contains said analysis and recommendations for reduction factors as appropriate. (1810.2.5)

36. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
37. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
38. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, the long period coefficient (F_v) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient (C_s) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to $1.5T_s$, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than $1.5T_s$ and less than or equal to T_L or Equation 12.8-4 for T greater than T_L . Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
39. Retaining walls with adverse bedding conditions shall be designed for the lateral earth pressures (70 pcf) specified in the section titled "Response to Comment 8" on page 4 of the 05/18/2022 report. All surcharge loads shall be included into the design.
40. Retaining walls with favorable bedding conditions shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 16 of the 01/28/2022 report. All surcharge loads shall be included into the design.
41. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 17 of the 01/28/2022 report (1803.5.12).

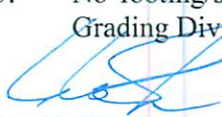
Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.
42. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 17 of the 01/28/2022 report. All surcharge loads shall be included into the design. (1610.1)
43. Retaining walls at the base of ascending slopes shall be provided with freeboard.
44. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
45. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
46. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
47. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
48. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

49. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
50. The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2020-014.
51. The portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support (1808.7.3).
52. The structure shall be connected to the public sewer system per P/BC 2020-027.
53. All roof, pad, and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
54. An on-site storm water infiltration system at the subject site shall not be implemented.
55. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
56. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
57. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).
58. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
59. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
60. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, pile installation, protection fences, and dust and traffic control will be scheduled (108.9.1).
61. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
62. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil

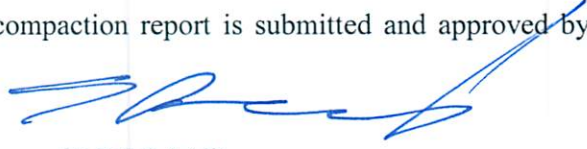
3651 N. Woodhill Canyon Road

report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

63. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



EDMOND LEE
Engineering Geologist Associate III



GLEN RAAD
Geotechnical Engineer I

Log No. 120665-01
213-482-0480

cc: Rocca Development, Applicant
GeoSoils Consultants, Inc., Project Consultant
VN District Office

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
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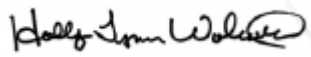
PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-1284
Council Meeting Date: November 22, 2022
Agenda Item No.: 9
Agenda Description: PLANNING AND LAND USE MANAGEMENT (PLUM) and ENERGY, CLIMATE CHANGE, ENVIRONMENTAL JUSTICE, AND RIVER (ECCEJR) COMMITTEES' REPORTS and RESOLUTION relative to the Santa Monica Mountains Conservancy (SMMC) as a trustee agency; consultation in regards to the Eastern Santa Monica Mountains Natural Resource Protection Plan, and a process for all future spatial habitat protection maps to ensure their protection and conservation.
Council Action: MOTION (KORETZ - O'FARRELL) - ADOPTED FORTHWITH

Council Vote:					
YES	Blumenfield	YES	Bonin	YES	Buscaino
ABSENT	Cedillo	ABSENT	de León	YES	Harris-Dawson
ABSENT	Hutt	YES	Koretz	YES	Krekorian
YES	Lee	YES	O'Farrell	YES	Price Jr.
ABSENT	Raman	YES	Rodriguez		


HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)Title
Motion (Koretz - O'Farrell) dated 11-22-22
Report from Energy, Climate Change, Environmental Justice, and River Committee_11-03-22

ENERGY, CLIMATE CHANGE, ENVIRONMENTAL JUSTICE, AND RIVER COMMITTEE REPORT and RESOLUTION relative to directing City staff to consult with the Santa Monica Mountains Conservancy (SMMC) prior to the release of any draft Negative Declaration and Environmental Impact Reports and on projects that may affect natural resources within the Santa Monica Mountains Zone, and other environmental actions.

Recommendations for Council action, SUBJECT TO THE CONCURRENCE OF THE MAYOR:

1. RECEIVE and FILE Resolution (Blumenfield et al. - Krekorian) dated November 3, 2021.
2. ADOPT the revised Resolution attached to the Energy, Climate Change, Environmental Justice, and River (ECCEJR) Committee report that contains the amendments recommended by the ECCEJR Committee:
 - a. Consult with the SMMC on any draft negative declarations and environmental impact reports under the California Environmental Quality Act (CEQA) for any project within the Santa Monica Mountains Zone, as defined in the Conservancy Act, consistent with trustee agency consultations requirements in Public Resources Code Sections 21080.3, 21080.4, 21091, and 21153.
 - b. The Department of City Planning, the Bureau of Engineering (BOE), and the Bureau of Street Services (Urban Forestry Division), in consultation with the City Attorney, to coordinate with other City departments and take all necessary steps to ensure that Eastern Santa Monica Mountains Natural Resource Protection Plan prepared by the SMMC will be considered by the City in the CEQA process to ensure the protection and conservation of sensitive habitat areas.
 - c. The Department of City Planning, the BOE, and the Bureau of Street Services (Urban Forestry Division), in consultation with the City Attorney, to coordinate with other City departments and develop a process to consider all future spatial habitat protection maps prepared and adopted by the SMMC.
 - d. The Department of City Planning, the BOE, and the Bureau of Street Services (Urban Forestry Division) are to report to the City Council within 90 days of the adoption of this Resolution on the status of the coordination efforts regarding the Eastern Santa Monica Mountains Natural Resource Protection Plan and a process for all future spatial habitat protection maps prepared by the SMMC.

- e. That the provisions of this Resolution shall apply prospectively only and shall not apply to any discretionary CEQA approval published or sought from the City prior to the adoption date of this Resolution, with the concurrence of the Mayor.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:
Tarzana Neighborhood Council

Summary:

On November 3, 2022, your Committee considered Resolution (Blumenfield et al. - Krekorian) dated November 3, 2021, and Resolution (Blumenfield et al. - Krekorian) dated September 6, 2022 relative to the SMMC as a trustee agency; consultation in regards to the Eastern Santa Monica Mountains Natural Resource Protection Plan, and a process for all future spatial habitat protection maps to ensure their protection and conservation, and related matters. On September 20, 2022, the Planning and Land Use Management (PLUM) Committee considered the matter and received and filed Resolution (Blumenfield et al. - Krekorian) dated November 3, 2022, and made their own sets of amendments reflected on PLUM's Committee report, attached to the Council file. The resolutions attached to the Council file include some background on the matter.

After providing an opportunity for public comment, the Committee moved to approve the recommendations as amended and reflected above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ENERGY, CLIMATE CHANGE, ENVIRONMENTAL JUSTICE, AND RIVER COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
O'FARRELL:	YES
KORETZ:	YES
KREKORIAN:	YES

EV 21-1284_rpt_eccejr_11-03-22

ATTACHMENT

-NOT OFFICIAL UNTIL COUNCIL ACTS-

RESOLUTION

WHEREAS, the Santa Monica Mountains Conservancy (SMMC) was created by the California State Legislature through the Conservancy Act in 1979 (Public Resources Code Section 33000, et seq.) to preserve thousands of acres of parkland for wildlife, native plants, and public recreation within the Santa Monica Mountains Zone (Zone) and since that time, it has helped to preserve and open to the public over 75,000 acres of parkland in both urban and wilderness settings; and

WHEREAS, Section 33001 of the Public Resources Code identifies the Zone as a “unique and valuable economic, environmental, agricultural, scientific, educational, and recreational resource that should be held in trust for present and future generations;” and

WHEREAS, public agencies reviewing projects under the California Environmental Quality Act (CEQA) must notify trustee agencies and consult with them at various points in the environmental review process; and

WHEREAS, a trustee agency is defined in Section 21070 of the Public Resources Code as “a state agency that has jurisdiction by law over natural resources affected by a project, that are held in trust for the people of the State of California;” and

WHEREAS, the City of Los Angeles recognizes that the Santa Monica Mountains Conservancy owns certain lands within the Zone in trust for the people of the State of California, including certain lands within the City of Los Angeles, and is the trustee agency for those lands; and

WHEREAS, on July 26, 2021, the California Attorney General issued a letter advising that the SMMC must be considered a trustee agency for CEQA purposes for projects affecting natural resources in the Zone, as defined in the Conservancy Act; and

WHEREAS, SMMC is seeking to be added through a formal process as a trustee agency for CEQA purposes for those lands in the Zone that are not owned by Santa Monica Mountain Conservancy and held in trust for the people of the State of California; and

WHEREAS, on December 13, 2021, the SMCC adopted the Eastern Santa Monica Mountains Natural Resource Protection Plan to “guide all forms of land protection” in the portion of the Santa Monica Mountains between Topanga Canyon Boulevard (State Route 27) and the eastern boundary of Griffith Park; and

WHEREAS, the Eastern Santa Monica Mountains Natural Resource Protection Plan includes three maps, identified as the Big Wild - Topanga State Park Core Habitat Area Planning Map, the Eastern Santa Monica Mountains Habitat Linkage Planning Map, the Griffith Park Area Habitat Linkage Planning Map, that identify “known and probable habitat linkage/wildlife travel routes between otherwise disconnected habitat blocks”; and

WHEREAS, it is a goal of the City of Los Angeles to conserve and manage land use development in environmentally sensitive areas through efforts such as natural community conservation planning;

NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles, with the concurrence of the Mayor, hereby directs the relevant City staff, as follows:

1. Consult with the Santa Monica Mountains Conservancy (SMMC) on any draft negative declarations and environmental impact reports under the California Environmental Quality Act (CEQA) for any project within the Santa Monica Mountains Zone, as defined in the Conservancy Act, consistent with trustee agency consultations requirements in Public Resources Code Sections 21080.3, 21080.4, 21091, and 21153.
2. The Department of City Planning, the Bureau of Engineering, and the Bureau of Street Services (Urban Forestry Division), in consultation with the City Attorney, to coordinate with other City departments and take all necessary steps to ensure that Eastern Santa Monica Mountains Natural Resource Protection Plan prepared by SMMC will be considered by the City in the CEQA process to ensure the protection and conservation of sensitive habitat areas.
3. The Department of City Planning, the Bureau of Engineering, and the Bureau of Street Services (Urban Forestry Division), in consultation with the City Attorney, to coordinate with other City departments and develop a process to consider all future spatial habitat protection maps prepared and adopted by SMMC.
4. The Department of City Planning, the Bureau of Engineering, and the Bureau of Street Services (Urban Forestry Division) are to report to the City Council within 90 days of the adoption of this Resolution on the status of the coordination efforts regarding the Eastern Santa Monica Mountains Natural Resource Protection Plan and a process for all future spatial habitat protection maps prepared by SMMC.

BE IT FURTHER RESOLVED, that the provisions of this Resolution shall apply prospectively only and shall not apply to any discretionary CEQA approval published or sought from the City prior to the adoption date of this Resolution, with the concurrence of the Mayor.

SANTA MONICA MOUNTAINS CONSERVANCY

KING GILLETTE RANCH
26800 MULHOLLAND HIGHWAY
CALABASAS, CA 91302
PHONE (310) 589-3200
FAX (310) 589-3200
WWW.SMMC.CA.GOV



April 10, 2023

Ms. Blake Lamb
Department of City Planning
City of Los Angeles
6262 Van Nuys Boulevard, Room 430
Van Nuys, California 91401

ENV-2022-6651-CE, 3651 Woodhill Canyon Road

Dear Ms. Lamb:

The Santa Monica Mountains Conservancy (Conservancy) seeks to advise City staff regarding the environmental review for the subject proposed project located at 3651 Woodhill Canyon Road, Assessor Parcel Nos. (APN) 2376-013-041, and 042. Our staff has been informed that the applicant for the project has erroneously applied for an exemption from environmental review under California Senate Bill 9, otherwise known as the California Housing Opportunity and More Efficiency Act (SB 9). However, the proposed project does not qualify for an exemption under SB 9.

The Conservancy is a California Environmental Quality Act (CEQA) Trustee Agency for projects potentially affecting natural resources in the precisely-mapped Santa Monica Mountains Zone, per the Conservancy Act (Public Resources Code (PRC) Section 33000, et seq).

The subject property is located in the Santa Monica Mountains Zone, and falls under the *Eastern Santa Monica Mountains Natural Resources Protection Plan* (NRPP), adopted by the Conservancy on December 13, 2021. Concerning the NRPP, the subject property lies within Habitat Block No. 21 as designated on the Conservancy's *Eastern Santa Monica Mountains Habitat Linkage Planning Map* (revised and re-adopted in April 2021).

That State-Agency designated habitat block includes publicly-owned Wilacre Park, which is located within approximately 100 feet from the subject property. The habitat on the undeveloped subject property is linked to the habitat within Wilacre Park by a mutually adjoining property, APN 2376-013-037, which according to the records of the Los Angeles County Assessor, has the same owner as the subject property. An aerial map

Ms. Blake Lamb
Department of City Planning
ENV-2022-6651-CE, 3651 Woodhill Canyon Road
April 10, 2023
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accompanying this letter shows the location of the subject property in context with the nearby public parkland and the aforementioned habitat block.

The subject proposed project has the potential cause significant, adverse impacts wildlife movement and wildlife resources within an area under a NRPP adopted by a State agency. The combined factors of the property's location within a mapped habitat block under an NRPP, proximity to public parkland, and number of significant trees on the subject property, including 39 Protected Trees (per the City's Protected Tree Ordinance) indicate that the subject property is valuable habitat for sensitive, rare, threatened, or endangered species, including mountain lion (*Puma concolor*) which has habitat protection under the California Endangered Species Act. The requested action is therefore discretionary and does not qualify for an SB 9 exemption from review under the California Environmental Quality Act (CEQA).

The Conservancy advises that an Initial Study be prepared for the subject proposed project and any development permit applications associated with the subject property.

Please direct all correspondence regarding the subject proposed project, including copies of all hearing notices, to my attention at the above letterhead address. I can also be reached by phone at 310-589-3200, ext. 128, and by e-mail at edelman@smmc.ca.gov. Thank you for your attention to the above issues, and our recommendations.

Sincerely,



PAUL EDELMAN
Deputy Director
Natural Resources and Planning

Attachments: A – Aerial Map of Subject Property with Habitat Blocks

CC: Mr. Binh Phan, Chief, Permit and Engineering Bureau, Department of Building and Safety

Mr. Correy Kitchens, City Planner

3651 Woodhill Canyon Road (APNs 2376-013-041, 037, 042)

SMMC MRCA Owned/Managed Property/Easements

Habitat Blocks (per Eastern Santa Monica Mountains Habitat Linkage Planning Map, adopted by the Santa Monica Mountains Conservancy April 19, 2021)





PROTECTED TREE REPORT

PREPARED FOR

Stephen and Stacey Davis
3651 Woodhill Canyon Road
Studio City, CA 91604

PROPERTY

3651 Woodhill Canyon Road
Studio City, CA 91604

CONTACT

Name, Company
111-222-3333
email@address.com

June 5, 2023

PREPARED BY

LISA SMITH, THE TREE RESOURCE ®
REGISTERED CONSULTING ARBORIST #464
ISA BOARD CERTIFIED MASTER ARBORIST #WE3782BM
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PROTECTED TREE REPORT

3651 Woodhill Canyon Rd
Studio City, CA 91604

SUMMARY

PROJECT OVERVIEW	
Site Address	3651 Woodhill Canyon Rd, Studio City, CA 91604
Location and/or Specific Plan	Studio City
Project Description	New Single Family Residence, New ADU, and New ALQ
Date of Site Visit	06/04/23
Number of Protected Trees on Site	53 on site and 4 off site
Number of Protected Removals	0

This Tree Report was prepared at the request of the property owner, Stephen and Stacey Davis, who is preparing to build a single family residence on this property. The subject property is 4.94 acres and is located in the Studio City area of Los Angeles.

It is currently developed with a 2,910 square foot single family residence which the owner is preparing to demolish. The Single Family Residence (SFR) has a footprint of 6,781 sf, the Accessory Dwelling Unit (ADU) of 633 sf, and Accessory Living Quarter (ALQ) of 665 sf.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. *californica*); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

At this time, I observed fifty-three (53) protected trees including thirty-eight (38) coast live oak), three (3) Black walnut and twelve (12) Toyon shrubs on the property. All fifty-three (53) protected trees are outside of the construction zone, will receive no impact and will be retained and protected in place.

This project requires NO REMOVALS of trees or shrubs considered protected native within the City of Los Angeles Native Protected Tree Ordinance.

NEIGHBOR TREES

There are four (4) coast live oak trees on the neighboring properties that will not be impacted by construction. These trees will be retained and protected in place.

CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

At this time, I observed no **City of Los Angeles Street Trees** in the parkway perimeter of the property.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees**.

At this time, I observed one hundred twelve (112) **Non-Protected Significant Trees** on the property. Forty-one (41) non-protected trees will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning. Seventy-one (71) trees will be retained.

ASSIGNMENT

The Assignment included:

- Field Observation and Inventory of Trees on Site
- Recommendations for the protection of trees to remain
- Photographs of the subject trees are included in Appendix B
- Matrix of proposed protected tree removals and protected trees to remain
- Evaluation of potential construction impacts
- A Tree Location Plot Map is included in Appendix A
- Protected tree construction impact guidelines

LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

NON-PROTECTED TREES

Forty-one non-protected significant trees will be impacted by the proposed construction and will be removed and replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

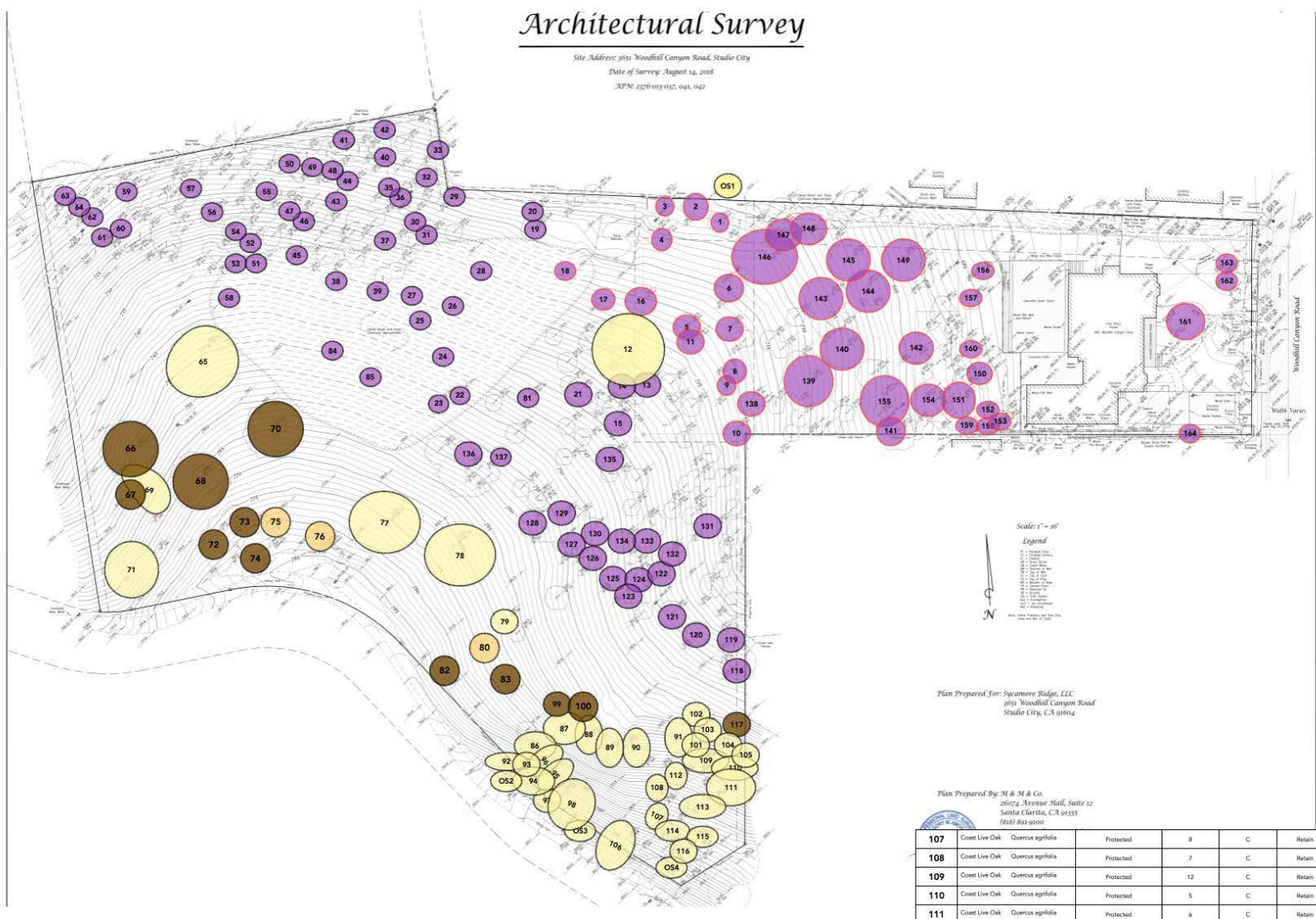
PROTECTED TREES OR SHRUBS

All fifty-three protected trees on site are outside of the construction zone, will receive no impact and will be retained and protected in place. The new single family residence will be sited in the same general area of the old residence. There are no protected trees in that area.

Oak tree #12 (5.5" DBH) is setback 13' from the proposed new 1' retaining wall. This tree will receive no impact and will be retained and protected in place. This is a small juvenile oak tree with an approximately 5.5" diameter trunk. The 13 foot setback on the lower slope to install the low retaining wall will have no impact.

OFF SITE PROTECTED TREES OR SHRUBS

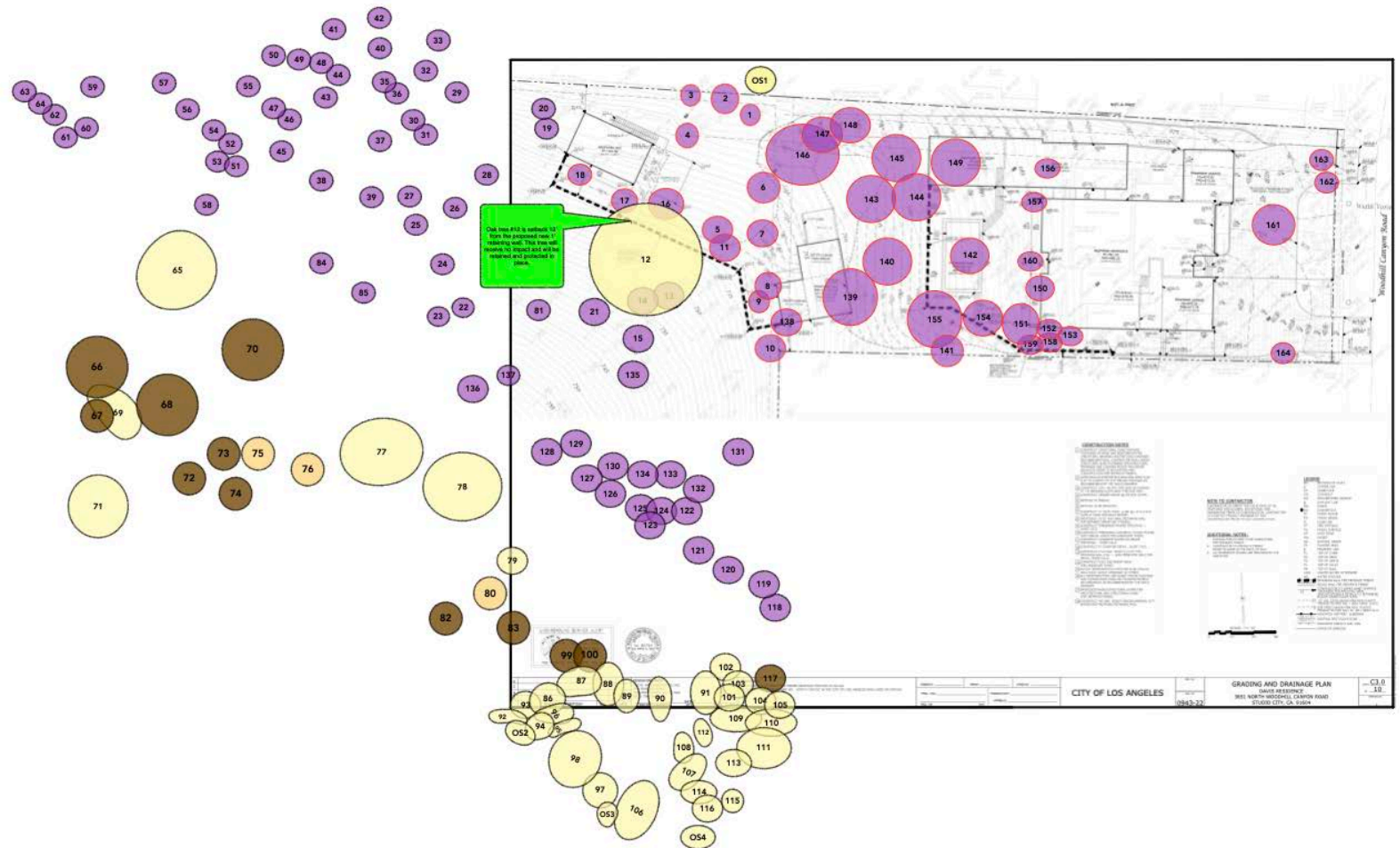
All four off site protected trees are outside of the construction zone, will receive no impact and will be retained and protected in place. The new single family residence will be sited in the same general area of the old residence. There are no off site protected trees in that area.



3651 Woodhill Canyon



APPENDIX A.3 - TREE LOCATION MAP, GRADING PLAN REDUCED



APPENDIX B - PHOTOGRAPHS



PHOTO - Oak tree #12 (5.5" DBH) is setback 13' from the proposed new 1' retaining wall. This tree will receive no impact and will be retained and protected in place. This is a small juvenile oak tree with an approximately 5.5" diameter trunk. The 13 foot setback on the lower slope to install the low retaining wall will have no impact. Shows protective fencing.

APPENDIX B - PHOTOGRAPHS



PHOTO - All fifty-three protected trees on site are outside of the construction zone, will receive no impact and will be retained and protected in place. The new single family residence will be sited in the same general area of the old residence. There are no protected trees in that area.

APPENDIX B - PHOTOGRAPHS



PHOTO - All fifty-three protected trees on site are outside of the construction zone, will receive no impact and will be retained and protected in place. The new single family residence will be sited in the same general area of the old residence. There are no protected trees in that area.

APPENDIX B - PHOTOGRAPHS



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APPENDIX B - PHOTOGRAPHS



PHOTO - All fifty-three protected trees on site are outside of the construction zone, will receive no impact and will be retained and protected in place. The new single family residence will be sited in the same general area of the old residence. There are no protected trees in that area.

APPENDIX B - PHOTOGRAPHS



PHOTO - Shows some of the non-protected trees on site. Some will be removed.

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.8	35	30	Fair-Poor	Remove
2	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15.5	45	35	Fair-Poor	Remove
3	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.6	45	35	Fair-Poor	Remove
4	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	7.5	12	20	Fair-Poor	Remove
5	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.5	40	35	Poor	Remove
6	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.6	35	30	Fair	Remove
7	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.0, 6.6	35	30	Poor	Remove
8	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.2	35	30	Fair	Remove
9	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	9.4	35	24	Fair	Remove
10	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.3	20	30	Poor	Remove
11	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.3	40	30	Fair	Remove
12	Coast Live Oak <i>Quercus agrifolia</i>	Protected	6	25	15	Fair	Retain
13	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.5	35	30	Fair	Retain
14	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.8	40	35	Poor	Retain
15	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14.3	50	40	Fair	Retain
16	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.8	50	35	Poor	Remove
17	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.1	50	30	Poor	Remove
18	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14.2	45	35	Poor	Remove
19	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	11.0	30	30	Dead	Retain
20	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.1	30	30	Fair	Retain

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
21	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.8, 4.4	30	34	Fair	Retain
22	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.9	40	34	Fair	Retain
23	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	13.3	50	32	Poor	Retain
24	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	12.9	45	32	Poor	Retain
25	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	13.3	50	30	Poor	Retain
26	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.8	65	36	Fair	Retain
27	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.5	25	30	Poor	Retain
28	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.0	35	30	Dead	Retain
29	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15.2	45	36	Good	Retain
30	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	9.0	30	28	Poor	Retain
31	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	12.9	40	32	Poor	Retain
32	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14.1	55	38	Good	Retain
33	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.9	60	38	Good	Retain
34	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17.0	35	30	Fair	Retain
35	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	7.7, 8.8	38	30	Fair	Retain
36	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	18.8	55	28	Fair	Retain
37	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	9.8	40	28	Poor	Retain
38	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17.2	55	28	Poor	Retain
39	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	9.9	30	26	Poor	Retain
40	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.2	35	30	Fair	Retain

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
41	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.8	70	32	Fair	Retain
42	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.0	55	30	Fair	Retain
43	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15.2	55	32	Fair	Retain
44	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.6	50	32	Poor	Retain
45	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14.0	45	32	Poor	Retain
46	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.2	45	34	Good	Retain
47	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.2	35	28	Good	Retain
48	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10.8	40	30	Fair	Retain
49	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17.2	62	38	Good	Retain
50	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17.4	54	38	Good	Retain
51	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14.0	45	28	Poor	Retain
52	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	9.9	35	26	Poor	Retain
53	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8.6	25	22	Poor	Retain
54	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.9	40	28	Dead	Retain
55	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14.0	38	32	Fair	Retain
56	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15.2	55	34	Fair	Retain
57	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	24.4	55	38	Fair	Retain
58	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	25.9	60	34	Fair	Retain
59	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17.6	40	30	Poor	Retain
60	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	26.0	60	30	Poor	Retain

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
61	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.3	55	34	Good	Retain
62	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16.3, 18.9	65	40	Good	Retain
63	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	35.2	60	38	Good	Retain
64	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14, 19.6	60	38	Good	Retain
65	Coast Live Oak <i>Quercus agrifolia</i>	Protected	10, 12, 7	35	38	Fair	Retain
66	Toyon <i>Heteromeles arbutifolia</i>	Protected	21	25	40	Fair	Retain
67	Toyon <i>Heteromeles arbutifolia</i>	Protected	23	20	25	Fair	Retain
68	Toyon <i>Heteromeles arbutifolia</i>	Protected	23	22	25	Fair	Retain
69	Coast Live Oak <i>Quercus agrifolia</i>	Protected	15	30	30	Fair	Retain
70	Toyon <i>Heteromeles arbutifolia</i>	Protected	27	18	25	Fair	Retain
71	Coast Live Oak <i>Quercus agrifolia</i>	Protected	13	20	30	Fair	Retain
72	Toyon <i>Heteromeles arbutifolia</i>	Protected	9	12	20	Fair	Retain
73	Toyon <i>Heteromeles arbutifolia</i>	Protected	14	25	25	Fair	Retain
74	Toyon <i>Heteromeles arbutifolia</i>	Protected	16	25	20	Fair	Retain
75	Black Walnut <i>Juglans californica</i>	Protected	6	9	12	Dead	Retain
76	Black Walnut <i>Juglans californica</i>	Protected	7	10	12	Fair - Poor	Retain
77	Coast Live Oak <i>Quercus agrifolia</i>	Protected	12, 12, 12	42	45	Fair	Retain
78	Coast Live Oak <i>Quercus agrifolia</i>	Protected	14, 11, 14	38	44	Fair	Retain
79	Coast Live Oak <i>Quercus agrifolia</i>	Protected	16	28	36	Fair	Retain
80	Black Walnut <i>Juglans californica</i>	Protected	6	10	8	Dead	Retain

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
81	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	45	32	Fair	Retain
82	Toyon <i>Heteromeles</i> <i>arbutifolia</i>	Protected	13	15	20	Fair	Retain
83	Toyon <i>Heteromeles</i> <i>arbutifolia</i>	Protected	14	15	20	Fair	Retain
84	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	12, 7	60	35	Fair	Retain
85	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	45	32	Fair	Retain
86	Coast Live Oak <i>Quercus agrifolia</i>	Protected	16	36	40	Fair	Retain
87	Coast Live Oak <i>Quercus agrifolia</i>	Protected	20	40	40	Fair	Retain
88	Coast Live Oak <i>Quercus agrifolia</i>	Protected	10	40	40	Fair	Retain
89	Coast Live Oak <i>Quercus agrifolia</i>	Protected	10	30	40	Fair	Retain
90	Coast Live Oak <i>Quercus agrifolia</i>	Protected	8	35	40	Fair	Retain
91	Coast Live Oak <i>Quercus agrifolia</i>	Protected	10	35	40	Fair	Retain
92	Coast Live Oak <i>Quercus agrifolia</i>	Protected	7	15	25	Fair	Retain
93	Coast Live Oak <i>Quercus agrifolia</i>	Protected	7	20	40	Fair	Retain
94	Coast Live Oak <i>Quercus agrifolia</i>	Protected	11	30	30	Fair	Retain
95	Coast Live Oak <i>Quercus agrifolia</i>	Protected	4, 3, 3.5	15	15	Fair	Retain
96	Coast Live Oak <i>Quercus agrifolia</i>	Protected	4	12	12	Fair	Retain
97	Coast Live Oak <i>Quercus agrifolia</i>	Protected	4	12	10	Fair	Retain
98	Coast Live Oak <i>Quercus agrifolia</i>	Protected	3.5	45	35	Fair	Retain
99	Toyon <i>Heteromeles</i> <i>arbutifolia</i>	Protected	8	10	15	Fair	Retain
100	Toyon <i>Heteromeles</i> <i>arbutifolia</i>	Protected	9	12	14	Fair	Retain

APPENDIX C - SUMMARY OF FIELD INSPECTION

11

TREE #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
101	Coast Live Oak <i>Quercus agrifolia</i>	Protected	2, 4.5	22	12	Fair	Retain
102	Coast Live Oak <i>Quercus agrifolia</i>	Protected	9	18	25	Fair	Retain
103	Coast Live Oak <i>Quercus agrifolia</i>	Protected	7	18	25	Fair	Retain
104	Coast Live Oak <i>Quercus agrifolia</i>	Protected	4	7	15	Fair	Retain
105	Coast Live Oak <i>Quercus agrifolia</i>	Protected	14	35	30	Fair	Retain
106	Coast Live Oak <i>Quercus agrifolia</i>	Protected	12	25	30	Fair	Retain
107	Coast Live Oak <i>Quercus agrifolia</i>	Protected	8	20	25	Fair	Retain
108	Coast Live Oak <i>Quercus agrifolia</i>	Protected	7	25	25	Fair	Retain
109	Coast Live Oak <i>Quercus agrifolia</i>	Protected	12	22	24	Fair	Retain
110	Coast Live Oak <i>Quercus agrifolia</i>	Protected	5	20	20	Fair	Retain
111	Coast Live Oak <i>Quercus agrifolia</i>	Protected	6	24	22	Fair	Retain
112	Coast Live Oak <i>Quercus agrifolia</i>	Protected	8	27	24	Fair	Retain
113	Coast Live Oak <i>Quercus agrifolia</i>	Protected	9	23	20	Fair	Retain
114	Coast Live Oak <i>Quercus agrifolia</i>	Protected	7	20	20	Fair	Retain
115	Coast Live Oak <i>Quercus agrifolia</i>	Protected	7	20	20	Fair	Retain
116	Coast Live Oak <i>Quercus agrifolia</i>	Protected	15	35	32	Fair	Retain
117	Toyon <i>Heteromeles arbutifolia</i>	Protected	4	8	16	Fair	Retain
118	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17	55	30	Fair	Retain
119	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16	62	34	Fair	Retain
120	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10	48	32	Poor	Retain

APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
121	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	11	53	30	Poor	Retain
122	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	45	32	Poor	Retain
123	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	21	55	36	Poor	Retain
124	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15	55	34	Poor	Retain
125	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	19	55	34	Poor	Retain
126	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15	50	32	Fair	Retain
127	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14	55	34	Fair	Retain
128	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	20	55	34	Fair	Retain
129	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	22	58	32	Fair	Retain
130	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15	50	32	Fair	Retain
131	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10	40	28	Fair	Retain
132	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	38	26	Fair	Retain
133	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	15	48	28	Fair	Retain
134	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	40	28	Fair	Retain
135	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	13	40	30	Fair	Retain
136	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	24	55	34	Fair	Retain
137	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	42	26	Fair	Retain
138	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	10	42	26	Fair	Remove
139	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	24	50	32	Fair	Remove
140	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	18	48	30	Fair	Remove



APPENDIX C - SUMMARY OF FIELD INSPECTION

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
141	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	22	55	34	Fair	Remove
142	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	13	48	30	Fair	Remove
143	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	25	55	34	Fair	Remove
144	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	25	55	34	Fair	Remove
145	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	20	53	32	Fair	Remove
146	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	30	60	38	Fair	Remove
147	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	18	55	34	Fair	Remove
148	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	8	38	24	Fair	Remove
149	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	20	56	34	Good	Remove
150	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	17	50	32	Fair	Remove
151	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	44	60	38	Fair	Remove
152	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14	48	30	Fair	Remove
153	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	16	50	32	Fair	Remove
154	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	22	55	34	Fair	Remove
155	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	14, 18	55	40	Fair	Remove
156	Pinus spp.	Non-Protected	8	38	26	Fair	Remove
157	Evergreen Ash <i>Fraxinus uhdei</i>	Non-Protected	14	40	32	Fair	Remove
158	Pinus spp.	Non-Protected	8	38	28	Fair	Remove
159	Pinus spp.	Non-Protected	5	34	22	Fair	Remove
160	Eucalyptus <i>Eucalyptus spp.</i>	Non-Protected	38	38	30	Fair	Remove
161	Deodar Cedar <i>Cedrus deodara</i>	Non-Protected	25	62	36	Fair	Remove
162	Sweet Gum <i>Liquidambar styraciflua</i>	Non-Protected	19	58	32	Fair	Remove
163	Sweet Gum <i>Liquidambar styraciflua</i>	Non-Protected	15	54	30	Fair	Remove
164	Victorian Box <i>Pittosporum undulatum</i>	Non-Protected	12	22	28	Fair	Remove

APPENDIX C - SUMMARY OF FIELD INSPECTION

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
OS1	Coast Live Oak <i>Quercus agrifolia</i>	Protected				Fair	Retain
OS2	Coast Live Oak <i>Quercus agrifolia</i>	Protected				Fair	Retain
OS3	Coast Live Oak <i>Quercus agrifolia</i>	Protected				Fair	Retain
OS4	Coast Live Oak <i>Quercus agrifolia</i>	Protected				Fair	Retain

APPENDIX D - SUMMARY OF DATA

Table 1. Summary of Data - Total Protected Trees or Shrubs On Site

Coast Live Oak (<i>Quercus agrifolia</i>)	38
Number of Native Coast Live Oak trees to be removed	0
Number of Native Coast Live Oak trees to be minimally impacted by the construction	0
Number of Native Coast Live Oak trees not dead, to be retained, and/or where natural grade is unchanged	0
Black Walnut (<i>Juglans californica</i>)	3
Number of Black Walnut trees to be removed	0
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	0
Toyon (<i>Heteromeles arbutifolia</i>)	12
Number of Toyon shrubs to be removed	0
Number of Toyon shrubs to be minimally impacted by the construction	0
Number of Toyon shrubs not dead, to be retained, and/or where natural grade is unchanged	0
Total Protected Trees or Shrubs (DBH 4" or greater)	53
Total Protected Trees or Shrubs to be removed	0
Total Protected Trees or Shrubs to be minimally impacted	0
Total Protected Trees or Shrubs to be retained, and/or where natural grade is unchanged	53

APPENDIX D - SUMMARY OF DATA

Recommended Species and Size of Replacement Trees

Non-Protected trees will be replaced to the satisfaction of the City of Los Angeles Department of City Planning.

GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

Observation – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

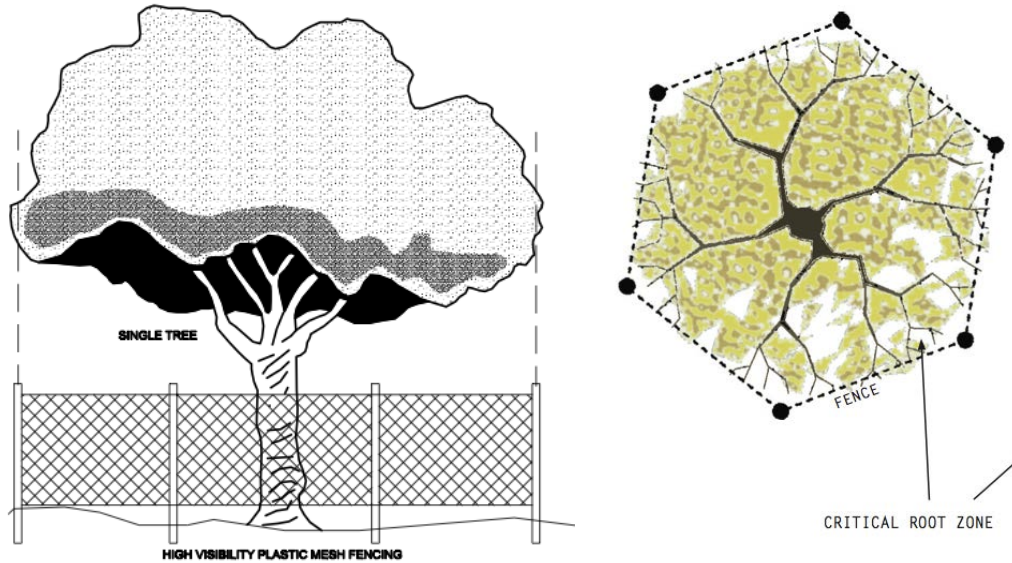
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

Root Pruning - **Should** there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging. **The roots should be cut at a 90-degree angle and cut cleanly.** No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

Protective Fencing – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

Irrigation – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity**. If space limits the fencing, place at the furthest possible distance from the trunk.

- 1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.
- 2) A warning sign should be posted on the fencing which states, **“Warning: Tree Protection Zone”** and stating the requirements of all workers in the protected zone. Example available upon request.
- 3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times**. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

PLANTING WITHIN THE PROTECTED ZONE

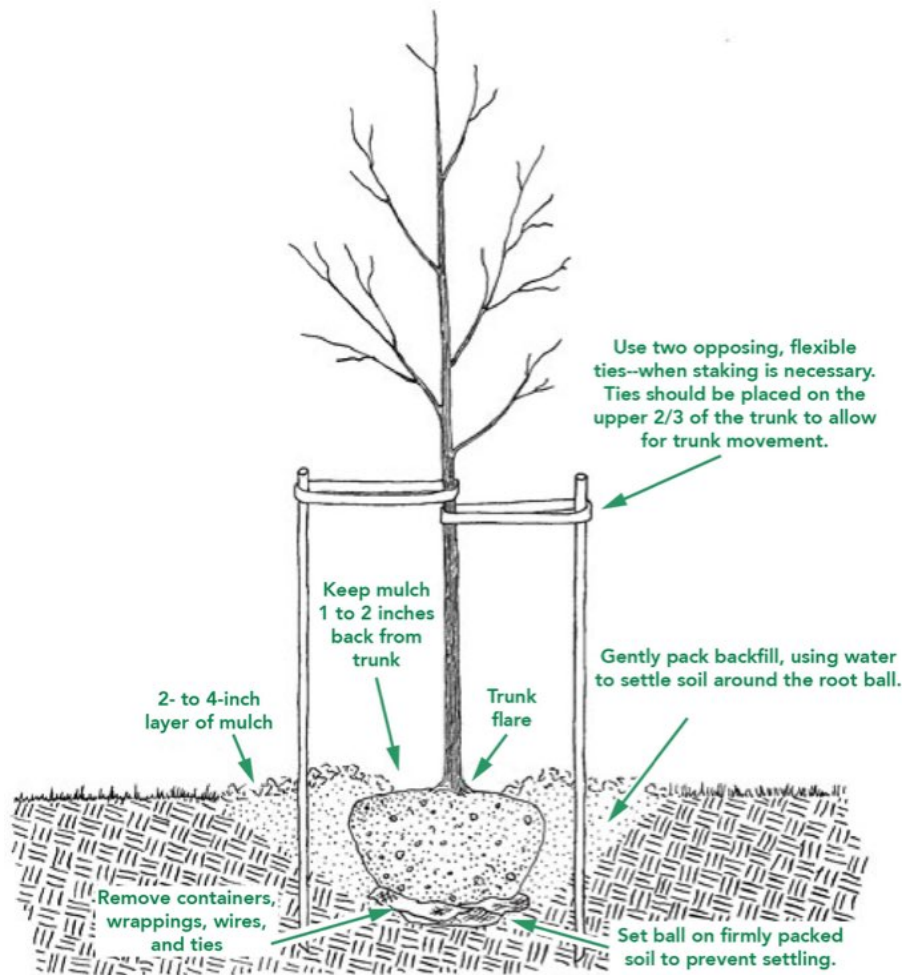
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

Plant Selection – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to Armillaria or Phytophthora. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

Irrigation – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage Armillaria mellea (Oak Root Fungus) or Phytophthora cinnamomi (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

Mulch - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

NEW TREE PLANTING, continued

- 1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.
- 2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.
- 3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.
- 4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.
- 5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.
- 6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.
- 7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.
- 8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

Thinning is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

Raising removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

Reduction reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



Lisa Smith

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified- Instructor
American Society of Consulting Arborists, Member



PROJECT SUMMARY	
Site Address	3651 Woodhill
Location and/or Specific Plan	Studio City
Project Description	New Single Family Home
Proposed Floor Area : Lot Size (FAR)	X SF : 2.24 Acres
Number of Protected Trees on Site	53 on site and 4 off site
Number of Protected Removals	0

	Protected Native Oak Tree		Protected Black Walnut Tree
	Protected Toyon Shrub		Protective Fencing
	Non-Protected Tree		Tree For Removal

Tree #	Species		Status	DBH (")	Condition	Retain or Remove
12	Coast Live Oak	Quercus agrifolia	Protected	6	C	Retain
65	Coast Live Oak	Quercus agrifolia	Protected	10, 12, 7	C	Retain
66	Toyon	Heteromeles arbutifolia	Protected	21	C	Retain
67	Toyon	Heteromeles arbutifolia	Protected	23	C	Retain
68	Toyon	Heteromeles arbutifolia	Protected	23	C	Retain
69	Coast Live Oak	Quercus agrifolia	Protected	15	C	Retain
70	Toyon	Heteromeles arbutifolia	Protected	27	C	Retain
71	Coast Live Oak	Quercus agrifolia	Protected	13	C	Retain
72	Toyon	Heteromeles arbutifolia	Protected	9	C	Retain
73	Toyon	Heteromeles arbutifolia	Protected	14	C	Retain
74	Toyon	Heteromeles arbutifolia	Protected	16	C	Retain
75	Black Walnut	Juglans californica	Protected	6	C	Retain
76	Black Walnut	Juglans californica	Protected	7	C	Retain
77	Coast Live Oak	Quercus agrifolia	Protected	12, 12, 12	C	Retain
78	Coast Live Oak	Quercus agrifolia	Protected	14, 11, 14	C	Retain
79	Coast Live Oak	Quercus agrifolia	Protected	16	C	Retain
80	Black Walnut	Juglans californica	Protected	6	C	Retain
82	Toyon	Heteromeles arbutifolia	Protected	13	C	Retain
83	Toyon	Heteromeles arbutifolia	Protected	14	C	Retain
86	Coast Live Oak	Quercus agrifolia	Protected	16	C	Retain
87	Coast Live Oak	Quercus agrifolia	Protected	20	C	Retain
88	Coast Live Oak	Quercus agrifolia	Protected	10	C	Retain
89	Coast Live Oak	Quercus agrifolia	Protected	10	C	Retain
90	Coast Live Oak	Quercus agrifolia	Protected	8	C	Retain
91	Coast Live Oak	Quercus agrifolia	Protected	10	C	Retain
92	Coast Live Oak	Quercus agrifolia	Protected	7	C	Retain
93	Coast Live Oak	Quercus agrifolia	Protected	7	C	Retain
94	Coast Live Oak	Quercus agrifolia	Protected	11	C	Retain
95	Coast Live Oak	Quercus agrifolia	Protected	4, 3, 3.5	C	Retain
96	Coast Live Oak	Quercus agrifolia	Protected	4	C	Retain
97	Coast Live Oak	Quercus agrifolia	Protected	4	C	Retain
98	Coast Live Oak	Quercus agrifolia	Protected	3.5	C	Retain
99	Toyon	Heteromeles arbutifolia	Protected	8	C	Retain
100	Toyon	Heteromeles arbutifolia	Protected	9	C	Retain
101	Coast Live Oak	Quercus agrifolia	Protected	2, 4.5	C	Retain
102	Coast Live Oak	Quercus agrifolia	Protected	9	C	Retain
103	Coast Live Oak	Quercus agrifolia	Protected	7	C	Retain
104	Coast Live Oak	Quercus agrifolia	Protected	4	C	Retain
105	Coast Live Oak	Quercus agrifolia	Protected	14	C	Retain
106	Coast Live Oak	Quercus agrifolia	Protected	12	C	Retain



18720'		US VARI					
107	Coast Live Oak	Quercus agrifolia	Protected	8	C	Retain	
108	Coast Live Oak	Quercus agrifolia	Protected	7	C	Retain	
109	Coast Live Oak	Quercus agrifolia	Protected	12	C	Retain	
110	Coast Live Oak	Quercus agrifolia	Protected	5	C	Retain	
111	Coast Live Oak	Quercus agrifolia	Protected	6	C	Retain	
112	Coast Live Oak	Quercus agrifolia	Protected	8	C	Retain	
113	Coast Live Oak	Quercus agrifolia	Protected	9	C	Retain	
114	Coast Live Oak	Quercus agrifolia	Protected	7	C	Retain	
115	Coast Live Oak	Quercus agrifolia	Protected	7	C	Retain	
116	Coast Live Oak	Quercus agrifolia	Protected	15	C	Retain	
117	Toyon	Heteromeles arbutifolia	Protected	4	C	Retain	
OS1	Coast Live Oak	Quercus agrifolia	Protected		C	Retain	
OS2	Coast Live Oak	Quercus agrifolia	Protected		C	Retain	
OS3	Coast Live Oak	Quercus agrifolia	Protected		C	Retain	
OS4	Coast Live Oak	Quercus agrifolia	Protected		C	Retain	

Appendix A.2: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	3651 Woodhill
Location and/or Specific Plan	Studio City
Project Description	New Single Family Home
Proposed Floor Area : Lot Size (FAR)	X SF : 2.24 Acres
Number of Protected Trees on Site	53 on site and 4 off site
Number of Protected Removals	0

KEY	
	Protected Native Oak Tree
	Protected Toyon Shrub
	Non-Protected Tree
	Protected Black Walnut Tree
	Protective Fencing
	Tree For Removal

SUMMARY OF FIELD INSPECTION					
Tree #	Species	Status	DBH (")	Condition	Retain or Remove
12	Coast Live Oak Quercus agrifolia	Protected	6	C	Retain
65	Coast Live Oak Quercus agrifolia	Protected	10, 12, 7	C	Retain
66	Toyon Heteromeles arbutifolia	Protected	21	C	Retain
67	Toyon Heteromeles arbutifolia	Protected	23	C	Retain
68	Toyon Heteromeles arbutifolia	Protected	23	C	Retain
69	Coast Live Oak Quercus agrifolia	Protected	15	C	Retain
70	Toyon Heteromeles arbutifolia	Protected	27	C	Retain
71	Coast Live Oak Quercus agrifolia	Protected	13	C	Retain
72	Toyon Heteromeles arbutifolia	Protected	9	C	Retain
73	Toyon Heteromeles arbutifolia	Protected	14	C	Retain
74	Toyon Heteromeles arbutifolia	Protected	16	C	Retain
75	Black Walnut Juglans californica	Protected	6	C	Retain
76	Black Walnut Juglans californica	Protected	7	C	Retain
77	Coast Live Oak Quercus agrifolia	Protected	12, 12, 12	C	Retain
78	Coast Live Oak Quercus agrifolia	Protected	14, 11, 14	C	Retain
79	Coast Live Oak Quercus agrifolia	Protected	16	C	Retain
80	Black Walnut Juglans californica	Protected	6	C	Retain
82	Toyon Heteromeles arbutifolia	Protected	13	C	Retain
83	Toyon Heteromeles arbutifolia	Protected	14	C	Retain
86	Coast Live Oak Quercus agrifolia	Protected	16	C	Retain
87	Coast Live Oak Quercus agrifolia	Protected	20	C	Retain
88	Coast Live Oak Quercus agrifolia	Protected	10	C	Retain
89	Coast Live Oak Quercus agrifolia	Protected	10	C	Retain
90	Coast Live Oak Quercus agrifolia	Protected	8	C	Retain
91	Coast Live Oak Quercus agrifolia	Protected	10	C	Retain
92	Coast Live Oak Quercus agrifolia	Protected	7	C	Retain
93	Coast Live Oak Quercus agrifolia	Protected	7	C	Retain
94	Coast Live Oak Quercus agrifolia	Protected	11	C	Retain
95	Coast Live Oak Quercus agrifolia	Protected	4, 3, 3.5	C	Retain
96	Coast Live Oak Quercus agrifolia	Protected	4	C	Retain
97	Coast Live Oak Quercus agrifolia	Protected	4	C	Retain
98	Coast Live Oak Quercus agrifolia	Protected	3.5	C	Retain
99	Toyon Heteromeles arbutifolia	Protected	8	C	Retain
100	Toyon Heteromeles arbutifolia	Protected	9	C	Retain
101	Coast Live Oak Quercus agrifolia	Protected	2, 4.5	C	Retain
102	Coast Live Oak Quercus agrifolia	Protected	9	C	Retain
103	Coast Live Oak Quercus agrifolia	Protected	7	C	Retain
104	Coast Live Oak Quercus agrifolia	Protected	4	C	Retain
105	Coast Live Oak Quercus agrifolia	Protected	14	C	Retain
106	Coast Live Oak Quercus agrifolia	Protected	12	C	Retain

