ERRATA #3 TO THE FINAL EIR

INTRODUCTION

The City of Los Angeles (City) has prepared this Errata to provide clarifications to the proposed 6433 La Tuna Canyon Road Project (the Project). Specifically, this document comprises the third Errata to the Final Environmental Impact Report (Final EIR) and constitutes part of the Final EIR that will be considered by the decision-makers prior to approving, approving with conditions, or disapproving the Project.

Following circulation of the Original Draft Environmental Impact Report (Original DEIR) and related Recirculated Portions of the Draft EIR (RP-DEIR) for public and agency review and comment, the Final EIR was prepared in accordance with CEQA and the State CEQA Guidelines. The Final EIR was circulated to commenters, agencies and other interested parties on September 24, 2018. Subsequent to circulation of the Final EIR, the City reviewed a prepared supplemental traffic analysis for the Project from the Los Angeles Department of Transportation (LADOT), which analyzed a modification to the Project that reduces the previously proposed number of single-family residential units from 221 units to 215 units. This was disclosed in Errata #1 to the Final EIR. Errata #2 to the Final EIR included minor clarifications to existing mitigation measures in addition to fully disclosing the environmentally superior alternative to the Project. This third Errata provides additional information to help respond to transportation related comments made at the Project's November 28, 2018, public hearing. As a result, a portion of this Errata is based on the following additional traffic analysis, approved by LADOT:

- (Attachment A): Updated Traffic Analysis for the Proposed Verdugo Hills Residential Project at 6433 La Tuna Canyon Road, sent to Luciralia Ibarra, prepared by LADOT, dated December 24, 2018, which analyzes and responds to additional public comments raised at the November 28, 2018, public hearing for the Project.

- (Attachment B): Supplemental Memorandum for the 6433 La Tuna Canyon Road Project, sent to City of Los Angeles and LADOT, prepared by Linscott, Law & Greenspan, Engineers (LLG), December 7, 2018, which provides traffic clarifications.

During the public hearing, comments were also provided with regard to the number of protected trees, species, locations, and their current status. Additional information has been provided in this Errata to respond to these comments and clarify the status of the trees. As a result, a portion of this Errata is based on the following supplemental tree table:

- (Attachment C): Supplemental Tree Table for the 6433 La Tuna Canyon Road Project, sent to City of Los Angeles, prepared by Kay Greeley, PE, PLA, BCMA, of Seven Elk Ranch Design, Inc.

Subsequent to circulation of the Final EIR, minor clarifications are also included to help inform the decision-makers on this Project. In particular, the Original DEIR and Final EIR did not fully disclose

projected grading quantities related to the Project and Alternatives 6 and 6(a). This Errata #3 helps to clarify this issue for the record.

Finally, corrections to Final EIR Mitigation Measures are listed below. These corrections do not alter the conclusions of the Draft EIR, RP-DEIRs, or the Final EIR. When applicable, the changes to the Final EIR are listed by the corresponding page number. Additions and corrections to the Final EIR are provided in underline and ~~strikeout text~~, (as shown) to indicate deletions and additions to the Final EIR, respectively.

TRAFFIC CORRECTIONS

As mentioned in Attachment A to the first Errata sheet, a revised Traffic Impact Assessment (TIA) for the Project was prepared by LLG and submitted to LADOT in June 2015. A corresponding LADOT traffic assessment letter was issued to the Department of City Planning on November 12, 2015**.** Subsequently, LLG prepared an Addendum Traffic Analysis dated on October 12, 2018, based on a Project modification, which reduces the previously proposed number of single-family residential units from 221 units to 215 units. This addendum was prepared, and information analyzed, using the latest trip generation rates based on the 10th Edition of the ITE Trip Generation Manual. A corresponding DOT traffic assessment letter was issued to the Department of City Planning on October 16, 2018. More recently, as requested by City staff, LLG has prepared and submitted a Supplemental Traffic Analysis to LADOT, dated October 29, 2018 (after the release of the Final EIR). This analysis evaluates any potential traffic impacts due to the closure of the golf course and the driving range, as studied in the 2015 Traffic Study under the "Original Project" and the "Preferred Alternative".

Since then, comments were made during the Project's public hearing with regard to total build-out year of the Project and its traffic related consequences if that potential build-out year did not match the build-out year identified in the Original DEIR and Final EIR. As disclosed in the Supplemental Traffic Analysis (Attachment B to this Errata), the Project has not materially changed since the November 2, 2018 LADOT's traffic impact assessment letter. However, in order to provide a conservative analysis in the event that the Project is not built by the anticipated 2019 build-out year, LLG has extended the expected completion date from year 2019 to 2021. The additional amount of background traffic growth was added to the Project traffic analysis. LADOT determined that the findings of the latest traffic analysis with respect to any potential traffic impacts of the Project, due to the revised build-out year, are consistent with the conclusions of LADOT's traffic assessment letter dated November 2, 2018.

Per LADOT's request, the traffic consultant has also included the recent restriping project on La Tuna Canyon Road west of Tujunga Canyon Boulevard. This is a roadway safety improvement project, which reduced the number of travel lanes from two lanes to one lane in each direction. However, no restriping changes were made to the existing travel lane configuration at the intersection of La Tuna Canyon Road and Tujunga Canyon Road-Honolulu Avenue. Therefore, the Project's original required mitigation measure in the eastbound direction, which consists of providing one left-turn lane, one shared left-turn/right-turn lane and one right turn-lane, remains feasible at this intersection.

Per Attachment A to this Errata, Updated Traffic Analysis for the Proposed Verdugo Hills Residential Project at 6433 La Tuna Canyon Road, dated November 28, 2018, the LADOT concurs with the findings of the revised supplemental analysis that the current Project will not result in any additional unmitigated significant impacts nor exacerbate any previously identified significant impacted intersection. Therefore, all impacts continue to be mitigated. All of the Project requirements identified in LADOT's November 12, 2015, letter shall remain in effect and no further traffic assessment analysis is required.

TREE CORRECTIONS (BIOLOGICAL RESOURCES)

As set forth in CEQA Guidelines 15163, the below information is provided to help clarify removal and placement of protected trees between the Original Project, Alternative 6, and Alternative 6(a). This is provided to help clarify what is being proposed, as the overall number of protected tree removal results in a reduction between the Original DEIR and related Alternatives. This information is presented to help clarify the difference between design schemes.

The Original DEIR included the following analysis:

- Removal of 85 protected coast live oaks
- Removal of 11 protected California sycamores
- Removal of 106 non-protected ornamental trees

Proposed Alternative 6 included the following analysis:

- Removal of 29 protected coast live oaks
- Removal of 10 protected California sycamores
- Removal of 109 non-protected ornamental trees

Proposed Alternative 6(a) includes the following analysis:

- Removal of 29 protected coast live oaks
- Removal of 10 protected California sycamores
- Removal of 109 non-protected ornamental trees

Minor changes from the Original DEIR plan to the proposed Alternative 6 plan were the result of revisions to the overall design scheme of the Project. However, changes from Alternative 6 to Alternative 6(a) were the function of two things, as listed below:

1. The streets were re-organized around the Heritage Cultural Monument area, preserving trees #83, #254, #255, and #259.

2. The need to remove trees #213, #214, #215 (tree has died), and #216 to install an underground box channel required for drainage purposes.

A tree-by-tree table analysis is included in Attachment C, to this Errata.

CLARIFICATIONS

Grading Plan

As set forth in CEQA Guidelines 15163, the below information is provided to help clarify projected grading quantities between the Original Project, Alternative 6, and Alternative 6(a). The Final EIR did not disclose total grading quantities for Alternative 6(a). Thus, the following information is presented to the reader in order to help delineate between the Project and Alternatives 6 and 6(a).

Since 2010, the Vesting Tentative Tract Map (VTTM) 69976-SL has been revised and redistributed for agency comments due to corrections and to address public input. The final two versions, for both Alternatives 6 and 6(a), have minor differences in overall design layout, but no difference in total earthwork quantities. Table 1, Grading Comparison, below, illustrates and compares the differences in total grading quantities between the Project and Alternative 6 and Alternative 6(a). This is also presented in Attachment D to this Errata #3.

Table 1
Grading Comparison (cubic yardage)

Earthwork	Original Project	Alternative 6	Alternative 6(a)
Cut	367,300	448,140	448,140
Fill	464,200	448,140	448,140
Import	96,900	--	--

During the public hearing and subsequent open record period, a question was raised regarding the elimination of the need for imported material (reducing the total cut and fill quantities 96,900 cubic yards). This was a result of modifying the elevations throughout the Project Site for Alternatives 6 and 6(a).[1] Whenever possible, this is routinely performed by engineers during the preparation of the final construction documents. On a Project Site as large as what is currently being considered for this Project, each foot of elevation change increases the cut quantities (or decreases the fill amount) by approximately 10,000 cubic yards.

For the Project and related Alternative 6(a), the changes in the lotting and street layouts since 2010, combined with elevation adjustments, increased the cut amount by approximately 35,000 cubic yards and reduced the fill quantity by approximately 42,000 cubic yards (a total difference of 77,000 cubic yards).

[1] *The public comment period was for written testimony only and was extended for an additional week from November 28, 2018 to 4:00 P.M. on December 5, 2018.*

The remaining 20,000 cubic yards were offset by a reduction in the total amount of sod required to make up for shrinkage occurring during the earthwork operation.

Based on the above grading refinements, coupled with the total deletion of proposed import of earth material, the Project is no longer seeking a Haul-Route permit since all soil would be cut and filled on-site.

MINOR CORRECTIONS

1. Air Quality Mitigation

In review of the air quality mitigation measures in the Original DEIR, it was found that a clarification was needed with regard to the proposed number of earthwork construction scrapers needed at the Project Site. The following clarifies that five (5) scrapers are proposed for construction related activities, as described in the Original DEIR text and associated CalEEMod model runs. The below correction alters a mitigation measure to ensure consistency between the Air Quality technical report and related mitigation measure:

C-8 The Project Developer shall limit the use of scrapers to ~~four~~ five per day during grading activities.

2. Biological Resources Mitigation (Trees)

In review of the required tree mitigation measures in the Mitigation Monitoring Program, the following changes are made to ensure consistency with Alternative 6(a):

D.2-2 For all trees scheduled for preservation whose driplines are determined to overlap or closely approach the outer edge of the project grading area, ~~T~~the project's arborist shall identify the tree's dripline in the field and shall stake this zone in a half-circle adjacent to the development edge.

D.2-3 The project's arborist shall ensure that protective fencing is installed around the perimeter of the tree's dripline ~~to the trunk~~. The fence shall be a chain link fence with posts placed no greater than 10 feet on center. The project arborist shall identify all trees requiring temporary fencing and shall verify that the fences are in place prior to commencement of grading operations within 20 feet of the dripline of any tree not scheduled for removal in the permit issued by the City. Exceptions to the fencing requirement may be made where preserved tree locations make unintended impacts sufficiently unlikely due to the presence of steep terrain or other physical barrier.

This fencing shall remain intact until the City of Los Angeles' Planning Department or the Urban Forestry Division allows it to be removed or relocated.

D.2-16 The project developer shall implement the conceptual Mitigation Planting Program, as identified in Table 2 of Errata #3~~summarized on page IV.D-72 and in Table IV.D-9 of the DEIR~~. These plantings would compensate for the loss of ~~85~~29 coast live oaks, ~~11~~10 western sycamores and ~~103~~109 mature ornamental trees. Final numbers shall be reviewed by the City's Urban Forestry Division and approved by the Board of Public Works, but shall at a minimum represent a sufficient number to replace the impacted tree canopy within 10 years. ~~These replacement plants represent a~~

~~9.5:1 replacement of coast live oaks, a 9:1 replacement of western sycamores and a 1:1 replacement of mature non-protected species.~~ The plantings would occur within entry points, common areas, road rights-of-way, perimeters of detention basins, common slopes, flood control facilities, fuel modification managed slopes, private residential lots, and dedicated open space areas to be approved by the Board of Public Works.

~~It is estimated that the proposed planting program would provide approximately $441,500 of tree stock, ranging from 15 gallon to 48-inch boxes. As stated above, the canopy coverage of the trees to be replaced is approximately 103,401.3 square feet (86,330.1 sf of oak canopy and 17,071.2 sf of sycamore canopy), or 2.37 acres under the Canopy Replacement Method. The Mitigation Planting Program would provide for a replacement canopy of 104,044 sf (86,730 sf of oak canopy and 17,314 sf of sycamore canopy) or 2.38 acres of canopy within a 10 year growth horizon. This tree planting would be only a part of the overall landscape palette, which would also include plantings of native plant material and other climate-adapted plantings.~~

D.2-17 The project applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the Advisory Agency guaranteeing the survival of protected trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three (3) years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new tree bond to the satisfaction of the Bureau of Engineering. Subsequently the original owner's bond may be exonerated.

3. Noise

In review of the mitigation measures identified for noise in the original Draft EIR, the following technical correction is made to ensure clarity:

J-1 The project shall comply with the ~~City of Los Angeles Noise Ordinance No.~~ L.A.M.C Section 41.40 which restricts construction and demolition activities to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.

Enforcement Agency: City of Los Angeles Department of Building and Safety

Monitoring Agency: City of Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Occasionally during construction

Action Indicating Compliance: Field inspection sign-offs

CONCLUSION

The information contained in this this Errata #3 merely clarifies, amplifies, or makes insignificant changes to the information that has already been presented in the EIR. In addition, the modifications to the EIR are not significant because the EIR is not changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project. Specifically, the clarification of the removal of trees, proposed total grading quantities, and correction to existing mitigation measures does not constitute a substantial revision such that conditions as set forth in Section 15088.5 of the CEQA Guidelines are met. The changes constitute updated information which makes insignificant corrections and clarifications to the Final EIR and does not introduce new information that was not known previously, and as such, recirculation is not required.[2] There would be no new significant impacts or new mitigation measures required as a result of the Project.

[2] *State CEQA Guidelines 15088.5*

Table 2
Alternative 6(a) – Planting Program (California Live Oaks and Western Sycamores)

Alternative 6(a)[1]		
Stock Size Oak	**Units to be Planted**	**Predicted Canopy Area at 10 Years**
15 gallon	227	17,933
24-inch box	42	3,318
36-inch box	50	7,700
48-inch box	55	11,055
Total	**374**	**40,006**
Planting Ratio		**12.9**

Stock Size Sycamore	**Units to be Planted**	**Predicted Canopy Area at 10 Years**
15 gallon	51	7,854
24-inch box	41	8,241
36-inch box	0	0
48-inch box	0	0
Total	**92**	**16,095**
Planting Ratio		**9.2**

1 - Tree canopy radius is calculated using the canopy radius factor multiplied by the diameter of the tree. The canopy radius factor is determined using industry standard feet per inch of the specified tree.

ATTACHMENT A

FORM GEN. 160A (Rev. 1/82)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

6433 La Tuna Canyon Road
DOT Case No. SFV 18-47646

Date: December 24, 2018

To: Luciralia Ibarra, City Planner
Department of City Planning

From: Vicente Cordero, Transportation Engineer
Department of Transportation

Subject: **UDPATED TRAFFIC ANALYSIS FOR THE PROPOSED VERDUGO HILLS RESIDENTIAL PROJECT AT 6433 LA TUNA CANYON ROAD (CPC-2007-3082-VZC-SPR-SPP)**

On November 2, 2018, the Department of Transportation (DOT) issued a supplemental transportation assessment report to the Department of City Planning for the proposed residential development at 6433 La Tuna Canyon Road. This project has been the subject of several transportation analyses with the latest being dated December 7, 2018, prepared by Linscott, Law & Greenspan, Engineers (LLG). The latest traffic analysis was prepared in response to comments raised at the November 28, 2018 hearing conducted by the City of Los Angeles Deputy Advisory Agency and Hearing Officer for the proposed residential project located on the site of the prior Verdugo Hills Golf Course.

The project has not materially changed since the November 2, 2018 DOT's traffic impact assessment letter. However, in order to provide a conservative analysis in the event that the project is not built by the anticipated 2019 build-out year, LLG has extended the expected completion date from year 2019 to 2021. The additional amount of background traffic growth was added to the project traffic analysis. DOT has determined that the findings of the latest traffic analysis with respect to any potential traffic impacts of the project due to the revised build-out year are consistent with the conclusions of DOT's traffic assessment letter dated November 2, 2018.

Per DOT's request, the traffic consultant has also included in their latest analysis the recent restriping project on La Tuna Canyon Road west of Tujunga Canyon Boulevard. This is a roadway safety improvement project which reduces the number of travel lanes from two lanes to one lane in each direction. However, no restriping changes were made to the existing travel lane configuration at the intersection of La Tuna Canyon Road and Tujunga Canyon Road-Honolulu Avenue. Therefore, the project's original required mitigation measure in the eastbound direction which consists of providing one left-turn lane, one shared left-turn/right-turn lane and one right turn-lane remains feasible at this intersection.

DOT concurs with the findings of the revised supplemental analysis that the current project will not result in any additional unmitigated significant impacts nor exacerbate any previously identified significant impacted intersection. Therefore, all impacts continue to be mitigated. All of the project requirements identified in DOT's November 12, 2015 letter shall remain in effect. No further traffic assessment analysis is required.

If you have any further questions, please contact me at (818) 374-4697.

c: Humberto Quintana, Council District No. 7
Elva Nuno-O'Donnell, City Planner
Erin Strelich, DCP
Steve Rostam, DOT East Valley District
Mike Naini, DOT Geometric Design
Scott Brown, DOT Signal Design
Ali Nahass, BOE Valley District
Quyen Phan, Central District, BOE
David S. Shender, Linscott, Law & Greenspan, Engineers

ATTACHMENT B

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Transportation
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San Diego
Woodland Hills

MEMORANDUM

To:	Vicente Cordero Los Angeles Department of Transportation	Date:	December 7, 2018
From:	David S. Shender, P.E. Linscott, Law & Greenspan, Engineers	LLG Ref:	5-12-0019-1
Subject:	**Response to Comments Raised at November 28, 2018 Deputy Advisory Agency/Hearing Officer Hearing** **CPC-2007-3082-VZC-SPR-SPP** **VTT-69976-SL** **6433 La Tuna Canyon Road**		

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to provide responses to questions and comments raised at the November 28, 2018 hearing conducted by the City of Los Angeles Deputy Advisory Agency and Hearing Officer for the proposed residential project (the "Project") referenced above, located on the site of the prior Verdugo Hills Golf Course.

These responses have been prepared to address traffic-related comments provided by the Department of Transportation (LADOT) at the hearing, specifically related to the recent restriping project on La Tuna Canyon Road west of Tujunga Canyon Boulevard. As you are aware, LADOT recently modified the roadway striping, reducing the number of through travel lanes on La Tuna Canyon Road from two lanes to one lane in each direction. No changes were made to the existing travel lane configurations at the La Tuna Canyon Road intersection with Tujunga Canyon Boulevard-Honolulu Avenue. LLG understands the restriping project was implemented by LADOT as part of roadway safety project for La Tuna Canyon Road.

The following points respond to questions raised at the hearing related to the effects of the restriping on the Project and the related analysis of the potential traffic impacts of the development as evaluated in the City's Environmental Impact Report (EIR) (Case Number ENV-2007-3083-EIR).

Vehicle Site Access from La Tuna Canyon Road

As described in the EIR for the Project (including the LLG traffic study[1] contained therein), vehicle access for site includes two driveways on La Tuna Canyon Road. Previously, La Tuna Canyon Road adjacent to the Project site provided two through travel lanes in each direction (i.e., no center left-turn lane). The traffic study recommends that La Tuna Canyon Road be restriped to provide a center left-turn lane adjacent to the Project site to facilitate left-turn traffic movements to and from the Project site.

[1] *Traffic Impact Study – Verdugo Hills Residential Project*, LLG, June 8, 2015.

With respect to the recent changes to roadway striping on La Tuna Canyon Road, it is concluded that the roadway striping can be readily modified so as to provide a separate center left-turn lane adjacent to the Project site. The attached concept plan demonstrates that a center left-turn lane can be added to the existing through travel lanes. Thus, the recent restriping does not preclude the ability to provide safe and efficient vehicular access to the Project site along La Tuna Canyon Road.

Mitigation Measure at La Tuna Canyon Road/Tujunga Canyon Boulevard Intersection

Mitigation Measure N-3 in the EIR states that the eastbound La Tuna Canyon Road approach to the Tujunga Canyon Boulevard-Honolulu Avenue intersection should be restriped to provide three lanes: one left-turn lane, one shared left-turn/right-turn lane and one right-turn lane. As noted above, no changes have been made by LADOT to the existing travel lane configuration at the La Tuna Canyon Road/Tujunga Canyon Boulevard-Honolulu Avenue intersection. Further, as demonstrated in the attached concept plan, implementation of the Mitigation Measure remains feasible. Thus, no changes are required to the analysis provided in the EIR as it relates to this study intersection.

Level of Service Analysis at the La Tuna Canyon Road/Tujunga Canyon Boulevard Intersection

As noted above, no changes have been made by LADOT to the existing travel lane configuration at the La Tuna Canyon Road/Tujunga Canyon Boulevard-Honolulu Avenue intersection in conjunction with the recent restriping of La Tuna Canyon Road west of Tujunga Canyon Boulevard. Further, as demonstrated in the attached concept plan, implementation of the Mitigation Measure remains feasible at the La Tuna Canyon Road/Tujunga Canyon Boulevard intersection.

As requested by LADOT, an updated traffic analysis has been prepared to further demonstrate that the assessment of the Project-related traffic impacts as provided in the EIR remains valid. This updated traffic analysis includes the following:

- The LLG traffic study provided in the EIR evaluates a residential development with 229 units. The Alternative 6(a) development described in the EIR proposes 215 residential units. Table 3 within the LLG supplemental traffic analysis[2] provides a trip generation forecast for the Alternative 6(a) development. The trip generation forecast includes use of the trip generation rates listed in the recent 10th Edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE).

[2] *Verdugo Hills Residential Project – Supplemental Traffic Analysis*, LLG, October 29, 2018.

- Table 10-4 within the LLG traffic study provides the traffic analysis for the Project with the assumed condition of the prior golf course and driving range closed. It is noted that the assumed Project build-out year in the LLG traffic study was 2016. Thus, as requested by LADOT, this updated traffic analysis provides an assumed 2019 build-out year.

- A revised Table 10-4 is attached providing the updated traffic analysis. As shown, the findings of the updated traffic analysis are consistent with the conclusions of the LLG traffic study and EIR with respect to the traffic impacts of the Project. That is, the Alternative 6(a) is calculated to cause significant traffic impacts at two intersections: Tujunga Canyon Boulevard/Pali Avenue-Project Access and Tujunga Canyon Boulevard-Honolulu Avenue/La Tuna Canyon Road. Further, the implementation of PDF-4 (installation of a traffic signal at the Tujunga Canyon Boulevard/Pali Avenue-Project Access intersection) and Mitigation Measure N-3 (Tujunga Canyon Boulevard-Honolulu Avenue/La Tuna Canyon Road) mitigate the impacts of the Alternative 6(a). Thus, no additional review or analysis is required.

- The forecast net new weekday AM and PM peak hour Project traffic volumes at the study intersections associated with the Alternative 6(a) development are presented in revised Figures 7–2 and 7–3, respectively. The existing with Project traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in revised Figures 9–1 and 9–2, respectively. The future cumulative baseline (existing, ambient growth and related projects) traffic volumes at the study intersections during the weekday AM and PM peak hours are presented in revised Figures 9–3 and 9–4, respectively. The future cumulative with Project traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in the revised Figures 9–5 and 9–6, respectively.

- To provide a conservative analysis in the event that the Project is not fully constructed by the anticipated 2019 build-out year, a supplemental traffic analysis was prepared assuming build-out in year 2021. Table 10-5 is attached providing the supplemental traffic analysis assuming a 2021 build-out year. As shown, the findings of the traffic analysis are consistent with the conclusions of the revised Table 10-4 (build-out in year 2019) with respect to the traffic impacts of the Project. Thus, no additional review or analysis is required.

- The year 2021 future cumulative baseline (existing, ambient growth and related projects) traffic volumes at the study intersections during the weekday AM and PM peak hours are presented in Figures 9–7 and 9–8, respectively. The year 2021 future cumulative with Project traffic volumes at the study intersections during the weekday AM and PM peak hours are illustrated in the Figures 9–9 and 9–10, respectively.

Emergency Access on La Tuna Canyon Road

As previously noted, La Tuna Canyon Road previously provided two through travel lanes in each direction between Tujunga Canyon Boulevard to the east, and the I-210 Freeway interchange to the west. While the number of through travel lanes has been reduced by LADOT from two lanes to one lane in each direction, the recent restriping has not reduced the physical pavement width of La Tuna Canyon Road. The prior "Number 2" through travel lanes are now striped as a paved shoulders. Thus, emergency vehicles (police, fire, ambulances, etc.) may use the paved shoulders to bypass traffic in the regular through lanes on La Tuna Canyon Road. Further, if needed in case of emergencies (e.g., evacuations due to wildfires), LAPD or others may temporarily permit use of the newly created shoulders on both sides of La Tuna Canyon Road for vehicle travel. The attached concept plans show that the paved shoulders are available for use by emergency vehicles (or as temporary travel lane in the event of an evacuation) between the Project site and the I-210 Freeway interchange. Therefore, the recent restriping of La Tuna Canyon Road has not adversely affected emergency access.

cc: File

Table 3
PROJECT TRIP GENERATION [1]
GOLF COURSE AND DRIVING RANGE CLOSED

29-Oct-18

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2] IN	AM PEAK HOUR VOLUMES [2] OUT	AM PEAK HOUR VOLUMES [2] TOTAL	PM PEAK HOUR VOLUMES [2] IN	PM PEAK HOUR VOLUMES [2] OUT	PM PEAK HOUR VOLUMES [2] TOTAL
Proposed Project								
Single-Family Detached Housing [3]	215 DU	2,030	40	119	159	134	79	213
NET INCREASE		**2,030**	**40**	**119**	**159**	**134**	**79**	**213**
PREFERRED ALTERNATIVE TRIPS [4]		**2,104**	**42**	**124**	**166**	**139**	**82**	**221**
NET DIFFERENCE		**(74)**	**(2)**	**(5)**	**(7)**	**(5)**	**(3)**	**(8)**

[1] Source: ITE "Trip Generation", 10th Edition, 2017.
[2] Trips are one-way traffic movements, entering or leaving
[3] ITE Land Use Code 210 (Single-Family Detached Housing) trip generation average rates
- Daily Trip Rate: 9.44 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.74 trips/dwelling unit; 25% inbound/75% outbound
- PM Peak Hour Trip Rate: 0.99 trips/dwelling unit; 63% inbound/37% outbound

[4] Project scenario evaluated in Table 10-3 of the LLG Traffic Study dated June 8, 2015.

Table 10-4 (Revised)
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
ALTERNATIVE 6(A) DEVELOPMENT
GOLF COURSE AND DRIVING RANGE CLOSED

05-Dec-18

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2014 EXISTING V/C	LOS	[2] YEAR 2014 EXISTING W/ PROJECT V/C	LOS	CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT [a]	[3] YEAR 2019 FUTURE PRE-PROJECT V/C	LOS	[4] YEAR 2019 FUTURE W/ PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT [a]	[5] YEAR 2019 W/ PROJECT MITIGATION V/C	LOS	CHANGE V/C [(5)-(3)]	MITI-GATED
1	I-210 Freeway EB Off-Ramp /	AM	0.351	A	0.364	A	0.013	NO	0.407	A	0.420	A	0.013	NO	0.420	A	0.013	----
	La Tuna Canyon Road	PM	0.297	A	0.330	A	0.033	NO	0.372	A	0.407	A	0.035	NO	0.407	A	0.035	----
2	I-210 Freeway WB On-/Off-Ramps /	AM	0.649	B	0.684	B	0.035	NO	0.630	B	0.662	B	0.032	NO	0.662	B	0.032	----
	La Tuna Canyon Road	PM	0.361	A	0.384	A	0.023	NO	0.332	A	0.353	A	0.021	NO	0.353	A	0.021	----
3	Tujunga Canyon Boulevard /	AM	0.757	C	0.762	C	0.005	NO	0.865	D	0.871	D	0.006	NO	0.871	D	0.006	----
	Foothill Boulevard	PM	0.739	C	0.745	C	0.006	NO	0.840	D	0.846	D	0.006	NO	0.846	D	0.006	----
4	Tujunga Canyon Boulevard /	AM	1.180	F	1.188	F	0.008	NO	1.315	F	1.322	F	0.007	NO	1.111	F	-0.204	----
	Pali Avenue	PM	1.195	F	1.206	F	0.011	YES	1.343	F	1.353	F	0.010	YES	1.136	F	-0.207	YES
5	Tujunga Canyon Boulevard /	AM	0.617	B	0.662	B	0.045	NO	0.703	C	0.747	C	0.044	YES	0.614	B	-0.089	YES
	La Tuna Canyon Road-Honolulu Avenue	PM	0.495	A	0.503	A	0.008	NO	0.575	A	0.583	A	0.008	NO	0.495	A	-0.080	----
6	Lowell Avenue /	AM	0.539	A	0.550	A	0.011	NO	0.613	B	0.624	B	0.011	NO	0.624	B	0.011	----
	Foothill Boulevard	PM	0.607	B	0.616	B	0.009	NO	0.690	B	0.699	B	0.009	NO	0.699	B	0.009	----
7	Lowell Avenue /	AM	0.495	A	0.523	A	0.028	NO	0.561	A	0.589	A	0.028	NO	0.589	A	0.028	----
	Honolulu Avenue	PM	0.533	A	0.543	A	0.010	NO	0.603	B	0.613	B	0.010	NO	0.613	B	0.010	----
8	Lowell Avenue /	AM	0.665	B	0.695	B	0.030	NO	0.738	C	0.769	C	0.031	NO	0.769	C	0.031	----
	I-210 EB Ramps	PM	0.617	B	0.638	B	0.021	NO	0.688	B	0.708	C	0.020	NO	0.708	C	0.020	----
9	Pennsylvania Avenue /	AM	0.710	C	0.715	C	0.005	NO	0.800	C	0.804	D	0.004	NO	0.804	D	0.004	----
	Foothill Boulevard	PM	0.737	C	0.740	C	0.003	NO	0.829	D	0.832	D	0.003	NO	0.832	D	0.003	----
10	Pennsylvania Avenue /	AM	0.555	A	0.559	A	0.004	NO	0.627	B	0.632	B	0.005	NO	0.632	B	0.005	----
	Honolulu Avenue	PM	0.314	A	0.319	A	0.005	NO	0.362	A	0.367	A	0.005	NO	0.367	A	0.005	----

[a] According to LADOT's "Transportation Impact Study Guidelines", December 2016, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
0.701 - 0.800	C	equal to or greater than 0.040
0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E, F	equal to or greater than 0.010

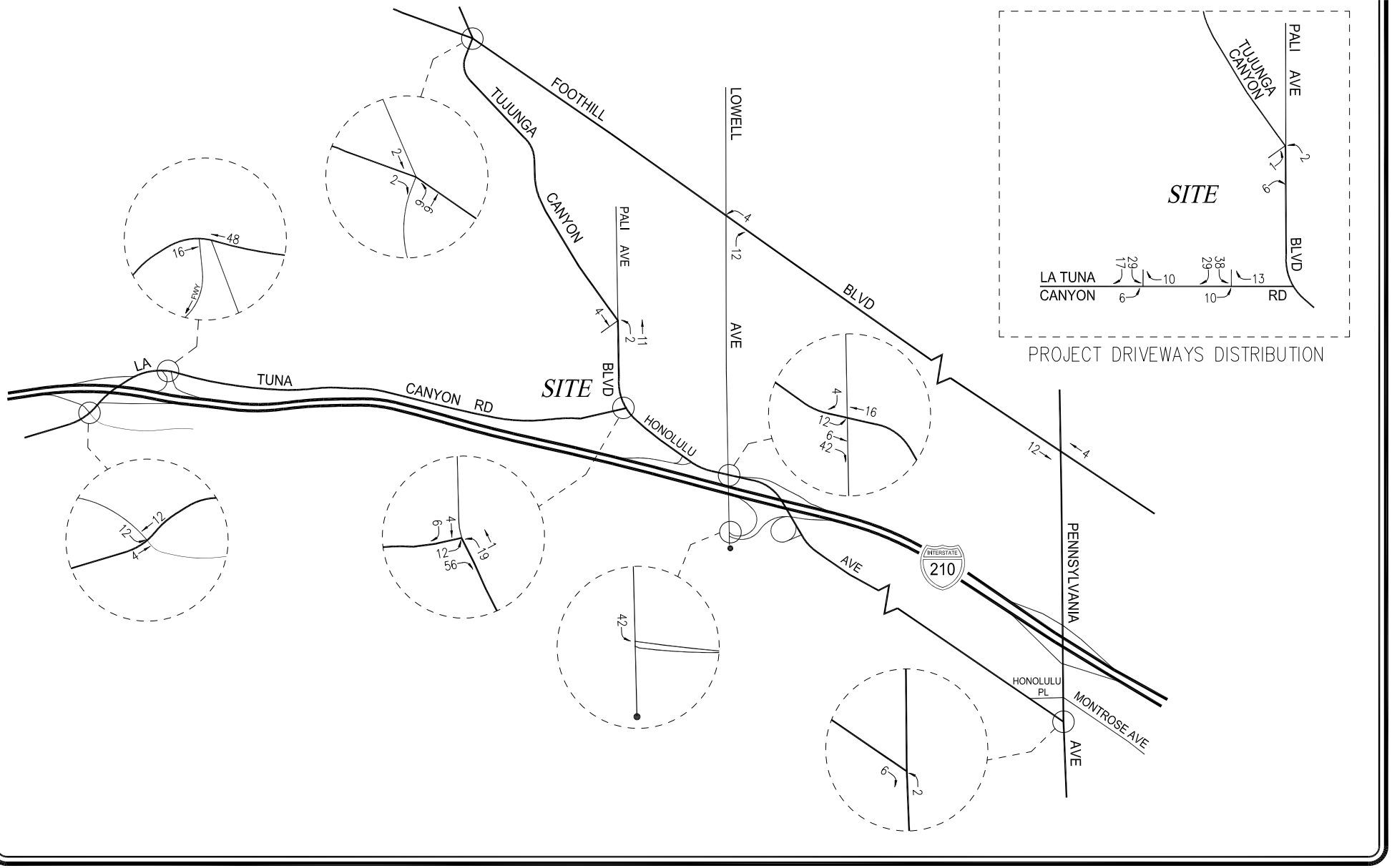
Table 10-5
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
ALTERNATIVE 6(A) DEVELOPMENT
GOLF COURSE AND DRIVING RANGE CLOSED

05-Dec-18

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2014 EXISTING V/C	LOS	[2] YEAR 2014 EXISTING W/ PROJECT V/C	LOS	CHANGE V/C [(2)-(1)]	SIGNIF. IMPACT [a]	[3] YEAR 2021 FUTURE PRE-PROJECT V/C	LOS	[4] YEAR 2021 FUTURE W/ PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT [a]	[5] YEAR 2021 W/ PROJECT MITIGATION V/C	LOS	CHANGE V/C [(5)-(3)]	MITI-GATED
1	I-210 Freeway EB Off-Ramp /	AM	0.351	A	0.364	A	0.013	NO	0.423	A	0.436	A	0.013	NO	0.436	A	0.013	----
	La Tuna Canyon Road	PM	0.297	A	0.330	A	0.033	NO	0.386	A	0.420	A	0.034	NO	0.420	A	0.034	----
2	I-210 Freeway WB On-/Off-Ramps /	AM	0.649	B	0.684	B	0.035	NO	0.657	B	0.689	B	0.032	NO	0.689	B	0.032	----
	La Tuna Canyon Road	PM	0.361	A	0.384	A	0.023	NO	0.347	A	0.369	A	0.022	NO	0.369	A	0.022	----
3	Tujunga Canyon Boulevard /	AM	0.757	C	0.762	C	0.005	NO	0.904	E	0.910	E	0.006	NO	0.910	E	0.006	----
	Foothill Boulevard	PM	0.739	C	0.745	C	0.006	NO	0.877	D	0.884	D	0.007	NO	0.884	D	0.007	----
4	Tujunga Canyon Boulevard /	AM	1.180	F	1.188	F	0.008	NO	1.368	F	1.375	F	0.007	NO	1.160	F	-0.208	----
	Pali Avenue	PM	1.195	F	1.206	F	0.011	YES	1.395	F	1.406	F	0.011	YES	1.184	F	-0.211	YES
5	Tujunga Canyon Boulevard /	AM	0.617	B	0.662	B	0.045	NO	0.735	C	0.780	C	0.045	YES	0.642	B	-0.093	YES
	La Tuna Canyon Road-Honolulu Avenue	PM	0.495	A	0.503	A	0.008	NO	0.601	B	0.609	B	0.008	NO	0.519	A	-0.082	----
6	Lowell Avenue /	AM	0.539	A	0.550	A	0.011	NO	0.642	B	0.654	B	0.012	NO	0.654	B	0.012	----
	Foothill Boulevard	PM	0.607	B	0.616	B	0.009	NO	0.721	C	0.730	C	0.009	NO	0.730	C	0.009	----
7	Lowell Avenue /	AM	0.495	A	0.523	A	0.028	NO	0.587	A	0.615	B	0.028	NO	0.615	B	0.028	----
	Honolulu Avenue	PM	0.533	A	0.543	A	0.010	NO	0.631	B	0.641	B	0.010	NO	0.641	B	0.010	----
8	Lowell Avenue /	AM	0.665	B	0.695	B	0.030	NO	0.768	C	0.799	C	0.031	NO	0.799	C	0.031	----
	I-210 EB Ramps	PM	0.617	B	0.638	B	0.021	NO	0.716	C	0.736	C	0.020	NO	0.736	C	0.020	----
9	Pennsylvania Avenue /	AM	0.710	C	0.715	C	0.005	NO	0.836	D	0.840	D	0.004	NO	0.840	D	0.004	----
	Foothill Boulevard	PM	0.737	C	0.740	C	0.003	NO	0.867	D	0.870	D	0.003	NO	0.870	D	0.003	----
10	Pennsylvania Avenue /	AM	0.555	A	0.559	A	0.004	NO	0.657	B	0.661	B	0.004	NO	0.661	B	0.004	----
	Honolulu Avenue	PM	0.314	A	0.319	A	0.005	NO	0.380	A	0.385	A	0.005	NO	0.385	A	0.005	----

[a] According to LADOT's "Transportation Impact Study Guidelines", December 2016, a transportation impact on an intersection shall be deemed significant in accordance with the following table:

Final v/c	LOS	Project Related Increase in v/c
0.701 - 0.800	C	equal to or greater than 0.040
0.801 - 0.900	D	equal to or greater than 0.020
> 0.901	E, F	equal to or greater than 0.010



NOT TO SCALE

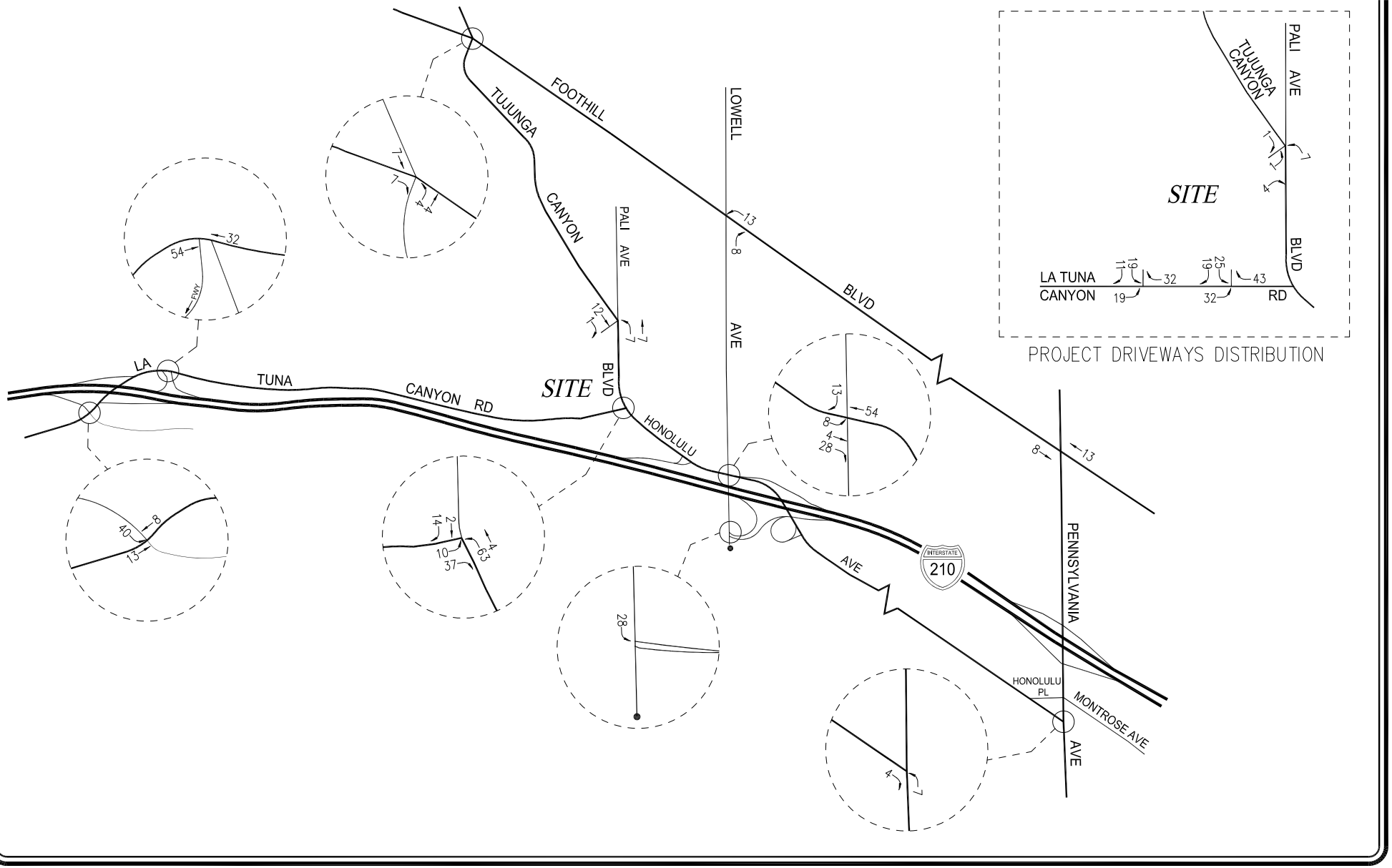
FIGURE 7-2 (REVISED)
PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

o:\0019\supplemental\2 - no existing - revised\figures\f7-2.dwg 12/07/2018 12:02:58 bueno llg exhibits color.ctb



NOT TO SCALE

FIGURE 7-3 (REVISED)
PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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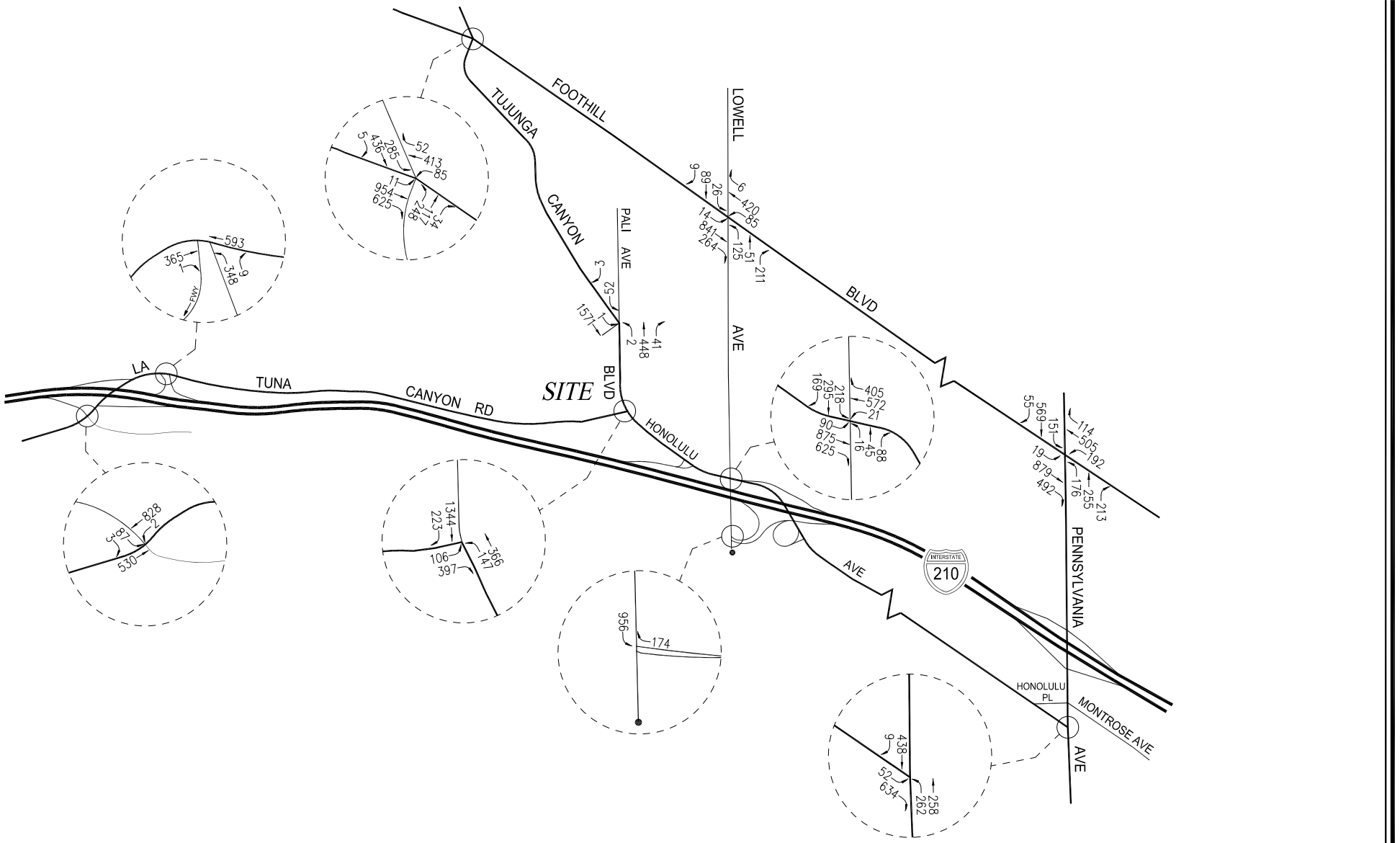

NOT TO SCALE

FIGURE 9-1 (REVISED)
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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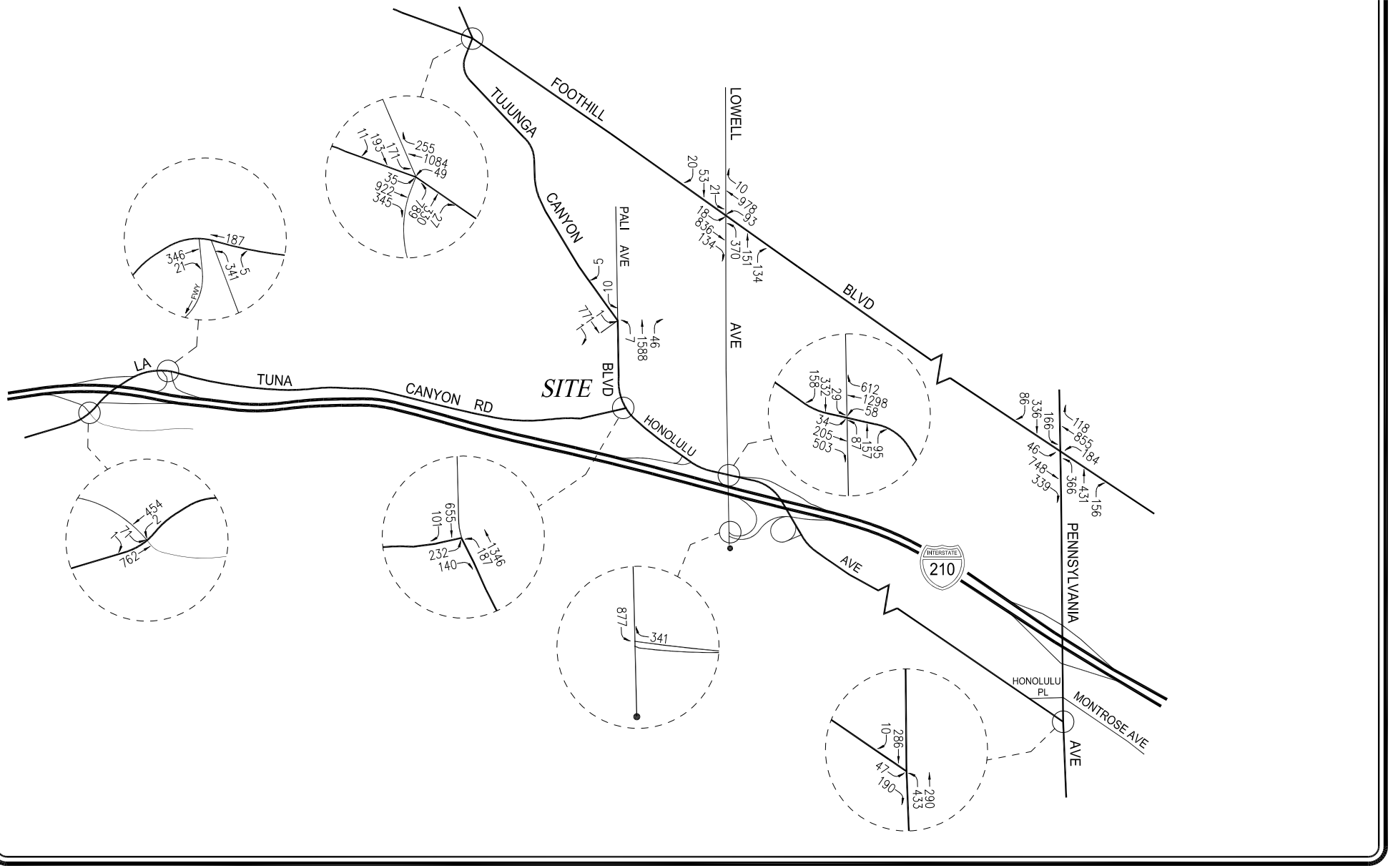

NOT TO SCALE

FIGURE 9-2 (REVISED)
EXISTING WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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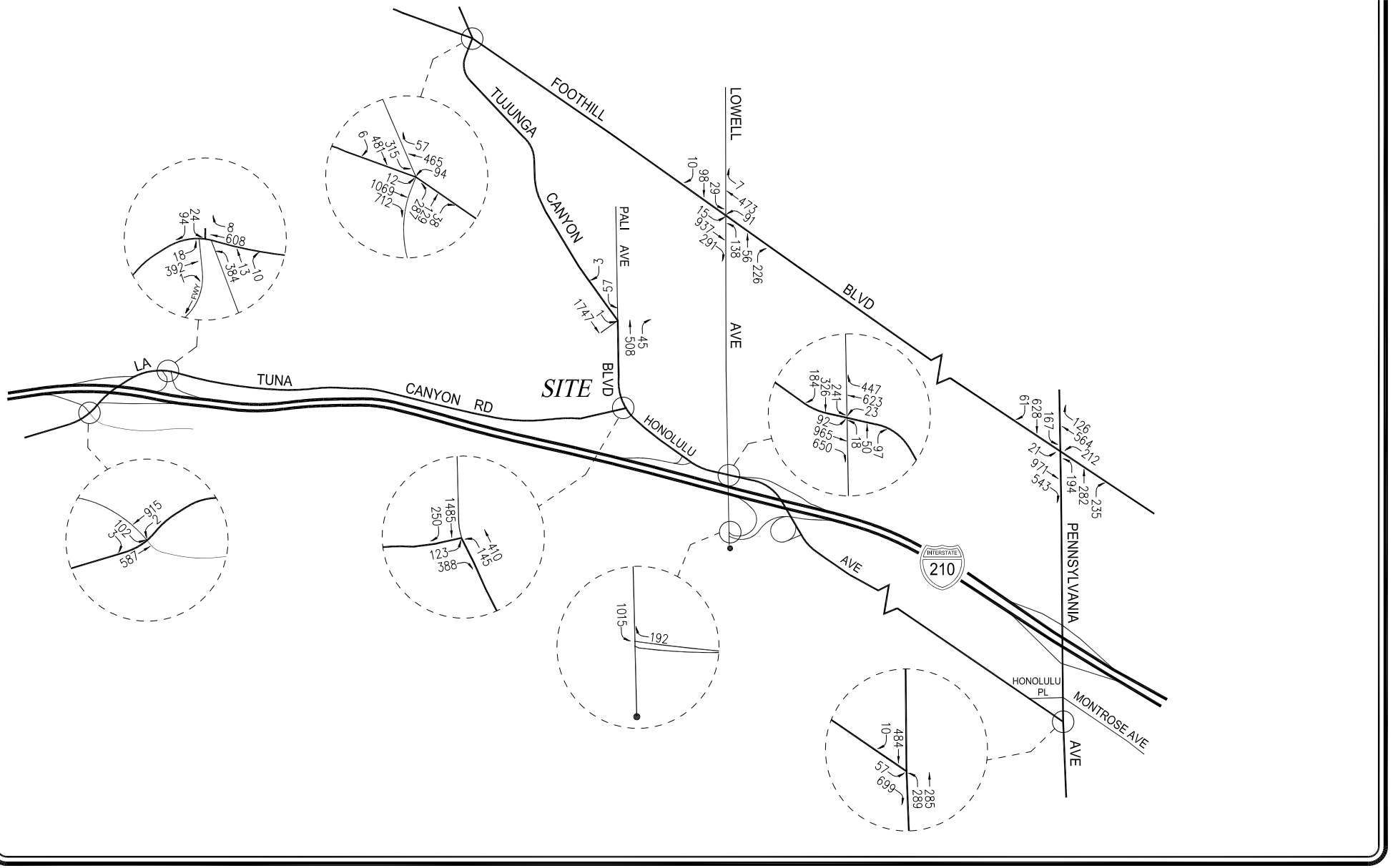

NOT TO SCALE

FIGURE 9-3 (REVISED)
YEAR 2019 FUTURE CUMULATIVE BASELINE TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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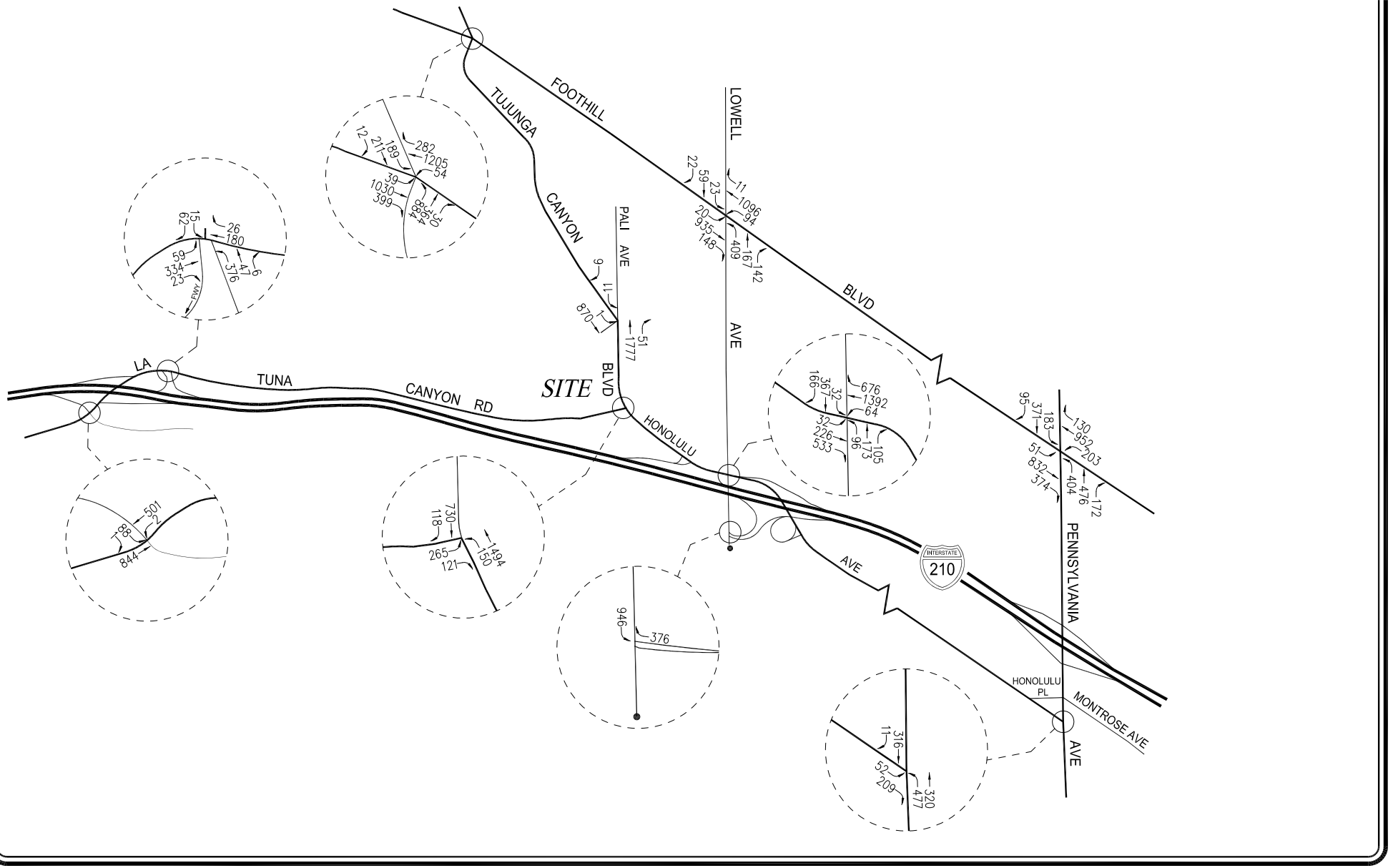

N

NOT TO SCALE

FIGURE 9-4 (REVISED)
YEAR 2019 FUTURE CUMULATIVE BASELINE TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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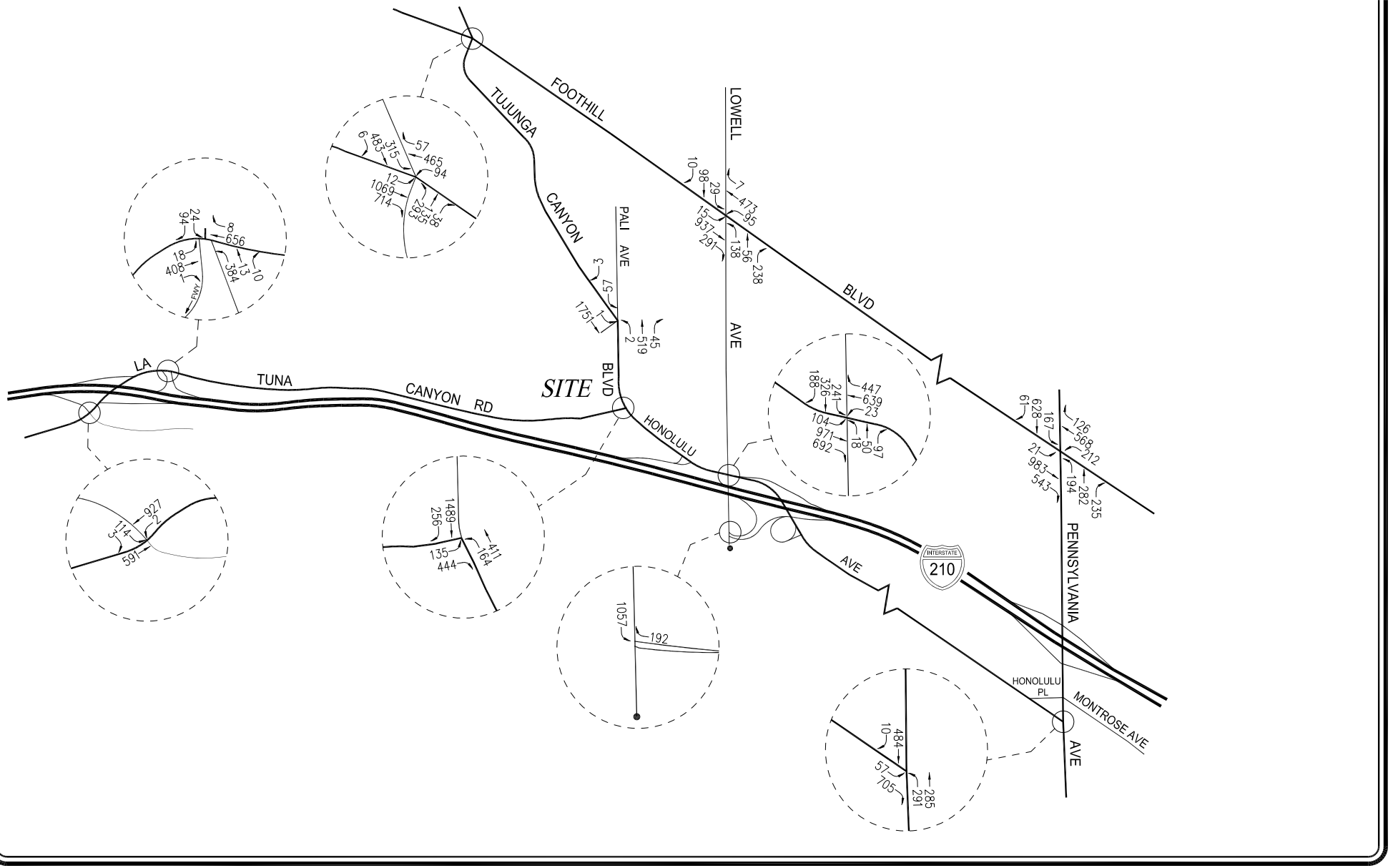


NOT TO SCALE

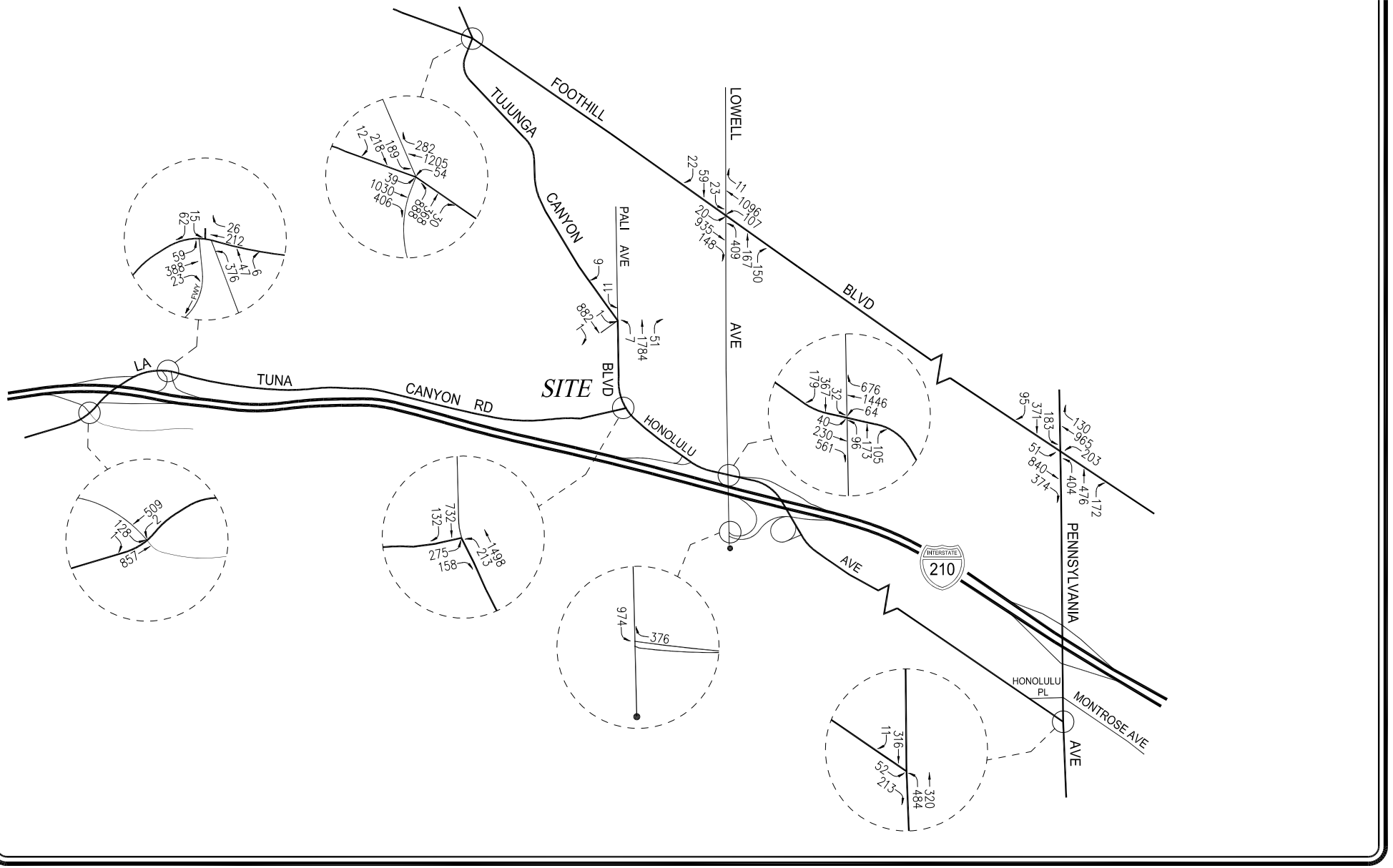
FIGURE 9-5 (REVISED)

YEAR 2019 FUTURE CUMULATIVE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



NOT TO SCALE

FIGURE 9-6 (REVISED)

YEAR 2019 FUTURE CUMULATIVE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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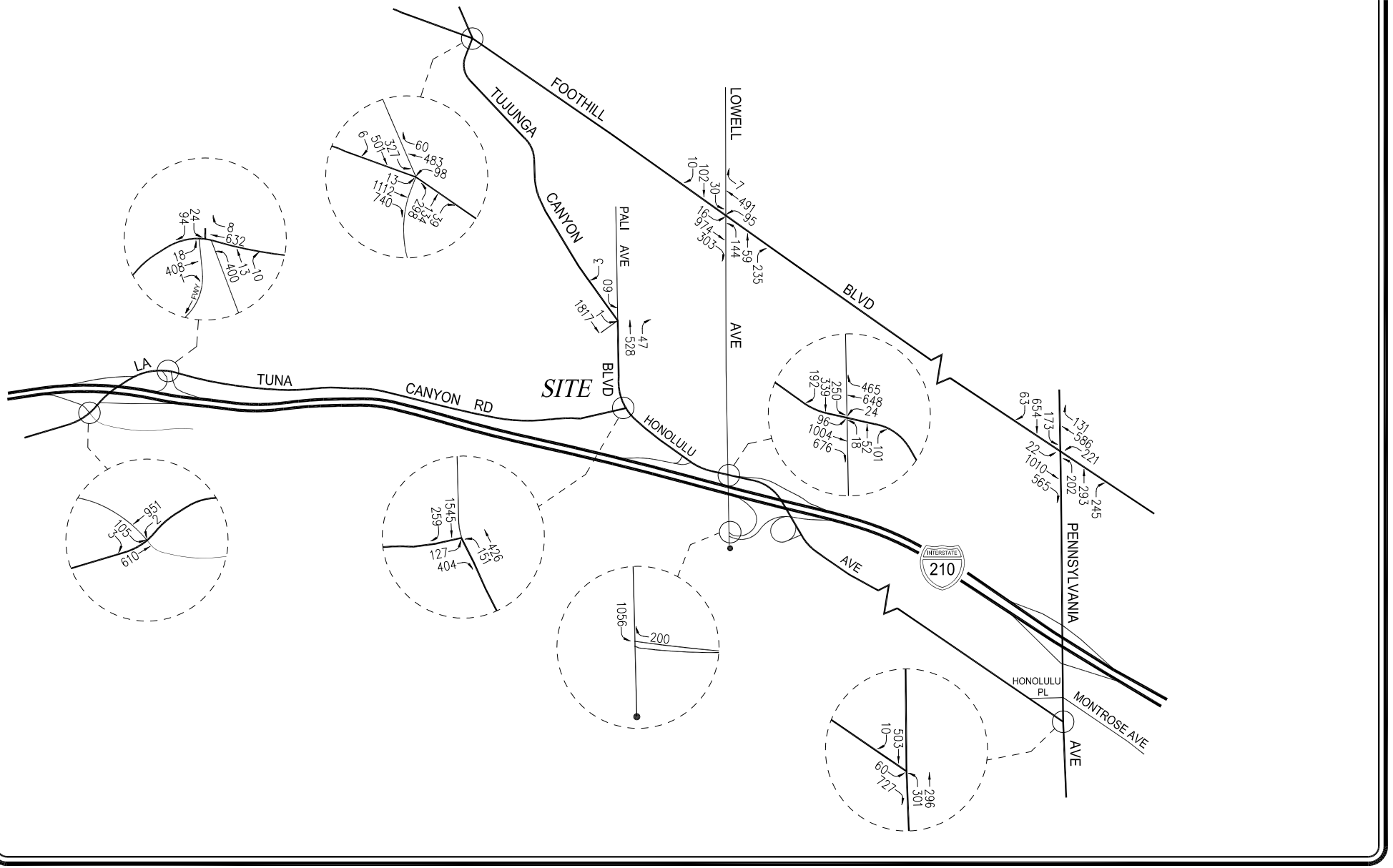


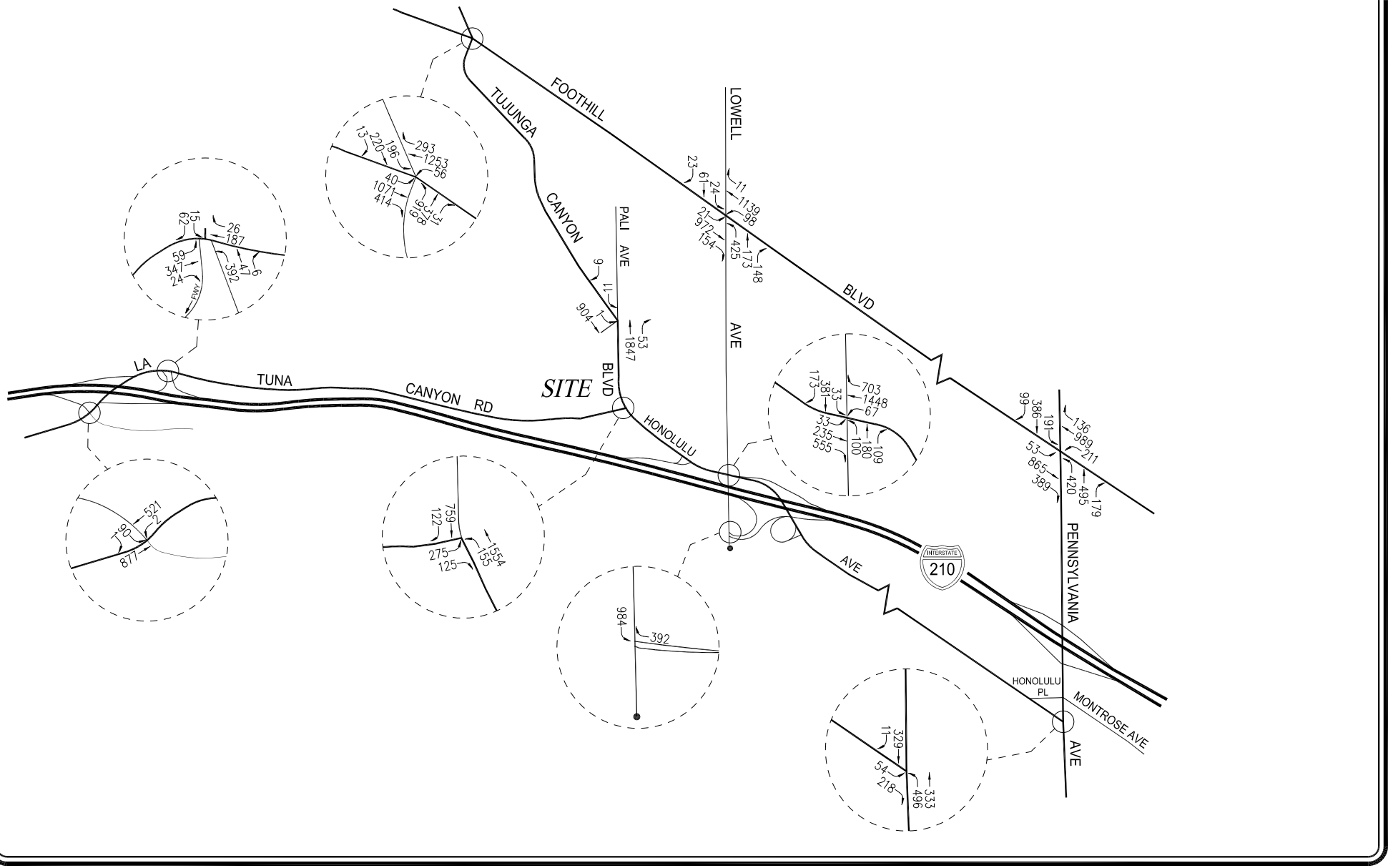
NOT TO SCALE

FIGURE 9-7
YEAR 2021 FUTURE CUMULATIVE BASELINE TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



N

NOT TO SCALE

FIGURE 9-8

YEAR 2021 FUTURE CUMULATIVE BASELINE TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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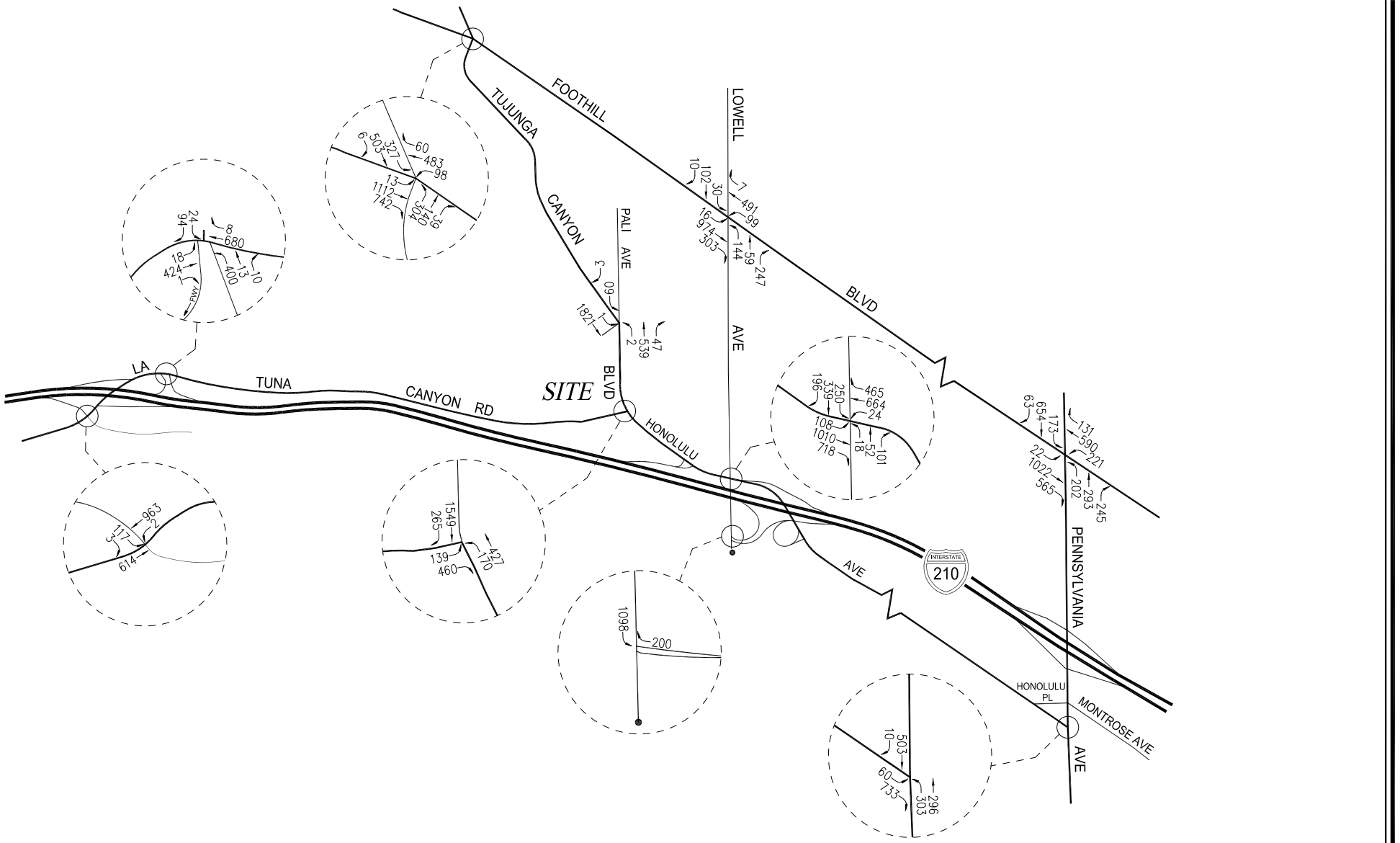

NOT TO SCALE

FIGURE 9-9
YEAR 2021 FUTURE CUMULATIVE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY AM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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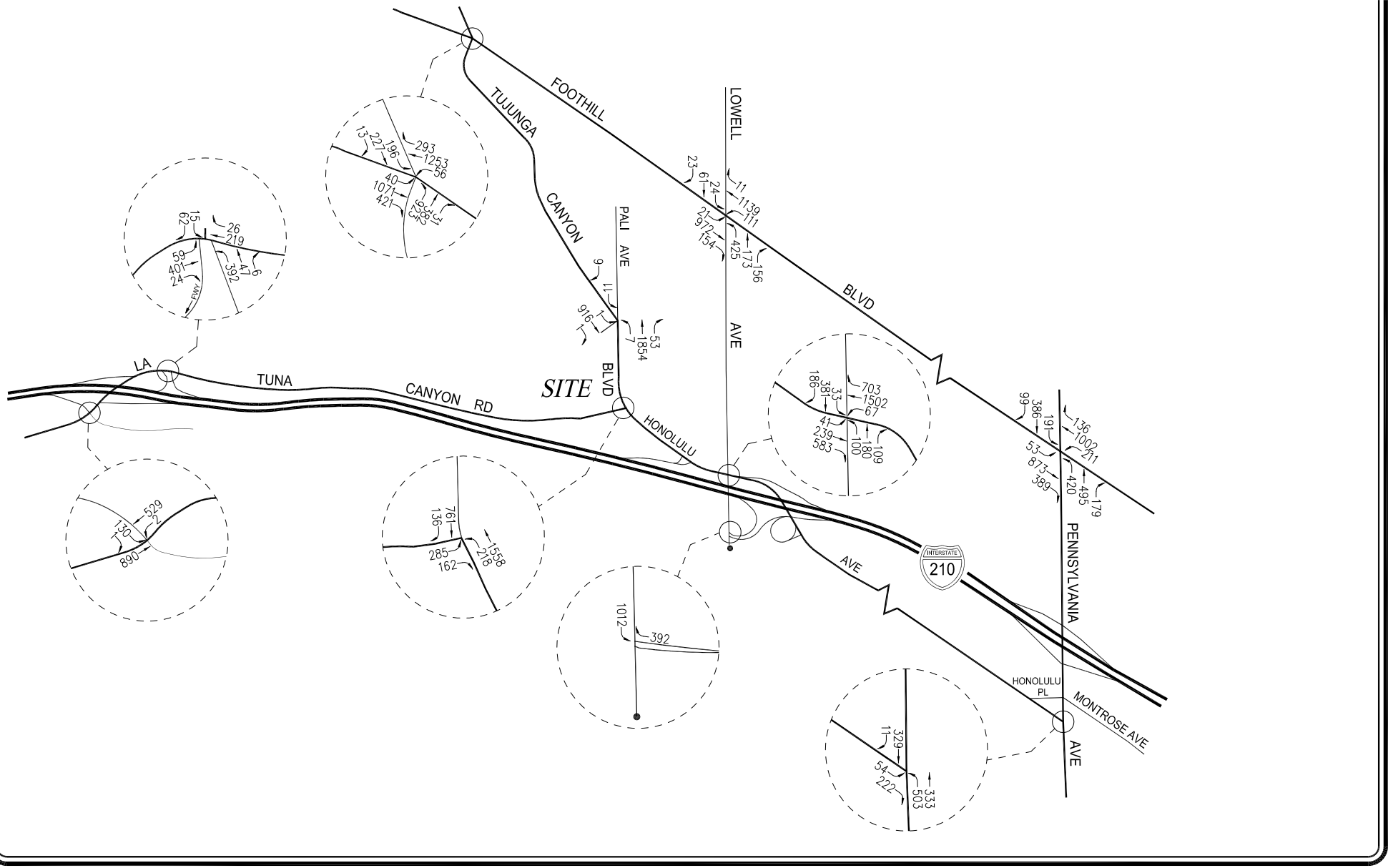

FIGURE 9-10

YEAR 2021 FUTURE CUMULATIVE WITH PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

VERDUGO HILLS RESIDENTIAL PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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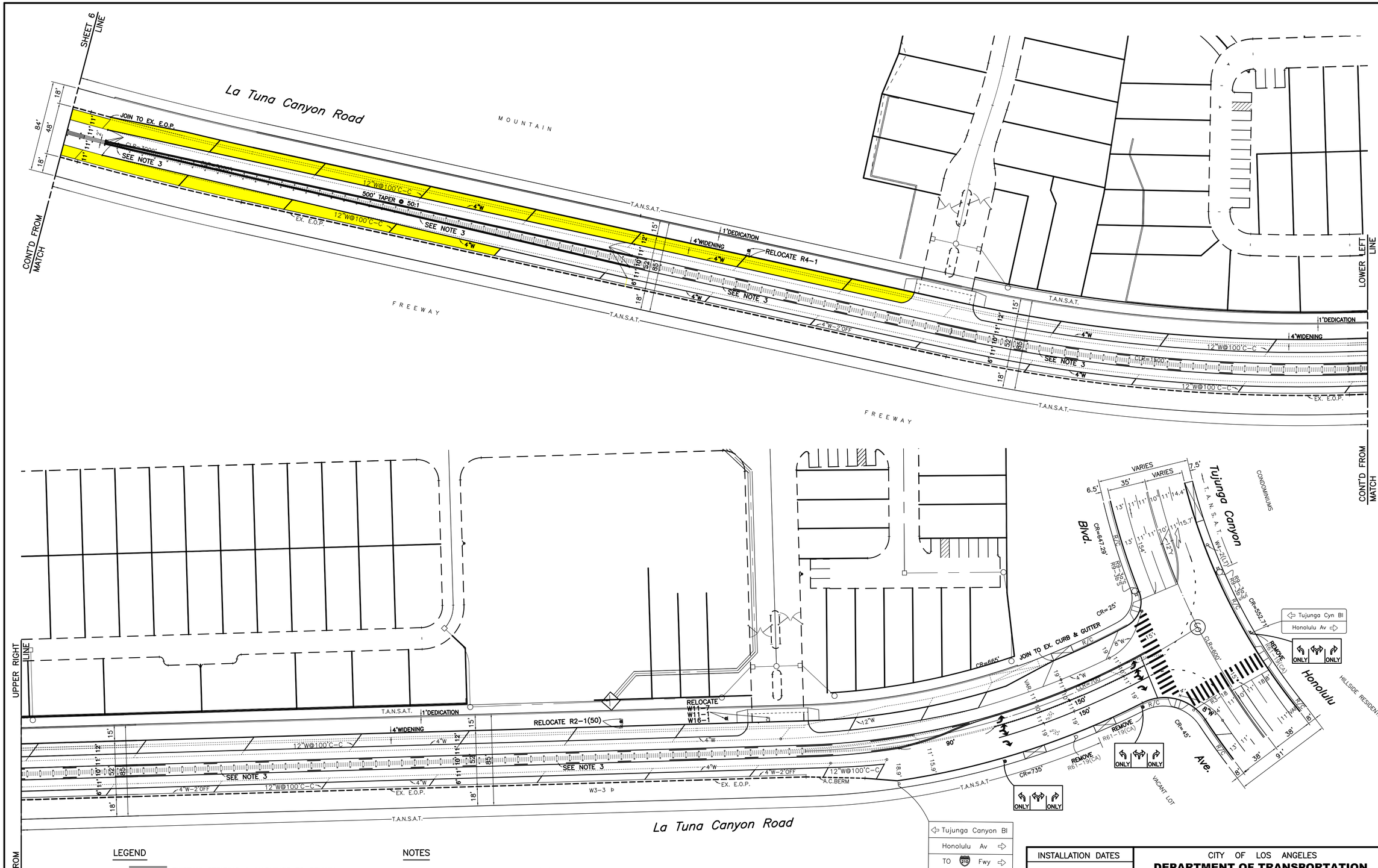


LEGEND

1. EXISTING STRIPING & MARKINGS TO REMAIN
   EXISTING STRIPING & MARKINGS TO BE REMOVED
   PROPOSED STRIPING & MARKINGS
2. P EXISTING SIGNS * PROPOSED SIGNS
3. (S) SIGNALIZED INTERSECTION
4. R/C EXISTING RED CURB
   R/C PROPOSED RED CURB

NOTES

1. LENGTH OF DESIGN : 26,000' ±
2. PAINT REMOVAL REQUIRED.
3. REMOVE RAISED YELLOW REFLECTIVE PAVEMENT MARKERS ALONG EXISTING DOUBLE YELLOW CENTER LINE.

PAVED SHOULDER AVAILABLE FOR USE BY EMERGENCY VEHICLES

CONCEPT
NOT FOR CONSTRUCTION

SCALE: 1"=40'

1"=20' ORIGINAL MAP SCALE 1"=40'
20 10 0 20 40 60 80 100 FEET
40 20 0 40 80 120 160 200 FEET

INSTALLATION DATES	
MARKOUT BEGAN:	
MARKOUT COMPLETED:	
STRIPING COMPLETED:	
References:	

CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION
SELETA J. REYNOLDS , GENERAL MANAGER

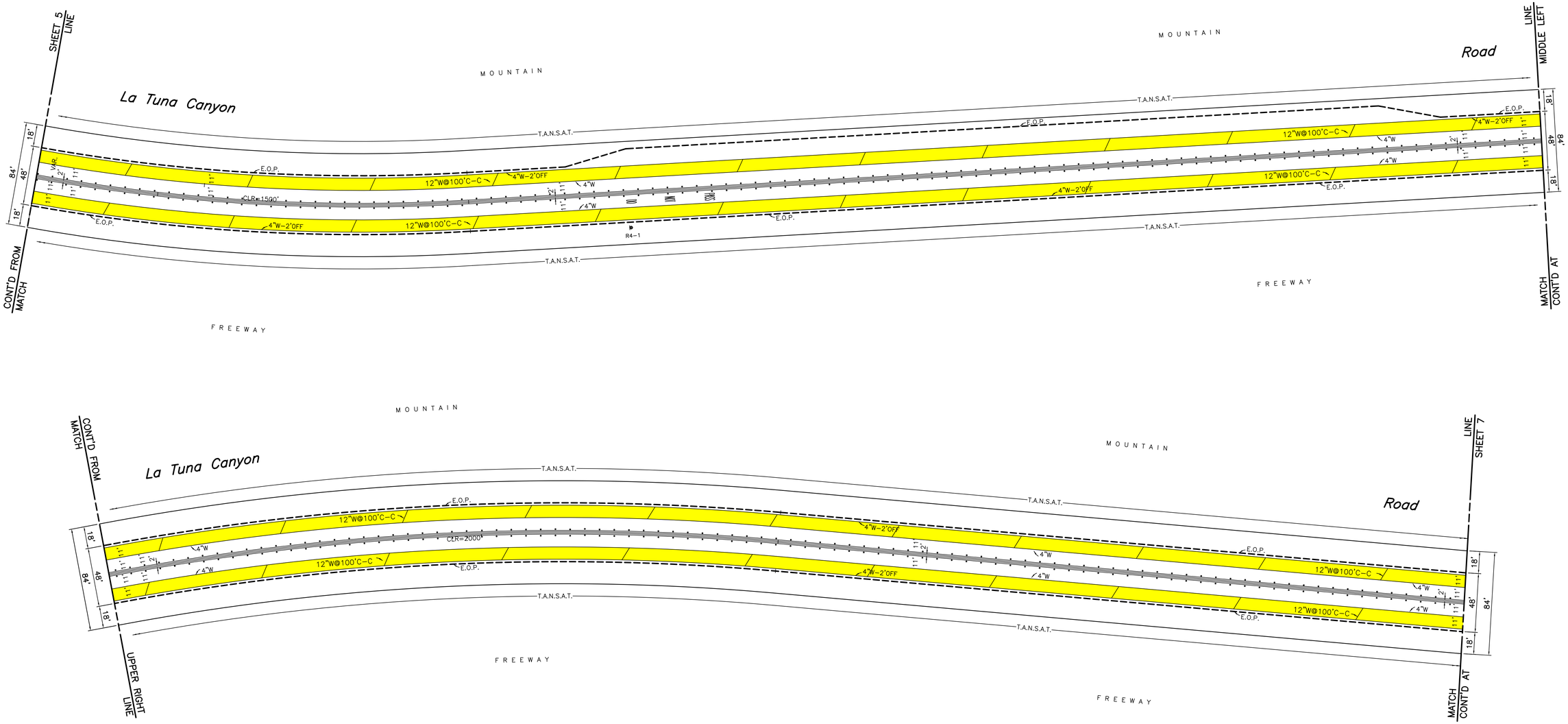
LA TUNA CANYON ROAD/ HONOLULU AVENUE
3500' E/O ELBEN AVE TO LOWELL AVE

Thomas Guide	District	PROJECT NO.	DRAWING NO.	SHEET
504 A,B,C 7	EV		A-6140	7 / 7

SCALES HORIZ. 1"= VERT. 1"=

SHEET INDEX NUMBER

NO.	REVISION DESCRIPTION	DATE	BY
	PRINCIPAL T.E.	DATE	BY
	T.E./SR. T.E.	DATE	BY
	SUPERVISOR DISTRICT SIGNALS		
	BASE CHECK DESIGN		



PAVED SHOULDER AVAILABLE FOR USE BY EMERGENCY VEHICLES

SCALE: 1"=40'

INSTALLATION DATES	
MARKOUT BEGAN:	
MARKOUT COMPLETED:	
STRIPING COMPLETED:	
References: A-1724 P-27449, A-1595, A-5845, FIELD CHECK	
Thomas Guide	District
504 A,B,C 7	EV

CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION
SELETA J. REYNOLDS , GENERAL MANAGER

LA TUNA CANYON ROAD/ HONOLULU AVENUE
3500' E/O ELBEN AVE TO LOWELL AVE

PROJECT NO.

DRAWING NO. A-6140

6 / 7

1"=20' ORIGINAL MAP SCALE 1"=40'	20 10 0 20 40 60 80 100 FEET / 40 20 0 40 80 120 160 200 FEET

SCALES HORIZ. 1"= VERT. 1"=

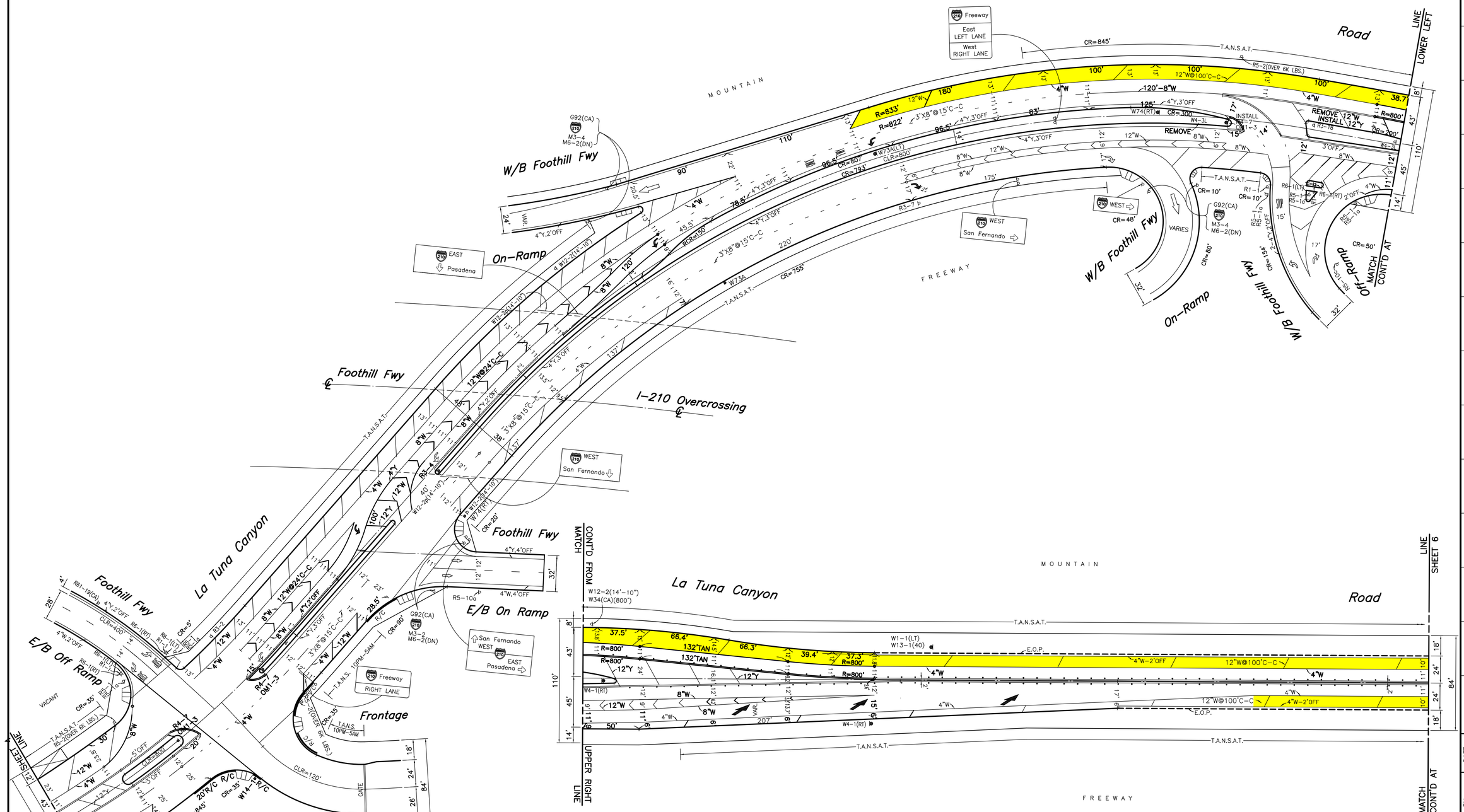
SHEET

INDEX NUMBER

NO.	REVISION DESCRIPTION	BY	DATE

PRINCIPAL T.E. / T.E./SR. T.E. / SUPERVISOR DISTRICT SIGNALS

BASE / CHECK / DESIGN



PAVED SHOULDER AVAILABLE FOR USE BY EMERGENCY VEHICLES

SCALE: 1"=40'

INSTALLATION DATES
MARKOUT BEGAN:
MARKOUT COMPLETED:
STRIPING COMPLETED:
References: A-1724 P-27449, A-1595, A-5845, FIELD CHECK

Thomas Guide	District
504 A,B,C 7	EV

CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION
SELETA J. REYNOLDS , GENERAL MANAGER

LA TUNA CANYON ROAD/ HONOLULU AVENUE
3500' E/O ELBEN AVE TO LOWELL AVE

PROJECT NO.	DRAWING NO.	
	A-6140	5 / 7

1"=20' ORIGINAL MAP SCALE
1"=40'
20 10 0 20 40 60 80 100 FEET
40 20 0 40 80 120 160 200 FEET

SCALES	HORIZ. 1"=
	VERT. 1"=

SHEET

INDEX NUMBER

NO.	REVISION DESCRIPTION	BY	DATE
	BASE		
	CHECK		
	DESIGN		
	T.E./SR. T.E.		
	PRINCIPAL T.E.		
	DISTRICT SIGNALS		
	SUPERVISOR		

ATTACHMENT C

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
1	Quercus agrifolia	coast live oak	19	preserve	preserve	preserve
2	Quercus agrifolia	coast live oak	18	preserve	preserve	preserve
3	Quercus agrifolia	coast live oak	14, 13, 6.5	preserve	preserve	preserve
4	Quercus agrifolia	coast live oak	15, 13, 13	preserve	preserve	preserve
5	Quercus agrifolia	coast live oak	17.5	preserve	preserve	preserve
6	Quercus agrifolia	coast live oak	8	preserve	preserve	preserve
7	Quercus agrifolia	coast live oak	20, 17, 14.5	preserve	preserve	preserve
8	Quercus agrifolia	coast live oak	8.5	preserve	preserve	preserve
9	Quercus agrifolia	coast live oak	22	preserve	preserve	preserve
10	Quercus agrifolia	coast live oak	26	preserve	preserve	preserve
11	Quercus agrifolia	coast live oak	5.5	preserve	preserve	preserve
12	Platanus racemosa	California sycamore	9	preserve	preserve	preserve
13	Platanus racemosa	California sycamore	10	preserve	preserve	preserve
14	Platanus racemosa	California sycamore	14	preserve	preserve	preserve
15	Platanus racemosa	California sycamore	5	preserve	preserve	preserve
16	Quercus agrifolia	coast live oak	28	preserve	preserve	preserve
17	Quercus agrifolia	coast live oak	7	preserve	preserve	preserve
18	Quercus agrifolia	coast live oak	24.5	preserve	preserve	preserve
19	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
20	Quercus agrifolia	coast live oak	22	preserve	preserve	preserve
21	Quercus agrifolia	coast live oak	16, 3	preserve	preserve	preserve
22	Quercus agrifolia	coast live oak	14	preserve	preserve	preserve
23	Quercus agrifolia	coast live oak	18	preserve	preserve	preserve
24	Quercus agrifolia	coast live oak	15.5	preserve	preserve	preserve
25	Quercus agrifolia	coast live oak	15	preserve	preserve	preserve
26	Quercus agrifolia	coast live oak	20,16, 14	preserve	preserve	preserve
27	Quercus agrifolia	coast live oak	9, 7.5	preserve	preserve	preserve
28	Quercus agrifolia	coast live oak	12	preserve	preserve	preserve
29	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
30	Quercus agrifolia	coast live oak	31	preserve	preserve	preserve
31	Quercus agrifolia	coast live oak	5	preserve	preserve	preserve
32	Quercus agrifolia	coast live oak	26	preserve	preserve	preserve
33	Quercus agrifolia	coast live oak	27	preserve	preserve	preserve
34	Quercus agrifolia	coast live oak	28.5	preserve	preserve	preserve
35	Platanus racemosa	California sycamore	16.5, 14, 4.5, 2.5	preserve	preserve	preserve
36	Platanus racemosa	California sycamore	11.5	preserve	preserve	preserve
37	Quercus agrifolia	coast live oak	13, 12	preserve	preserve	preserve
38	Quercus agrifolia	coast live oak	16, 9, 7.5	preserve	preserve	preserve
39	Quercus agrifolia	coast live oak	20.5, 11	preserve	preserve	preserve
40	Quercus agrifolia	coast live oak	24	preserve	preserve	preserve
41	Quercus agrifolia	coast live oak	18	preserve	preserve	preserve
42	Quercus agrifolia	coast live oak	4.5	preserve	preserve	preserve
43	Quercus agrifolia	coast live oak	14.5	preserve	preserve	preserve
44	Quercus agrifolia	coast live oak	2.5, 2	preserve	preserve	preserve
45	Quercus agrifolia	coast live oak	15	preserve	preserve	preserve
46	Quercus agrifolia	coast live oak	14	preserve	preserve	preserve
47	Quercus agrifolia	coast live oak	5	preserve	preserve	preserve
48	Quercus agrifolia	coast live oak	11, 10, 8, 7.5. 7	preserve	preserve	preserve
49	Quercus agrifolia	coast live oak	14, 5	preserve	preserve	preserve
50	Quercus agrifolia	coast live oak	3.5, 2, 1.5	preserve	preserve	preserve
51	Quercus agrifolia	coast live oak	12.5, 9.5	preserve	preserve	preserve
52	Quercus agrifolia	coast live oak	15.5	preserve	preserve	preserve
53	Quercus agrifolia	coast live oak	16.5, 16, 9.5	preserve	preserve	preserve
54	Quercus agrifolia	coast live oak	4, 2.5, 2	preserve	preserve	preserve
55	Quercus agrifolia	coast live oak	2.5, 1.5, 1	preserve	preserve	preserve
56	Quercus agrifolia	coast live oak	21	remove	preserve	preserve
57	Quercus agrifolia	coast live oak	11.5,5	remove	preserve	preserve
58	Quercus agrifolia	coast live oak	13	remove	preserve	preserve
59	Quercus agrifolia	coast live oak	13, 11, 10, 9, 7.5	remove	preserve	preserve
60	Quercus agrifolia	coast live oak	11.5	remove	preserve	preserve
61	Quercus agrifolia	coast live oak	12, 7	remove	preserve	preserve
62	Quercus agrifolia	coast live oak	4.5, 4, 3	remove	preserve	preserve
63	Quercus agrifolia	coast live oak	43, 21	remove	preserve	preserve
64	Quercus agrifolia	coast live oak	11	remove	preserve	preserve

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
65	Quercus agrifolia	coast live oak	21, 19.5	remove	preserve	preserve
66	Quercus agrifolia	coast live oak	21, 16	remove	preserve	preserve
67	Quercus agrifolia	coast live oak	24.5, 24, 15, 4	remove	preserve	preserve
68	Quercus agrifolia	coast live oak	18.5, 15.5	remove	preserve	preserve
69	Quercus agrifolia	coast live oak	21, 17	remove	preserve	preserve
70	Quercus agrifolia	coast live oak	13	remove	remove	remove
71	Quercus agrifolia	coast live oak	4, 2.5	remove	remove	remove
72	Quercus agrifolia	coast live oak	8	remove	remove	remove
73	Quercus agrifolia	coast live oak	12	remove	remove	remove
74	Sambucus mexicana	blue elderberry	15.5, 11, 10	remove	remove	remove
75	Platanus racemosa	California sycamore	25	remove	preserve	preserve
76	Quercus agrifolia	coast live oak	15.5	remove	preserve	preserve
77	Quercus agrifolia	coast live oak	9.5	remove	preserve	preserve
78	Quercus agrifolia	coast live oak	24.5	remove	preserve	preserve
79	Quercus agrifolia	coast live oak	24	remove	preserve	preserve
80	Quercus agrifolia	coast live oak	25.5, 16	remove	preserve	preserve
81	Quercus agrifolia	coast live oak	30	remove	preserve	preserve
82	Quercus agrifolia	coast live oak	32	remove	preserve	preserve
83	Quercus agrifolia	coast live oak	46	remove	remove	preserve
84	Pinus radiata	Monterey pine	33	remove	remove	remove
85	Pinus radiata	Monterey pine	32	remove	remove	remove
86	Pinus radiata	Monterey pine	26	remove	remove	remove
87	Prunus spp.	plum spp.	13	remove	remove	remove
88	Platanus racemosa	California sycamore	54	remove	remove	remove
89	Platanus racemosa	California sycamore	29	remove	remove	remove
90	Platanus racemosa	California sycamore	23	remove	remove	remove
91	Populus spp.	poplar	20.5	remove	remove	remove
92	Pinus radiata	Monterey pine	25	remove	remove	remove
93	Quercus agrifolia	coast live oak	33	remove	remove	remove
94	Pinus radiata	Monterey pine	25	remove	remove	remove
95	Pinus radiata	Monterey pine	24	remove	remove	remove
96	Olea europaea	olive	18.5	remove	remove	remove
97	Sequoia sempervirens	coast redwood	17	remove	remove	remove
98	Sequoia sempervirens	coast redwood	13	remove	remove	remove
99	Sequoia sempervirens	coast redwood	17	remove	remove	remove
100	Quercus agrifolia	coast live oak	42	remove	remove	remove
101	Platanus racemosa	California sycamore	24.5, 22. 5	remove	remove	remove
102	Platanus racemosa	California sycamore	33	remove	remove	remove
103	Pinus radiata	Monterey pine	24	remove	remove	remove
104	Quercus agrifolia	coast live oak	6, 2, 2	remove	preserve	preserve
105	Pinus radiata	Monterey pine	17	remove	remove	remove
106	Platanus racemosa	California sycamore	20	remove	remove	remove
107	Platanus racemosa	California sycamore	21	remove	remove	remove
108	Platanus racemosa	California sycamore	25	remove	remove	remove
109	Platanus racemosa	California sycamore	21.5	remove	remove	remove
110	Olea europaea	olive	22	remove	remove	remove
111	Olea europaea	olive	17	remove	remove	remove
112	Olea europaea	olive	18	remove	remove	remove
113	Pinus radiata	Monterey pine	19	remove	remove	remove
114	Quercus agrifolia	coast live oak	21.5	remove	remove	remove
115	Quercus agrifolia	coast live oak	3, 2.5, 2.5, 1, 1	remove	preserve	preserve
116	Quercus agrifolia	coast live oak	6	remove	preserve	preserve
117	Pinus radiata	Monterey pine	22	remove	remove	remove
118	Pinus radiata	Monterey pine	22	remove	remove	remove
119	Pinus radiata	Monterey pine	19.5	remove	remove	remove
120	Pinus radiata	Monterey pine	14	remove	remove	remove
121	Betula pendula	European white birch	12.5	remove	remove	remove
122	Populus nigra	black poplar	15.5	remove	preserve	preserve
123	Populus nigra	black poplar	15	remove	remove	remove
124	Populus spp.	poplar	13	remove	remove	remove
125	Cupressus spp.	cypress	12	remove	remove	remove
126	Pinus halepensis	Aleppo pine	21	remove	remove	remove
127	Pinus radiata	Monterey pine	24	remove	remove	remove
128	Pinus radiata	Monterey pine	26.5	remove	remove	remove

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
129	Washingtonia robusta	Mexican fan palm	13	remove	remove	remove
130	Pinus radiata	Monterey pine	16	remove	remove	remove
131	Pinus pinea	Italian stone pine	24	remove	remove	remove
132	Pinus halepensis	Aleppo pine	44	remove	remove	remove
133	Sequoia sempervirens	coast redwood	17	remove	remove	remove
134	Sequoia sempervirens	coast redwood	16.5	remove	remove	remove
135	Pinus pinea	Italian stone pine	23	remove	remove	remove
136	Pinus pinea	Italian stone pine	16	preserve	remove	remove
137	Pinus pinea	Italian stone pine	28.5	remove	remove	remove
138	Populus spp.	poplar	15	remove	remove	remove
139	Populus spp.	poplar	15.5	remove	remove	remove
140	Populus spp.	poplar	16.5	remove	remove	remove
141	Quercus agrifolia	coast live oak	37	remove	remove	remove
142	Pinus canariensis	Canary Island pine	30	remove	remove	remove
143	Pinus radiata	Monterey pine	21.5	remove	remove	remove
144	Pinus halepensis	Aleppo pine	26	remove	remove	remove
145	Alnus rhombifolia	white alder	12	remove	remove	remove
146	Pinus radiata	Monterey pine	17.5	remove	remove	remove
147	Pinus radiata	Monterey pine	17	remove	remove	remove
148	Populus nigra	black poplar	17	remove	remove	remove
149	Pinus radiata	Monterey pine	20	remove	remove	remove
150	Pinus pinea	Italian stone pine	54	remove	remove	remove
151	Washingtonia robusta	Mexican fan palm	18.5	remove	remove	remove
152	Washingtonia robusta	Mexican fan palm	20	remove	remove	remove
153	Washingtonia robusta	Mexican fan palm	16	remove	remove	remove
154	Cupressus spp.	cypress	17	remove	remove	remove
155	Pinus pinea	Italian stone pine	48	remove	remove	remove
156	Pinus pinea	Italian stone pine	20.5	remove	remove	remove
157	Pinus pinea	Italian stone pine	25	remove	remove	remove
158	Pinus pinea	Italian stone pine	19	remove	remove	remove
159	Pinus pinea	Italian stone pine	25	remove	remove	remove
160	Pinus pinea	Italian stone pine	21.5	remove	remove	remove
161	Eucalyptus polyanthemos	silver dollar gum	14	remove	remove	remove
162	Eucalyptus polyanthemos	silver dollar gum	12	remove	remove	remove
163	Eucalyptus polyanthemos	silver dollar gum	12	remove	remove	remove
164	Eucalyptus polyanthemos	silver dollar gum	12.5	remove	remove	remove
165	Sequoia sempervirens	coast redwood	16.5	remove	remove	remove
166	Sequoia sempervirens	coast redwood	20	remove	remove	remove
167	Sequoia sempervirens	coast redwood	23	remove	remove	remove
168	Cupressus spp.	cypress	13	remove	remove	remove
169	Sequoia sempervirens	coast redwood	13	remove	remove	remove
170	Sequoia sempervirens	coast redwood	13.5	remove	remove	remove
171	Pinus halepensis	Aleppo pine	14	preserve	preserve	preserve
172	Pinus halepensis	Aleppo pine	26, 24	preserve	preserve	preserve
173	Pinus halepensis	Aleppo pine	20	remove	remove	remove
174	Quercus agrifolia	coast live oak	6	remove	preserve	preserve
175	Pinus halepensis	Aleppo pine	24, 20	remove	remove	remove
176	Pinus halepensis	Aleppo pine	32	remove	remove	remove
177	Populus spp.	poplar	15.5	remove	remove	remove
178	Eucalyptus viminalis	manna gum	25	remove	remove	remove
179	Quercus agrifolia	coast live oak	5, 4, 1.5	remove	preserve	preserve
180	Quercus agrifolia	coast live oak	4	remove	preserve	preserve
181	Quercus agrifolia	coast live oak	2, 2, 1.5, 1.5	remove	preserve	preserve
182	Quercus agrifolia	coast live oak	4, 4, 2, 1, 1, 1	remove	preserve	preserve
183	Quercus agrifolia	coast live oak	21.5, 4, 3, 2, 1	encroach	preserve	preserve
184	Quercus agrifolia	coast live oak	4	encroach	preserve	preserve
185	Quercus agrifolia	coast live oak	6, 4	encroach	preserve	preserve
186	Quercus agrifolia	coast live oak	6, 6, 5, 4, 3, 3, 1.5	encroach	preserve	preserve
187	Pinus canariensis	Canary Island pine	21	preserve	preserve	preserve
188	Brachychiton spp.	bottle tree	13	encroach	remove	remove
189	Quercus agrifolia	coast live oak	6.5	preserve	preserve	preserve
190	Populus spp.	poplar	12	remove	remove	remove
191	Populus spp.	poplar	12.5	remove	remove	remove
192	Populus spp.	poplar	14.5	remove	remove	remove

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
193	Populus spp.	poplar	16.5	remove	remove	remove
194	Quercus agrifolia	coast live oak	27	remove	remove	remove
195	Populus spp.	poplar	12	remove	remove	remove
196	Pinus halepensis	Aleppo pine	27	remove	remove	remove
197	Pinus halepensis	Aleppo pine	32	remove	remove	remove
198	Pinus halepensis	Aleppo pine	44	remove	remove	remove
199	Quercus agrifolia	coast live oak	8	remove	preserve	preserve
200	Quercus agrifolia	coast live oak	7	remove	preserve	preserve
201	Quercus agrifolia	coast live oak	18	remove	preserve	preserve
202	Quercus agrifolia	coast live oak	7	remove	preserve	preserve
203	Quercus agrifolia	coast live oak	6.5	remove	preserve	preserve
204	Quercus agrifolia	coast live oak	5	remove	preserve	preserve
205	Quercus agrifolia	coast live oak	25	remove	preserve	preserve
206	Quercus agrifolia	coast live oak	23	encroach	preserve	preserve
207	Quercus agrifolia	coast live oak	14	encroach	preserve	preserve
208	Quercus agrifolia	coast live oak	13, 9	encroach	preserve	preserve
209	Quercus agrifolia	coast live oak	4.5	remove	preserve	preserve
210	Quercus agrifolia	coast live oak	5.5	remove	preserve	preserve
211	Quercus agrifolia	coast live oak	5	remove	preserve	preserve
212	Quercus agrifolia	coast live oak	4	remove	preserve	preserve
213	Quercus agrifolia	coast live oak	6	remove	preserve	remove
214	Quercus agrifolia	coast live oak	10, 6	remove	preserve	remove
215	Quercus agrifolia	coast live oak	5	remove	preserve	remove
216	Quercus agrifolia	coast live oak	8	remove	preserve	remove
217	Quercus agrifolia	coast live oak	9.5, 8.5, 8.5, 2.5, 2	remove	preserve	preserve
218	Quercus agrifolia	coast live oak	12.5	remove	preserve	preserve
219	Quercus agrifolia	coast live oak	44	remove	remove	remove
220	Populus spp.	poplar	16	remove	remove	remove
221	Quercus agrifolia	coast live oak	42	remove	remove	remove
222	Pinus halepensis	Aleppo pine	33	remove	remove	remove
223	Pinus canariensis	Canary Island pine	25.5	remove	remove	remove
224	Pinus halepensis	Aleppo pine	24	remove	remove	remove
225	Phoenix canariensis	Canary Island date palm	22	remove	remove	remove
226	Washingtonia robusta	Mexican fan palm	18	remove	remove	remove
227	Washingtonia filifera	California fan palm	27	remove	remove	remove
228	Syagrus romanzoffiana	queen palm	12.5	remove	remove	remove
229	Washingtonia filifera	California fan palm	30.5	remove	remove	remove
230	Pinus pinea	Italian stone pine	30	remove	remove	remove
231	Pinus pinea	Italian stone pine	28	remove	remove	remove
232	Quercus agrifolia	coast live oak	23.5	encroach	preserve	preserve
233	Pinus pinea	Italian stone pine	26.5	remove	remove	remove
234	Pinus pinea	Italian stone pine	27.5	encroach	remove	remove
235	Pinus pinea	Italian stone pine	31	preserve	preserve	preserve
236	Pinus pinea	Italian stone pine	28	preserve	preserve	preserve
237	Quercus agrifolia	coast live oak	15.5	encroach	preserve	preserve
238	Quercus agrifolia	coast live oak	5, 4	encroach	preserve	preserve
239	Quercus agrifolia	coast live oak	4	encroach	preserve	preserve
240	Pinus canariensis	Canary Island pine	17	preserve	remove	remove
241	Pinus canariensis	Canary Island pine	22.5	remove	remove	remove
242	Pinus canariensis	Canary Island pine	19.5	remove	remove	remove
243	Quercus agrifolia	coast live oak	15	encroach	preserve	preserve
244	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
245	Quercus agrifolia	coast live oak	27, 20.5, 20	remove	remove	remove
246	Quercus agrifolia	coast live oak	19.5, 16.5	remove	remove	remove
247	Quercus agrifolia	coast live oak	30	remove	remove	remove
248	Quercus agrifolia	coast live oak	48	remove	remove	remove
249	Quercus agrifolia	coast live oak	60	remove	remove	remove
250	Quercus agrifolia	coast live oak	41	remove	remove	remove
251	Pinus halepensis	Aleppo pine	17	remove	remove	remove
252	Quercus agrifolia	coast live oak	11	remove	preserve	preserve
253	Quercus agrifolia	coast live oak	29.5	remove	preserve	preserve
254	Quercus agrifolia	coast live oak	25	remove	remove	preserve
255	Quercus agrifolia	coast live oak	26.5, 16.5	remove	remove	preserve
256	Quercus agrifolia	coast live oak	29, 25	remove	preserve	preserve

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
257	Quercus agrifolia	coast live oak	30, 19, 16.5	remove	preserve	preserve
258	Quercus agrifolia	coast live oak	27.5	remove	preserve	preserve
259	Quercus agrifolia	coast live oak	29.5	remove	remove	preserve
260	Quercus agrifolia	coast live oak	33	remove	preserve	preserve
261	Quercus agrifolia	coast live oak	33	remove	preserve	preserve
262	Quercus agrifolia	coast live oak	31	remove	preserve	preserve
263	Quercus agrifolia	coast live oak	21	remove	preserve	preserve
264	Quercus agrifolia	coast live oak	2, 2, 2, 1.5, 1	remove	preserve	preserve
265	Quercus agrifolia	coast live oak	3.5, 2	remove	preserve	preserve
266	Quercus agrifolia	coast live oak	2, 1.5, 1.5, 1, 1	remove	preserve	preserve
267	Pinus halepensis	Aleppo pine	33	remove	preserve	preserve
268	Quercus agrifolia	coast live oak	2.5, 2.5, 1.5, 1.5, 1	remove	preserve	preserve
269	Pinus halepensis	Aleppo pine	40	remove	preserve	preserve
270	Quercus agrifolia	coast live oak	3, 2, 2, 1.5	preserve	preserve	preserve
271	Quercus agrifolia	coast live oak	4.5	encroach	preserve	preserve
272	Quercus agrifolia	coast live oak	20	encroach	preserve	preserve
273	Quercus agrifolia	coast live oak	14, 12	encroach	preserve	preserve
274	Quercus agrifolia	coast live oak	16	encroach	preserve	preserve
275	Quercus agrifolia	coast live oak	13	preserve	preserve	preserve
276	Quercus agrifolia	coast live oak	18.5	preserve	preserve	preserve
281	Sambucus mexicana	blue elderberry	14, 9	preserve	preserve	preserve
282	Quercus agrifolia	coast live oak	20	preserve	preserve	preserve
283	Quercus agrifolia	coast live oak	19, 14	encroach	preserve	preserve
284	Quercus agrifolia	coast live oak	11	preserve	preserve	preserve
285	Quercus agrifolia	coast live oak	11, 10.5	encroach	preserve	preserve
286	Quercus agrifolia	coast live oak	8, 7.5	preserve	preserve	preserve
287	Quercus agrifolia	coast live oak	6.5, 6.5, 2	encroach	preserve	preserve
288	Quercus agrifolia	coast live oak	8.5	preserve	preserve	preserve
289	Quercus agrifolia	coast live oak	10	encroach	preserve	preserve
290	Quercus agrifolia	coast live oak	9	encroach	preserve	preserve
291	Quercus agrifolia	coast live oak	9.5, 7.5	preserve	preserve	preserve
292	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
293	Quercus agrifolia	coast live oak	5, 3	preserve	preserve	preserve
294	Quercus agrifolia	coast live oak	5.5	preserve	preserve	preserve
295	Quercus agrifolia	coast live oak	4	preserve	preserve	preserve
296	Quercus agrifolia	coast live oak	3.5, 1.5, 1	preserve	preserve	preserve
297	Quercus agrifolia	coast live oak	3.5, 2	preserve	preserve	preserve
298	Quercus agrifolia	coast live oak	8.5, 1.5	preserve	preserve	preserve
299	Quercus agrifolia	coast live oak	5.5	preserve	preserve	preserve
300	Quercus agrifolia	coast live oak	6	preserve	preserve	preserve
301	Quercus agrifolia	coast live oak	3, 2	preserve	preserve	preserve
302	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
303	Quercus agrifolia	coast live oak	4	preserve	preserve	preserve
304	Quercus agrifolia	coast live oak	4.5	preserve	preserve	preserve
305	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
306	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
307	Quercus agrifolia	coast live oak	11, 8.5	preserve	preserve	preserve
308	Platanus racemosa	California sycamore	10	preserve	preserve	preserve
309	Quercus agrifolia	coast live oak	13	encroach	preserve	preserve
310	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
311	Quercus agrifolia	coast live oak	10, 4	encroach	preserve	preserve
312	Quercus agrifolia	coast live oak	7	encroach	preserve	preserve
313	Quercus agrifolia	coast live oak	6.5	preserve	preserve	preserve
314	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
315	Quercus agrifolia	coast live oak	10.5	preserve	preserve	preserve
316	Quercus agrifolia	coast live oak	9, 3	preserve	preserve	preserve
317	Quercus agrifolia	coast live oak	6.5	encroach	preserve	preserve
318	Quercus agrifolia	coast live oak	6	preserve	preserve	preserve
319	Quercus agrifolia	coast live oak	4, 2, 2	preserve	preserve	preserve
320	Quercus agrifolia	coast live oak	12	preserve	preserve	preserve
321	Quercus agrifolia	coast live oak	3, 2.5	preserve	preserve	preserve
322	Quercus agrifolia	coast live oak	22.5, 16.5, 12.5	encroach	remove	remove
323	Quercus agrifolia	coast live oak	11, 9.5	preserve	preserve	preserve
324	Quercus agrifolia	coast live oak	20	preserve	preserve	preserve

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
325	Quercus agrifolia	coast live oak	25, 12.5, 9	preserve	preserve	preserve
326	Quercus agrifolia	coast live oak	5, 3.5	preserve	preserve	preserve
327	Quercus agrifolia	coast live oak	10, 5	preserve	preserve	preserve
328	Quercus agrifolia	coast live oak	23.5, 21.5, 21, 20 13	preserve	preserve	preserve
329	Quercus agrifolia	coast live oak	26, 23, 8.5	preserve	preserve	preserve
330	Quercus agrifolia	coast live oak	5	preserve	preserve	preserve
331	Quercus agrifolia	coast live oak	15	preserve	preserve	preserve
332	Quercus agrifolia	coast live oak	11, 8, 5.5	preserve	preserve	preserve
333	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
334	Quercus agrifolia	coast live oak	14	preserve	preserve	preserve
335	Quercus agrifolia	coast live oak	21, 16, 13	preserve	preserve	preserve
336	Quercus agrifolia	coast live oak	8, 7	preserve	preserve	preserve
337	Quercus agrifolia	coast live oak	29	preserve	remove	remove
338	Quercus agrifolia	coast live oak	13	preserve	remove	remove
339	Quercus agrifolia	coast live oak	9.5	preserve	preserve	preserve
340	Quercus agrifolia	coast live oak	8	preserve	preserve	preserve
341	Quercus agrifolia	coast live oak	5	preserve	preserve	preserve
342	Quercus agrifolia	coast live oak	4.5	preserve	preserve	preserve
343	Quercus agrifolia	coast live oak	8.5, 6.5	preserve	preserve	preserve
344	Quercus agrifolia	coast live oak	7, 2, 2, 1.5	preserve	preserve	preserve
345	Quercus agrifolia	coast live oak	22	preserve	preserve	preserve
346	Quercus agrifolia	coast live oak	14, 11.5	preserve	preserve	preserve
347	Quercus agrifolia	coast live oak	21	preserve	preserve	preserve
348	Quercus agrifolia	coast live oak	20.5	preserve	preserve	preserve
349	Olea europaea	olive	14	encroach	remove	remove
350	Quercus agrifolia	coast live oak	11	preserve	preserve	preserve
351	Quercus agrifolia	coast live oak	3.5, 1.5, 1, 1	encroach	remove	remove
352	Quercus agrifolia	coast live oak	5	encroach	remove	remove
353	Quercus agrifolia	coast live oak	21	encroach	remove	remove
354	Quercus agrifolia	coast live oak	19	encroach	preserve	preserve
355	Pinus halepensis	Aleppo pine	12.5, 9	remove	remove	remove
356	Quercus agrifolia	coast live oak	9.5	preserve	preserve	preserve
357	Quercus agrifolia	coast live oak	18, 17.5	remove	remove	remove
358	Platanus racemosa	California sycamore	25	remove	remove	remove
359	Quercus agrifolia	coast live oak	4, 3	remove	preserve	preserve
360	unknown subtropical	subtropical	16	remove	remove	remove
361	Quercus agrifolia	coast live oak	20	preserve	preserve	preserve
362	Quercus agrifolia	coast live oak	20, 12	preserve	preserve	preserve
363	Quercus agrifolia	coast live oak	15.5	preserve	preserve	preserve
364	Quercus agrifolia	coast live oak	20	preserve	preserve	preserve
365	Quercus agrifolia	coast live oak	21	preserve	preserve	preserve
366	Quercus agrifolia	coast live oak	8	preserve	preserve	preserve
367	Quercus agrifolia	coast live oak	12, 10.5	preserve	preserve	preserve
368	Quercus agrifolia	coast live oak	20.5	preserve	preserve	preserve
369	Quercus agrifolia	coast live oak	12.5, 8	preserve	preserve	preserve
370	Quercus agrifolia	coast live oak	24	preserve	preserve	preserve
371	Quercus agrifolia	coast live oak	22, 20, 13.5	preserve	preserve	preserve
372	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
373	Quercus agrifolia	coast live oak	7.5, 7	preserve	preserve	preserve
374	Quercus agrifolia	coast live oak	20, 15, 8	preserve	preserve	preserve
375	Quercus agrifolia	coast live oak	13	preserve	preserve	preserve
376	Quercus agrifolia	coast live oak	8.5	preserve	preserve	preserve
377	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
378	Quercus agrifolia	coast live oak	12	preserve	preserve	preserve
379	Quercus agrifolia	coast live oak	15, 15, 12.5, 10.5	preserve	preserve	preserve
380	Quercus agrifolia	coast live oak	18, 17, 13	preserve	preserve	preserve
381	Quercus agrifolia	coast live oak	29	preserve	preserve	preserve
382	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
383	Quercus agrifolia	coast live oak	19.5, 9	preserve	preserve	preserve
384	Quercus agrifolia	coast live oak	21, 18, 17, 13.5, 12.5, 11	preserve	preserve	preserve
385	Quercus agrifolia	coast live oak	17, 6	preserve	preserve	preserve
386	Quercus agrifolia	coast live oak	16	preserve	preserve	preserve
387	Quercus agrifolia	coast live oak	16.5, 3	preserve	preserve	preserve
388	Quercus agrifolia	coast live oak	19, 15, 8.5, 7.5	preserve	preserve	preserve

TREE IMPACT ANALYSIS

Tree Number	Species		dBH (inches)	DEIR Disposition	Alternative 6 Disposition	Alternative 6A Disposition
	Scientific Name	Common Name				
389	Quercus agrifolia	coast live oak	28, 13, 11, 10	preserve	preserve	preserve
390	Quercus agrifolia	coast live oak	7	preserve	preserve	preserve
391	Quercus agrifolia	coast live oak	12	preserve	preserve	preserve
392	Quercus agrifolia	coast live oak	31, 19	preserve	preserve	preserve
393	Quercus agrifolia	coast live oak	23	preserve	preserve	preserve
394	Quercus agrifolia	coast live oak	29, 20, 18	preserve	preserve	preserve
395	Quercus agrifolia	coast live oak	13	preserve	preserve	preserve
396	Quercus agrifolia	coast live oak	6	preserve	preserve	preserve
397	Quercus agrifolia	coast live oak	18, 12, 9.5, 6	preserve	preserve	preserve
398	Quercus agrifolia	coast live oak	35, 20, 11, 11	preserve	preserve	preserve
399	Quercus agrifolia	coast live oak	21	preserve	preserve	preserve
400	Quercus agrifolia	coast live oak	25, 20, 12	preserve	preserve	preserve
401	Quercus agrifolia	coast live oak	24, 8, 8	preserve	preserve	preserve
402	Quercus agrifolia	coast live oak	25	preserve	preserve	preserve
403	Quercus agrifolia	coast live oak	32	preserve	preserve	preserve
404	Quercus agrifolia	coast live oak	20.5	preserve	preserve	preserve
405	Quercus agrifolia	coast live oak	7.5	preserve	preserve	preserve
406	Quercus agrifolia	coast live oak	14, 12, 7	preserve	preserve	preserve
407	Quercus agrifolia	coast live oak	11	preserve	preserve	preserve
408	Quercus agrifolia	coast live oak	14	preserve	preserve	preserve
409	Quercus agrifolia	coast live oak	18, 15.8	preserve	preserve	preserve
410	Sambucus mexicana	blue elderberry	13	preserve	preserve	preserve
411	Quercus agrifolia	coast live oak	20, 17.5	preserve	preserve	preserve
412	Quercus agrifolia	coast live oak	8, 5.5	preserve	preserve	preserve
413	Quercus agrifolia	coast live oak	16, 6.5, 6	preserve	preserve	preserve
414	Quercus agrifolia	coast live oak	6	preserve	preserve	preserve
415	Quercus agrifolia	coast live oak	20, 16, 13.5, 8.5	preserve	preserve	preserve
416	Quercus agrifolia	coast live oak	38	preserve	preserve	preserve
417	Quercus agrifolia	coast live oak	15	preserve	preserve	preserve
418	Quercus agrifolia	coast live oak	22.5	preserve	preserve	preserve
419	Quercus agrifolia	coast live oak	9, 2.5	preserve	preserve	preserve
420	Quercus agrifolia	coast live oak	6.5	preserve	preserve	preserve
421	Quercus agrifolia	coast live oak	13.5	preserve	preserve	preserve
422	Quercus agrifolia	coast live oak	17, 11	preserve	preserve	preserve
423	Quercus agrifolia	coast live oak	26	preserve	preserve	preserve
424	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
425	Quercus agrifolia	coast live oak	22, 21, 19	preserve	preserve	preserve
426	Quercus agrifolia	coast live oak	10, 6.5	preserve	preserve	preserve
427	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
428	Quercus agrifolia	coast live oak	10	preserve	preserve	preserve
429	Quercus agrifolia	coast live oak	16, 13	preserve	preserve	preserve
430	Quercus agrifolia	coast live oak	16, 15.5, 15, 14.5, 11, 7	preserve	preserve	preserve
431	Quercus agrifolia	coast live oak	18.5	preserve	preserve	preserve
432	Quercus agrifolia	coast live oak	26	preserve	preserve	preserve
433	Quercus agrifolia	coast live oak	9	preserve	preserve	preserve
434	Quercus agrifolia	coast live oak	10.5	preserve	preserve	preserve
435	Quercus agrifolia	coast live oak	18	preserve	preserve	preserve
436	Quercus agrifolia	coast live oak	13.5	preserve	preserve	preserve
A	Quercus agrifolia	coast live oak	18, 18, 16	remove	remove	remove
B	Quercus agrifolia	coast live oak	16	encroach	preserve	preserve
C	Quercus agrifolia	coast live oak	16, 16	remove	preserve	preserve
D	Quercus agrifolia	coast live oak	19	remove	preserve	preserve
E	Ceratonia siliqua	carob	21, 11	remove	remove	remove
F	Ceratonia siliqua	carob	12	remove	remove	remove
G	Pinus halepensis	Aleppo pine	14	remove	remove	remove
H	Juniperus spp.	juniper	14, 12, 12, 9, 9, 9	preserve	remove	remove
I	Pinus halepensis	Aleppo pine	26	preserve	preserve	preserve

ATTACHMENT D

EARTHWORK ANALYSIS REPORT

APPURTENANT TO THE

VESTING TENTATIVE MAP

FOR

"VERDUGO HILLS"
TRACT 69976
6433 La Tuna Canyon Road

PREPARED FOR:

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JANUARY 13, 2019

PURPOSE OF REPORT:

The purpose of this report is to review and explain the changes in the amount of earthwork between the initial Vesting Tentative Map ("VTM"), as described in the Draft Environmental Impact Report ("DEIR"), and the revised VTM now being considered for approval.

ANALYSIS:

The earthwork shown on the initial VTM was incorporated into the DEIR and shown in Table II-2 as follows:

Grading Summary (in Cubic Yardage)

EARTHWORK	CUT	FILL	IMPORT
Raw	75,300	111,600	--
Over-excavation	292,000	292,000	--
Subtotal	367,300	403,600	--
Shrinkage (15%)	0	60,600	--
TOTAL	367,300	464,200	96,900

Since 2008, the VTM has undergone numerous changes due to staff reviews and public input. The final two versions have minor differences in the layout and no difference in earthwork quantities. The two versions have been labelled Version Nos. 6 and 6A with the 6A version being considered for Planning Commission approval.

The final earthwork quantities for 6 and 6A are as follows:

EARTHWORK	CUT	FILL	IMPORT
Raw	110,140	69,400	--
Over-excavation	338,000	338,000	--
Subtotal	448,140	407,400	--
Shrinkage (10%)	0	40,740	--
TOTAL	448,140	448,140	--

A question has been raised regarding the elimination of the need for imported material (reducing the total cut and fill quantities by 97,000 cubic yards). This was done intentionally by modifying the elevations throughout the site. Whenever possible, this is routinely done during the preparation of the final construction documents. On a site as large as this, each foot of elevation change increases the cut quantities (or decreases the fill amount) by approximately 10,000 cubic yards.

For Verdugo Hills, the changes in the lotting and street layouts since 2008, combined with elevation adjustments, increased the cut amount by approximately 35,000 cubic yards and reduced the fill quantity by approximately 42,000 cubic yards (a total difference of 77,000 cubic yards). The remaining 20,000 cubic yards were offset by a reduction in the amount of soil required to make up for shrinkage occurring during the earthwork operation.