
ERRATA #4 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 fourth 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. Errata #3 provided additional information to help respond to transportation related comments made at the Project's November 28, 2018, public hearing. During the public hearing, comments were also provided with regard to the number of protected trees, species, locations, and their current status. Additional information was provided in Errata #3 to respond to those comments and clarify the status of the trees.

This Errata #4 provides clarifications and corrections, as needed, to Section IV., Mitigation Monitoring Program, of the Final EIR. After the initial November 28, 2018, public hearing, it was discovered that several Project Design Features (PDFs) located within the first RP-DEIR were not carried over into the Final EIRs Mitigation Monitoring Program. This Errata #4 provides an updated list of those PDFs for inclusion. 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.

MINOR CORRECTIONS

1. Mitigation Monitoring Program

In review of the mitigation monitoring program, it was found that several PDFs proposed in Alternative 6 were not carried over and into Section IV., Mitigation Monitoring Program, of the Final EIR. All proposed PDFs of Alternative 6 were always intended to be included as part of the analysis of Alternative 6(a) in Section II., Corrections and Additions, of the Final EIR. The following clarifies the addition of those PDFs, including altered numbering, for inclusion onto the list.

Page IV-4 of Final EIR

The below is inserted before subsection B, Aesthetics, onto the above referenced page as follows:

Aesthetics

PDF-5 All fences, gates and walls visible from Interstate 210 or La Tuna Canyon Road shall be constructed of one or more of the following materials: local river veneer, rough-cut, unfinished wood; native-type stone; textured plaster surface walls; black or dark green chain link; wrought-iron in combination with small-gauge tubular steel posts.

PDF-6 The project developer shall prepare and implement a landscape plan that provides planting and maintenance guidance for common landscaped areas and manufactured slopes. The project developer shall be responsible for the plan's implementation until such time as a homeowners' association assumes responsibility for landscape maintenance. The landscape plan shall be subject to the review and approval by the Department of City Planning prior to issuance of any grading permit. To ensure its implementation and maintenance, the landscape plan shall be incorporated into the project's CC&Rs. Major features of the landscape plan shall include:

- City of Los Angeles Green Building Ordinance (Ord. 179820).
- A listing of plant species appropriate for use for both temporary slope stabilization purposes and long-term landscaping designs for common areas. The plan shall emphasize the use of drought-tolerant, fire retardant, native plant species. Only non-invasive plant species shall be included in the listing of acceptable non-native planting materials. In addition, wherever practical, plants which are relatively pest resistant and which require a minimum of added nutrients shall be utilized in landscaping.
- Retention of a landscape contractor thoroughly familiar with the provisions of the landscape plan, by the project's homeowners' association, for ongoing implementation of the Landscape Plan.

PDF-7 All roofs visible from Interstate 210 and La Tuna Canyon Road shall be surfaced with non-glare materials and no equipment shall be placed thereon. This provision shall not apply to solar energy devices and satellite dishes.

PDF-8 Where feasible, drainage devices (terrace drains, benches and intervening terraces) visible from surrounding areas shall be bermed and placed in swales.

PDF-9 Concrete drains and all other drainage devices shall be tinted with an appropriate earth tone to effectively conceal them from surrounding views.

- PDF-10** All outdoor light fixtures shall limit light trespass and glare through the use of shielding and directional lighting methods, including, but not limited to, fixture location and height.
- PDF-11** In general, exterior lighting pole heights shall not exceed approximately fifteen (15) feet in height.
- PDF-12** Outdoor light fixtures used to illuminate landscaping, flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.
- PDF-13** All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent unwanted light at the property lines and glare at any location on or off the property. No permanently installed lighting shall blink or flash. All lighting fixtures shall be appropriate in scale, intensity, and height to the architectural design values and building uses proposed.
- PDF-14** Landscaping shall be provided in areas where plantings can reduce visible glare and enhance natural surroundings.
- PDF-15** Lighting fixtures located along La Tuna Canyon Road and Tujunga Canyon Boulevard and all interior project streets shall be fitted with glare shields or be cut-off type fixtures (i.e., a type of streetlight with no light emitted above horizontal, no light dispersion or direct glare to shine above a 90-degree, horizontal plane from the base of the fixture).
- PDF-16** Lighting fixtures intended for security purposes shall be equipped with motion sensors.
- PDF-17** There shall be no night illumination of open space proposed to be preserved by conservation easements.

Air Quality

- PDF-18** Architectural coatings used on the finish of the construction process shall use products that average 50 g/L VOC content for interior applications and 75 g/L VOC content for exterior applications based on a weighted average of product used. Coatings shall be applied over at least a three-month period to mitigate daily VOC emissions.

Recreation

- PDF-19:** **Land Dedication:** The Applicant will dedicate 28.4 acres of undeveloped land within the Project Site to the City for public use, including PDF-20 and PDF-21 below. Dedicated land shall comply with the principles and standards set forth in the Recreational Element of the General Plan, and the location of land to be dedicated shall bear a reasonable relationship to the use of the proposed park and recreational facilities by the future inhabitants of the subdivision.

PDF-20: Trail Creation: Project trails that connect existing and proposed trail segments to lookouts and scenic vistas shall follow the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan for further guidance in design and development.

PDF-21: Dog Park Creation: Area(s) for the recreation and treatment of pet animals (i.e., dog) shall be created and follow the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan for further guidance in design and development.

PDF-22: Project Amenities: Project Amenities for private resident use will be located throughout the Alternative 6(a) site and will include: 1. Private walk streets with amenities along the walk streets which will include children's play areas with jungle gyms and sand boxes and exercise stretching stations. 2. The site will include a clubhouse with meeting and conference rooms and a fitness center. 3. A swimming pool with separate children's quarters. 4. A community roof garden (on top of the clubhouse). All proposals for the construction of amenities would undergo submittals to the City of Los Angeles Department of Building and Safety as well as the City of Los Angeles Planning Department for compliance. The private ownership and maintenance of the facilities shall be adequately provided for by written agreements, the use of the public facilities will be restricted for park and recreational purposes by recorded covenants, which run with the land, and the proposed private facilities will be in substantial accordance with the PRP portion of the Service Systems Element of the General Plan.

2. Corrections and Additions

In review of the inserted PDFs into the Mitigation Monitoring Program, the following changes are made to Section II., Corrections and Additions, of the Final EIR:

Page II-42:

Subheading Public Services - Parks on the page is modified as follows:

~~Described As described above under the Recreation subheading, with implementation of the proposed Project Design Features and/or Compliance Measures in Section IV., Alternatives, Subheading 2., Alternative VI – Walkability Village Alternative of the first RP-DEIR, with implementation of the following recreational related Project Design Features, Alternative 6(a) impacts to recreation and park uses would be reduced to less than significant levels, similar to the Proposed Project.~~

PDF-19: Land Dedication: The Applicant will dedicate 28.4 acres of undeveloped land within the Project Site to the City for public use, including PDF-20 and PDF-21 below. Dedicated land shall comply with the principles and standards set forth in the Recreational Element of the General Plan, and the location of land to be dedicated shall bear a reasonable relationship to the use of the proposed park and recreational facilities by the future inhabitants of the subdivision.

- PDF-20:** **Trail Creation:** Project trails that connect existing and proposed trail segments to lookouts and scenic vistas shall follow the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan for further guidance in design and development.
- PDF-21:** **Dog Park Creation:** Area(s) for the recreation and treatment of pet animals (i.e., dog) shall be created and follow the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan for further guidance in design and development.
- PDF-22:** **Project Amenities:** Project Amenities for private resident use will be located throughout the Alternative 6(a) site and will include: 1. Private walk streets with amenities along the walk streets which will include children's play areas with jungle gyms and sand boxes and exercise stretching stations. 2. The site will include a clubhouse with meeting and conference rooms and a fitness center. 3. A swimming pool with separate children's quarters. 4. A community roof garden (on top of the clubhouse). All proposals for the construction of amenities would undergo submittals to the City of Los Angeles Department of Building and Safety as well as the City of Los Angeles Planning Department for compliance. The private ownership and maintenance of the facilities shall be adequately provided for by written agreements, the use of the public facilities will be restricted for park and recreational purposes by recorded covenants, which run with the land, and the proposed private facilities will be in substantial accordance with the PRP portion of the Service Systems Element of the General Plan.

CONCLUSION

The information contained in this Errata #4 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 modification of PDFs into the correct section does not constitute a substantial revision such that conditions as set forth in Section 15088.5 of the CEQA Guidelines are met. The PDFs were already included in the Final EIR within Section IV., Alternatives, of the First RP-DEIR. The changes constitute simplified 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.¹ There would be no new significant impacts or new mitigation measures required as a result of the Project.

¹ State CEQA Guidelines 15088.5