

**CITY OF LOS ANGELES**  
**HOUSING ELEMENT STREAMLINING CHECKLIST**  
**AND DOCUMENTATION**

**Project:** 5300 Oakdale Avenue

**Prepared by:** CAJA Environmental Services, LLC

**Prepared for:** Los Angeles City Planning





## APPLICATIONS



# HOUSING ELEMENT STREAMLINING CHECKLIST FORM Project Within the Scope of The Program EIR

## OVERVIEW

On November 24, 2021, the City Council certified the Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR), SCH No. 2021010130, EIR No. ENV-2020-6762-EIR (Program EIR), to adopt the 2021-2029 Citywide Housing Element and the Updates to the Safety Element and the Plan for a Healthy LA (Health Element). Pursuant to CEQA Guidelines Sections 15168(c)(4) and 15168(d), the following Proposed Housing Project has been found to be within the scope of the program analyzed in the Program EIR and its environmental effects are within the scope of environmental impacts assessed in the Program EIR.

For additional information regarding this form, see the Housing Element Streamlining Checklist Form Instructions (CP-4091) at the [Department of City Planning Forms Page](#).

## TO BE COMPLETED BY PLANNING STAFF ONLY

## PROPOSED HOUSING PROJECT

### Description of Proposed Project:

- ☐ Please check this box if you have provided an attachment with additional project description information to this form.

## DETERMINATIONS

Based upon the attached, “Project Within the Scope of the Housing Element Program EIR Checklist and Analysis,” the whole of the administrative record on the Proposed Housing Project, and a review and consideration of the Program EIR, the decisionmaker finds all the following statements to be true:

1. This Proposed Housing Project is within the scope of the previously approved program for which the Program EIR was certified.
2. This Proposed Housing Project will have no significant environmental effects not examined in the Program EIR.
3. The Program EIR adequately described the Proposed Housing Project for the purposes of California Environmental Quality Act (CEQA).
4. Pursuant to CEQA Guidelines Section 15162, no substantial changes to the project analyzed in the Program EIR are proposed as part of this Proposed Housing Project. Further, no substantial changes have occurred with respect to the circumstances under which the Program EIR was certified, and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the Program EIR was certified as complete, has become available.
5. All applicable mitigation measures, identified in the Program EIR Mitigation Monitoring Program (MMP), have been incorporated into the Proposed Housing Project or will be made into enforceable obligations on the Proposed Housing Project. A mitigation and monitoring program has been prepared for adoption.

## NOTES

Planning Staff Signature: *Stephanie Escobar*

Print Name:

Phone Number:

Date:

## ATTACHMENT

### PROJECT WITHIN THE SCOPE OF THE HOUSING ELEMENT PROGRAM EIR - CHECKLIST AND ANALYSIS

The following checklist and analysis shall be used to determine if the Proposed Housing Project, described below, is within the scope of the Citywide Housing Element 2021-2029 and Safety Element Updates Final EIR, SCH No. 2021010130, EIR No. ENV-2020-6762 (Program EIR), certified by the City Council.

#### A. PROPOSED HOUSING PROJECT

**A.1 Proposed Housing Project Title:**

**A.2 Proposed Housing Project Description:**

**A.3 Project Location Description:**

**A.4 Surrounding Area and Uses:**

**A.5 Project Contact/Owner Information:**

## B. PROGRAM EIR BACKGROUND

### B.1 CEQA Guidelines Section 15168

The California Environmental Quality Act (CEQA) provides for limited environmental review of subsequent projects under a Program EIR. (CEQA Guidelines Section 15168.) Later activities under a continuing program analyzed in the Program EIR must be examined to determine whether any additional environmental analysis must be conducted. (Guidelines Section 15168(c)(1).) If a lead agency finds that pursuant to Guidelines Section 15162, no subsequent EIR would be required, the lead agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. (Guidelines Section 15168(c)(2).) Whether a later activity is within the scope of a Program EIR is a factual question that the lead agency determines based upon substantial evidence in the record. (Guidelines Section 15168(c)(2).) The lead agency shall incorporate feasible mitigation measures from the Program EIR Mitigation and Monitoring Program (MMP) into later activities in the program. (Guidelines Section 15168(c)(3).) Where the later activities involve site specific operations, the lead agency should use a written checklist to determine whether the environmental effects of the site-specific operations are within the scope of the Program EIR. (Guidelines Section 15168(c)(4).)

### B.2 Program EIR

In certifying the Program EIR and approving the project, the City Council adopted the following findings related to the scope of the project analyzed in the Program EIR and the types of impacts analyzed:

*The EIR analyzed the build out of the Regional Housing Needs Assessment (RHNA), that is the build out of 420,327 housing units in eight years (456,643 RHNA minus 36,316 housing units that have received approvals but have not yet been built and/or received the certificate of occupancy [pipeline projects]). The EIR analyzed the program-level impacts from the full build out of the RHNA, as well as the project-level impacts that occur from the development of the types of housing projects that will be developed from build out of the RHNA. The following types of housing projects were analyzed and within the scope of this EIR:*

- *Multi-family residential, ranging from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units.*
- *Single-family residential, ranging in size and scale from smaller single-family homes to larger single-family homes, small-lot subdivisions and new single subdivisions.*
- *Accessory dwelling units (ADUs), including attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Homes.*
- *The mixed-use development ranges in size and scale from neighborhood commercial mixed-use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses.*

- *Conversion and/or rehabilitation of existing nonresidential, residential, or mixed-use structures to be used for housing.*

*Housing types for different income levels were analyzed, including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing. The EIR also analyzed the impacts from various locations, geographies, and environments where build out of the RHNA could occur, including the following:*

- *Sites currently zoned for residential uses, including multi-family and single-family uses;*
- *Sites currently zoned for commercial uses, which permit residential uses;*
- *Sites currently zoned for hybrid industrial uses, which permit joint live-work residential uses;*
- *Non-vacant sites, and sites with existing housing;*
- *Sites located near public transit;*
- *Sites located in a Historic Preservation Overlay Zone (HPOZ)*
- *Sites located in areas with special environmental considerations, such as areas located by Open Space, Hillside Areas, Very High Fire Hazard Severity Zones (VHFHSZ) or Coastal Zones.*

*To analyze project-level impacts on the environment from the variety of housing types and locations that could potentially be built to accommodate the RHNA citywide, the City established a team of experienced project planners who have experience in reviewing environmental documents and analyzing or consulting on environmental impacts for housing projects, as well as other development types, across the entire City geography, including project planners who work in the Major Projects Section, who are responsible for reviewing and preparing all EIRs citywide for the Planning Department; planners who work in the Citywide Environmental Policy Unit who are responsible for advising on all CEQA impact issues, training and advising planners on preparing CEQA clearances; as well as project planners who review and prepare exemptions, negative declarations, mitigated negative declarations, and sustainable communities environmental assessments (SCEAs) within specific geographies in the City. After assembling this consulting team, the City surveyed the thousands of environmental assessments that have been prepared in the last five years for housing development of the type that will build out the RHNA and selected 54 case studies to discuss in the EIR which identify both the typical- and worst-case environmental impacts from housing development. In the survey of environmental assessments, it was determined that the City reviews hundreds of discretionary housing projects every year for CEQA compliance, that the largest majority of housing projects do not require mitigation, as many housing development projects are found to be exempt from CEQA (specifically, hundreds of categorical exemptions are used for small to medium scale housing projects, including Class 32 for infill projects up to 75 units or less); and less than 10 percent of discretionary housing projects require an EIR due to significant and unavoidable impacts. Based on this, the case studies are more heavily weighted toward larger-scale projects or those in sensitive environments that are more likely to have significant impacts. Smaller projects in more urban infill areas typically do not require an EIR, a mitigated negative declaration, or SCEA, unless there are specific site conditions, such as historical resources, site contamination, or archaeological resources, that*

*raise potential environmental impact concerns. The case studies, which include EIRs, mitigated negative declarations, and SCEAs, were selected based on the type of project (e.g., multi-family residential, single-family residential, ADUs, mixed-use development, and conversion and/or rehabilitation), scale of project (single-family to large tower/mixed use), locations with the broadest range of geographies and environmental conditions, and levels of development and density (hillsides, urban, regional centers, coastal, and suburban areas), as well as projects that include income-restricted projects. The intent was to be conservative and identify all of the reasonably foreseeable ways housing can result in environmental impacts in the City, as well as identify the best mitigation measures developed to address those impacts. The City finds the case studies reviewed in the EIR and their identified level of impacts (i.e., no impacts, less than significant impacts, less than significant impacts with mitigation, and significant and unavoidable impacts) are representative of the typical- and worst-case environmental impacts of housing development to be built to accommodate the RHNA. Also, the City finds that it is not reasonably foreseeable that housing development that will build out the RHNA will have significant impacts in those impact categories that were scoped out in the Initial Study (Appendix A to the FEIR). Additionally, the City finds the mitigation measures, developed in the EIR and included in the MMP, to be used by projects within the scope of the EIR, are comprehensive and based on the screening criteria included in those mitigation measures, further studies, and performance standards will, in a majority of circumstances, reduce environmental impacts from housing development to less than significant. However, based on the findings below and the EIR analysis, even with the application of the mitigation measures in the MMP, significant impacts identified in the Program EIR Findings can still occur from housing development of all types throughout the City. The City Council finds the EIR has analyzed and identified the significant impacts that are reasonably foreseeable from housing development in the City for the types of housing projects (described above) that will accommodate the RHNA. (Appendix A: Citywide Housing Element 2021-2029 and Safety Element Updates Final EIR, CEQA Findings of Facts and Statement of Overriding Considerations.)*

Additional information regarding the analysis of the impacts from housing projects or the Housing Element Program and build-out of the RHNA is provided in [Environmental Analysis, Section 4.0, of the Draft EIR](#).

### **B.3 Environmental Impacts Analyzed in the Program EIR**

The environmental impacts analyzed and the impact conclusions identified for Projects within the Scope of the Program EIR are shown in [Appendix A, CEQA Findings of Facts and Statement of Overriding Consideration for the 2021-2029 Citywide Housing Element and Safety Element Updates](#), and in the Program EIR, which may be found at <https://planning.lacity.org/development-services/eir>.

### **B.4 Program EIR Mitigation Measures**

The City Council adopted the [MMP for the 2021-2029 Housing Element](#), provided in Appendix B. The MMP provides that, subject to City authority, the applicable mitigation measures in the MMP shall be imposed as conditions of approval for a project analyzed as a subsequent approval pursuant to CEQA Guidelines Section 15168.

## C. FINDING THAT THE PROPOSED HOUSING PROJECT IS A PROJECT WITHIN THE SCOPE OF THE PROGRAM FOR WHICH THE PROGRAM EIR WAS CERTIFIED

Check all of the boxes in Table C-1 that describe the Proposed Housing Project:

**Table C-1**

<input type="checkbox"/> <b>Multi-family residential development</b> – Range from small apartment buildings with two to 10 units, medium apartment buildings with between 11-49 units, large apartment buildings with between 50-200 units, or larger apartment buildings and high-rise structures with more than 200 units
<input type="checkbox"/> <b>Single-family residential development</b> – Range in size and scale from smaller single-family homes to larger single-family homes, small lot subdivisions, and new single-family subdivisions
<input type="checkbox"/> <b>Accessory dwelling unit (ADU)</b> - Include attached ADUs, detached ADUs, Junior ADUs, ADUs converted from existing floor area, multiple ADUs on lots with existing multi-family dwellings, and Movable Tiny Houses
<input type="checkbox"/> <b>Mixed-use development</b> - Range in size and scale from neighborhood commercial mixed use with smaller nonresidential uses, to high-rise mixed-use with larger nonresidential uses
<input type="checkbox"/> <b>Conversion and/or rehabilitation</b> – Existing nonresidential, residential and mixed-use structures to be converted/rehabilitated for housing
<input type="checkbox"/> <b>Housing type for different income levels</b> , including single-resident occupancy and affordable housing that may be for families, seniors, residents with special needs or permanent supportive housing

## CONCLUSION

Check one of the following:

### ☐ **AT LEAST ONE BOX IN TABLE C-1 IS CHECKED**

The Proposed Housing Project is within the scope of the program that was analyzed in the Program EIR. Go to Section D and E to determine if the site-specific environmental effects of the Proposed Housing Development are within the scope of the Program EIR.

### ☐ **NONE OF THE BOXES IN TABLE C-1 ARE CHECKED**

The Proposed Housing Project is not within the scope of the program that was analyzed in the Program EIR. A separate environmental analysis is required.



## D. MITIGATION MEASURES APPLICABLE TO THE PROPOSED HOUSING PROJECT

The following mitigation measures (MMs) from the [MMP \(Appendix B\)](#) are relevant and applicable to the Proposed Housing Project based on the mitigation measure thresholds of applicability and based on a review of the Proposed Housing Project:

Check all MMs from the MMP that apply to the Project and provide a brief explanation of why any mitigation measures are not triggered by the applicability standard in the mitigation measure:

Mitigation Measure		Applies to Proposed Housing Project
Air Quality		
4.2-2(a)	Construction Emissions Reduction	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.2-2(b)	Operations Emissions Reduction	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.2-3	Construction TAC Reduction Measures	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation:		



Mitigation Measure		Applies to Proposed Housing Project
<b>Biological Resources</b>		
4.3-1(a)	Biological Resources Reconnaissance Survey and Reporting	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.3-1(b)	Sensitive Species/Habitat Avoidance: Pre-Construction Bird Nest Surveys, Avoidance, and Notification	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.3-1(c)	Focused Surveys for Rare Plants	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.3-1(d)	Adaptive Management Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.3-2(a)	Habitat Mitigation and Monitoring Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.3-2(b)	Protected Tree and Tree Canopy Survey	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation:		

Mitigation Measure		Applies to Proposed Housing Project
Cultural Resources		
4.4-1(a)	Identification of Built-Environment Historical Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(b)	Rehabilitation of Historical Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(c)	Design Requirements for New Construction	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(d)	Relocation and Rehabilitation of Historical Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(e)	Historic American Building Survey Documentation	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(f)	Interpretive Program	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(g)	Construction Monitoring, Salvage, and Reuse	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(h)	Temporary Protective Relocation	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(i)	Excavation and Shoring Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-1(j)	Structural Construction Monitoring	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.4-2	Archaeological Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation: <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 5px;"></div>		

Mitigation Measure		Applies to Proposed Housing Project
<b>Geology and Soils</b>		
4.5-1(a)	Paleontological Procedures for Discretionary Projects	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.5-1(b)	Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.5-1(c)	Construction Monitoring	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.5-1(d)	Fossil Discovery, Salvage, and Treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation:		
<b>Hazards and Hazardous Materials</b>		
4.7-2(a)	Environmental Site Assessment	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.7-2(b)	Site Remediation and Health and Safety Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation:		

Mitigation Measure		Applies to Proposed Housing Project
<b>Hydrology and Water Quality</b>		
4.8-1	Drainage Pattern Alterations and Flood Control	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation:		
<b>Noise</b>		
4.10-1(a)	Noise Shielding and Silencing	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-1(b)	Use of Driven Pile Systems	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-1(c)	Enclosures and Screening	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-1(d)	Construction Staging Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-1(e)	Temporary Sound Barriers	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-1(f)	Project-Specific Construction Noise Study	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-2	Project-Specific Operational Noise Study	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-3(a)	Vibration Control Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.10-3(b)	Vibration Mitigation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation:		

Mitigation Measure		Applies to Proposed Housing Project
<b>Public Services</b>		
4.12-1(a)	Design Plans Review	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.12-1(b)	Emergency Access	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.12-1(c)	Hillside Fire/Vegetation Management Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.12-1(d)	Submittal of Plot Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.12-2(a)	Crime Prevention Unit Consultation	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.12-2(b)	Security During Construction	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation: <div></div>		
<b>Transportation</b>		
4.14-1	Construction Management Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.14-2	Transportation Demand Management Program	<input type="checkbox"/> Yes <input type="checkbox"/> No
Brief explanation: <div></div>		

Mitigation Measure		Applies to Proposed Housing Project
<b>Tribal Cultural Resources</b>		
4.15-1(a)	Native American Consultation and Monitoring for Discretionary Projects	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.15-1(b)	Discovery of Potential Tribal Cultural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Brief explanation:</p>          		
<b>Wildfire</b>		
4.17-1	Hillside Construction Staging and Parking Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.17-3	Undergrounding of Power Lines in and Near an SRA and VHFHSZs	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Brief explanation:</p>          		

## Substitute Mitigation Measures

**THE APPLICANT FOR THE PROPOSED HOUSING PROJECT IS PROPOSING SUBSTITUTED MITIGATION MEASURES FOR ANY OF THE MITIGATION MEASURES THAT ARE CHECKED ABOVE**

☐ Yes ☐ No

If YES, include the substituted mitigation measures below, with the necessary findings showing the mitigation measure is equal or more effective to the mitigation measures in the Mitigation Measure Program at reducing the significant impact to less than significant and no new significant impact will result from the substitution:

Any attachments or technical studies that support findings will need to be printed out and attached to the Appendix and will be included in the project file.

**THE APPENDIX WILL BE FILLED OUT**

☐ Yes ☐ No

*Planner to fill out the Appendix page at the end of the checklist to list any substituted measures and any additional pages to support findings.*

## CONCLUSION

Check one of the following (Note: this may require the analysis in Section E to be completed first):

- ☐ None of the mitigation measures from the MMP are applicable to the Proposed Housing Project.
- ☐ All applicable mitigation measures (including substitute measures) will be imposed on the Proposed Housing Project through conditions of approval, or have already been incorporated into the Proposed Housing Project.
- ☐ Not all applicable mitigation measures will be imposed on the Proposed Housing Project through conditions of approval, or have already been incorporated into the Proposed Housing Project.

## E. FINDING THAT SITE SPECIFIC EFFECTS FROM THE PROPOSED HOUSING PROJECT WERE ANALYZED IN THE PROGRAM EIR

### E.1 Screening Criteria

The following screening questions shall be answered to evaluate whether the Proposed Housing Project has the potential for site-specific or project-specific circumstances or conditions to result in an environmental effect not examined in the Program EIR. If any of the following questions are answered 'Yes', further analysis will be required in Section E.2.

- a. Do any mitigation measures from the MMP require further analysis or study?  
☐ Yes ☐ No

If **Yes**, prepare any studies and conduct any analysis required by the mitigation measure, per Section E.2.

- b. Does the Proposed Housing Project lack compliance with a mitigation measure (including a substitute mitigation measure) identified as applicable to the Proposed Housing Project in Section D?  
☐ Yes ☐ No

If **Yes**, conduct an analysis to determine if the environmental effect was examined in the Program EIR, per Section E.2.

- c. Would the Proposed Housing Project require a variance or specific plan exception to provide relief from a standard required to protect scenic resources or scenic quality in an adopted Code, Specific Plan, or overlay ordinance (e.g., the Mulholland Scenic Parkway Specific Plan, the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan)?  
☐ Yes ☐ No

If **Yes**, conduct an analysis of Aesthetic Threshold 4.1-1 and 4.1-2 to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- d. Would the Proposed Housing Project involve the modification or destruction of a scenic resource or obstruction of public view of a scenic resource?  
☐ Yes ☐ No

If **Yes**, conduct an analysis of Aesthetic Threshold 4.1-1 and 4.1-2 to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- e. Would the Proposed Housing Project involve rezoning agriculturally zoned land?  
☐ Yes ☐ No

If **Yes**, conduct an analysis of Agricultural Threshold 2 to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.



- f. Would the Proposed Housing Project be within 50 feet of a fault delineated on the Alquist-Priolo Earthquake Fault Zoning Map?

☐ Yes ☐ No

If **Yes**, conduct an analysis of Geology Threshold 1a to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- g. Would the Proposed Housing Project result in significant impacts to VMT using the thresholds and methodology provided in the LADOT Transportation Assessment Guidelines?

☐ Yes ☐ No

If **Yes**, conduct an analysis of VMT to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- h. Would the Proposed Housing Project have peculiar or unique project or site characteristics from those analyzed in the Program EIR that could result in an effect not examined in the Program EIR (e.g., projects that conflict with an adopted Airport Land Use Plan or Water Quality Management Plan, or sites in use for mineral resource recovery (does not include oil and gas), projects involving septic tanks)?

☐ Yes ☐ No

If **Yes**, conduct an analysis to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

- i. Is the project located within one mile of a freeway offramp and does it require a transportation assessment by the Los Angeles Department of Transportation (DOT)?<sup>1</sup>

☐ Yes ☐ No

If **Yes**, conduct an analysis of freeway queueing, as required by DOT, to determine if the Proposed Housing Project will have an effect that was not examined in the Program EIR, per Section E.2.

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<sup>1</sup> Transportation assessments are typically required if the project would both generate a net increase of 250 or more daily vehicle trips and would result in a net increase in daily VMT. DOT would also require a transportation assessment if the project is replacing an existing number of residential units with a smaller number of residential units, and the proposed project is located within one-half mile of a heavy rail, light rail, or bus rapid transit station.

## CONCLUSION

After finishing review of the screening questions in Section E.1, check one of the following boxes.

☐ **ALL SCREENING QUESTIONS ARE MARKED 'NO'**

Pursuant to CEQA Guidelines Section 15168(c)(4), the environmental effects of the Proposed Housing Project were within the scope of the Program EIR. Prepare a Mitigation and Monitoring Program for the Proposed Housing Project. No further analysis is required.

☐ **ONE OR MORE SCREENING QUESTIONS ARE MARKED 'YES'**

Go to Section E.2.

### **E.2 Analysis to Determine if the Proposed Housing Project Would Have Effects Not Examined in the Program EIR**

Instructions:

Conduct all analysis required in Section E.1 to determine if the Proposed Housing Project would have one or more environmental site- or project-specific effect(s) not examined in the Program EIR.

The following site- or project-specific effects are not effects that were examined in and within the scope of the Program EIR:

- a significant impact that would result because the Proposed Housing Project will not comply with a mitigation measure found applicable to the Proposed Housing Project from Appendix B, or will not comply with a substituted mitigation measure of equal or equivalent effectiveness (see Conclusion in Section D).
- a significant impact in an impact category found in the Program EIR to be less than significant, less than significant with mitigation, or have no impact;
- a significant impact that cannot be mitigated to less than significant with mitigation measures in Appendix B or by a substituted mitigation measure, in any of the following impact categories, which are impacts that by their nature would have impacts unique to the resource(s):
  - to a historical resource;
  - to a biological resource;
  - to an archaeological resource;
  - to a paleontological resource;
  - to tribal cultural resources;
  - related to hazardous materials; or
  - related to wildfires.

Without limitation, the following effects from a Proposed Housing Project are effects examined in and within the scope of the Program EIR:

- a significant and unavoidable impact related to criteria pollutant air quality standards from construction NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> emissions;

- a significant and unavoidable impact related to criteria pollutant air quality standards from operational NOX, VOC, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions; or
- a significant and unavoidable impact (project or cumulative) related to construction and operational noise or vibration impacts.

## CONCLUSION

**Based on the analysis above, and the whole of the administrative record, substantial evidence supports that (check one):**

- ☐ **THE PROPOSED HOUSING PROJECT WILL NOT HAVE EFFECTS NOT EXAMINED IN THE PROGRAM EIR.**

The Proposed Housing Project is fully within the scope of the program and its impacts were examined in the Program EIR. Prepare a Mitigation and Monitoring Program for the Proposed Housing Project for all mitigation measures identified in Subsection D and E, as applicable. No additional environmental analysis documents need to be prepared.

- ☐ **THE PROPOSED HOUSING PROJECT WILL HAVE ONE OR MORE EFFECTS NOT EXAMINED IN THE PROGRAM EIR.**

A tiered negative declaration or tiered environmental impact report will be prepared for the following environmental effect(s) pursuant to CEQA Guidelines Section 15152:

**Impacts to be Analyzed in Tiered CEQA Clearance:**

All other effects are within the scope of the Program EIR and require no further analysis pursuant to CEQA Guideline Section 15152. The analysis provided herein shall be relied upon, in part, to support adoption of the tiered document as only being required to analyze the above listed impact(s).

## APPENDIX

### SUBSTITUTED MITIGATION MEASURES

List any Substituted Mitigation Measures, if any, along with any additional documents to support findings in the section below:

## ANALYSIS

Complete, as applicable, based on Sections E.1 and E.2 above. Please attach any technical studies required and summarize the impact and the required mitigation measures and/or monitoring program for the Proposed Housing Project.

The following analysis is provided as required based on the following question from Section E.1 and E.2:

**ATTACHMENT TO**  
**CITY OF LOS ANGELES**  
**HOUSING ELEMENT STREAMLINING CHECKLIST**  
**AND DOCUMENTATION**

**Project:** 5300 Oakdale Avenue

**Prepared by:** CAJA Environmental Services, LLC

**Prepared for:** Los Angeles City Planning

**Description of Proposed Project:**

The Project includes removal of most of the orchard and some existing structures from the Project Site. The western approximately 9.14 acres of the site would be developed with 21 single-family homes. On the eastern approximately 4.15-acre portion of the Project Site, all of the structures including Buildings 1 and 2 (containing the workshop/gallery, caretaker apartment, and ranch office), two sheds, seven garage structures, and ramp structures, along with four street trees, would be demolished and removed. To replace the caretaker apartment, a 1,347-square-foot, single-story, two-bedroom, two-car garage caretaker structure would be constructed on the eastern 4.15-acre portion of the site, specifically on Lot 22. The eastern 4.15-acre portion of the site would be donated to a conservation organization such as the Santa Monica Mountains Conservancy to remain as open space. A private street bisecting the western portion of the Project Site would provide access to the 21 single-family homes and would culminate in a cul-de-sac at the eastern end. The Project would include 10 ground lots on the northern side of the roadway bisecting the Project Site that would be maintained as a private road but would be open to the public. Eleven ground lots would be located on the southern side of this road. Each lot would have a minimum width of 70 feet and would range in size from 17,515 square feet to 28,615 square feet. Each lot would be developed with a 30-foot, six-inch tall, two-story single-family home, and 19 of the homes would have an attached or detached accessory dwelling unit (ADU). The single-family homes would range in size from 4,819 square feet to 5,136 square feet with ADUs ranging in size from 367 square feet to 503 square feet. The Project would provide 330 new trees and maintain 215 existing citrus trees, including the replacement of two rows of existing citrus trees along the Oakdale Avenue frontage with new Valencia orange trees, which would reflect the former use of the site as an orchard while requiring less

maintenance than the existing orange trees. Additionally, the Project would retain the 3 (three) protected trees located on the Project Site, two of which are located within the eastern portion of the Project Site that would not be redeveloped as part of the Project. Lastly, the Project includes the widening of Collier Street and Oakdale Avenue to the specifications of the Bureau of Engineering. The Applicant is seeking the following discretionary approvals from the City: 1) VESTING TENTATIVE TRACT MAP No. 083927 pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, for the merger and re-subdivision of the Project Site into 23 ground lots, including a request for a maximum 20 percent reduction in front and side yards, and approval of three model home lots; 2) ZONING ADMINISTRATOR'S DETERMINATION, pursuant to LAMC Section 12.24.X.7 to permit 8-foot-tall fencing along the northern, southern, and western edges of the Project Site; 3) ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to LAMC Section 12.28.A to permit 20 percent side yard reductions for Lots 1-21 and a minimum 3-foot front yard along Corbin Avenue; and 4) ZONE VARIANCE, pursuant to LAMC Section 12.27 to permit a 15-foot hedgerow along the northern edge of Los 1-10.

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## **A. PROPOSED HOUSING PROJECT**

### **A.2. Proposed Housing Project Description**

The Project includes removal of most of the orchard and some existing structures from the Project Site. The western approximately 9.14 acres of the site would be developed with 21 single-family homes. On the eastern approximately 4.15-acre portion of the Project Site, all of the structures including Buildings 1 and 2 (containing the workshop/gallery, caretaker apartment, and ranch office), two sheds, seven garage structures, and ramp structures would be demolished and removed. To replace the caretaker apartment, a 1,347-square-foot, single-story, two-bedroom, two-car garage caretaker structure would be constructed on the eastern 4.15-acre portion of the site, specifically on Lot 22. The eastern 4.15-acre portion of the site would be donated to a conservation organization such as the Santa Monica Mountains Conservancy to remain as open space. A private street bisecting the western portion of the Project Site would provide access to the 21 single-family homes and would culminate in a cul-de-sac at the eastern end. The Project would include 10 ground lots on the northern side of the roadway bisecting the Project Site that would be maintained as a private road but would be open to the public. Eleven ground lots would be located on the southern side of this road. Each lot would have a minimum width of 70 feet and would range in size from 17,515 square feet to 28,615 square feet. Each lot would be developed with a 30-foot, six-inch tall, two-story single-family home, and 19 of the homes would have an attached or detached accessory dwelling unit (ADU). The single-family homes would range in size

from 4,819 square feet to 5,136 square feet with ADUs ranging in size from 367 square feet to 503 square feet. The Project would provide 330 new trees and maintain 215 existing citrus trees, including the replacement of two rows of existing citrus trees along the Oakdale Avenue frontage with new Valencia orange trees, which would reflect the former use of the site as an orchard while requiring less maintenance than the existing orange trees. Additionally, the Project would retain the 3 (three) protected trees located on the Project Site, two of which are located within the eastern portion of the Project Site that would not be redeveloped as part of the Project. Lastly, the Project includes the widening of Collier Street and Oakdale Avenue to the specifications of the Bureau of Engineering. The Applicant is seeking the following discretionary approvals from the City: 1) VESTING TENTATIVE TRACT MAP No. 083927 pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, for the merger and re-subdivision of the Project Site into 23 ground lots, including a request for a maximum 20 percent reduction in front and side yards, and approval of three model home lots; 2) ZONING ADMINISTRATOR'S DETERMINATION, pursuant to LAMC Section 12.24.X.7 to permit 8-foot-tall fencing along the northern, southern, and western edges of the Project Site; 3) ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to LAMC Section 12.28.A to permit 20 percent side yard reductions for Lots 1-21 and a minimum 3-foot front yard along Corbin Avenue; and 4) ZONE VARIANCE, pursuant to LAMC Section 12.27 to permit a 15-foot hedgerow along the northern edge of Los 1-10.

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## **D. MITIGATION MEASURES APPLICABLE TO THE PROPOSED HOUSING PROJECT**

### **MITIGATION MEASURE – BIOLOGICAL RESOURCES – BRIEF EXPLANATION**

Mitigation Measure 4.3-1(a): A biological resources assessment have already been conducted for the Project. No significant biological resources impacts were identified. Thus, this mitigation measure has already been implemented and is not included in the MMP for the Project.

Mitigation Measure 4.3-1(b): A biological resources assessment have already been conducted for the Project. No significant biological resources impacts were identified.

Mitigation Measure 4.3-1(c): A biological resources assessment was prepared for the Project and concluded that the Project Site does not have any rare plants.

Mitigation Measure 4.3-1(d): A biological resources assessment was prepared for the Project and concluded that the Project Site does not have any special-status species.



Mitigation Measure 4.3-2(a): No sensitive natural communities or jurisdictional waters and riparian habitat, including streams, wetlands, riparian habitat, and other water bodies will be affected by the Project.

Mitigation Measure 4.3-2(b): A protected tree report has already been prepared for the Project. Thus, this mitigation measure has already been implemented and is not included in the MMP for the Project.

#### **MITIGATION MEASURE – NOISE – BRIEF EXPLANATION**

Mitigation Measure 4.10-1(b): The Project will not use pile driving.

Mitigation Measure 4.10-1(f): A project-specific construction noise study has already been prepared for the Project. Thus, this mitigation measure has already been implemented and is not included in the MMP for the Project.

Mitigation Measure 4.10-2: The Project will not include roof decks or pool decks. In addition, in September 2023, Assembly Bill 1307 was passed that provides that noise generated by occupants of residential projects is not a significant effect on the environment under CEQA.

Mitigation Measure 4.10-3(a): The Project will not include pile driving or the use of vibratory rollers. Also, the Project is not located near any fragile buildings.

#### **MITIGATION MEASURE – TRIBAL CULTURAL RESOURCES – BRIEF EXPLANATION**

The Project has complied with MM 4.15(a) through an AB 52 consultation.

1. A Cultural Resources Report has already been prepared by a qualified archaeologist for the Project, and no resources (including tribal resources) were found at the site, although the report did not a potential for resources to occur based on a records search (as required in Mitigation Measure 4.15-1(a)). Thus, this mitigation measure has already been implemented and is not included in the MMP for the Project.

2. California Native American tribes have already been notified of the Project (as required in Mitigation Measure 4.15-1(a)), and tribes provided specific measures.

3. Native American monitoring will be required as a condition of Project approval and will provide for the care and treatment of any resources found (if any exist), similar to care and treatment discussed in Mitigation Measure 4.15-1(b), but in accordance to the preference of the tribes.

## **APPENDIX – SUBSTITUTED MITIGATION MEASURES**

**List any Substituted Mitigation Measures, if any, along with any additional documents to support findings in the section below:**

The mitigation measures for tribal cultural resources impacts below are a result of the City's AB 52 process for the Project and were identified by a local tribe as measures that would reduce potential tribal impacts to a level of insignificance. These measures are equal to or more effective than the mitigation measures identified for tribal cultural resources impacts identified in the Certified EIR.

TCR-1: Monitor Retention. Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain a qualified tribal monitor from and approved by the Fernandeno Tataviam Band Mission Indians and a qualified archaeological monitor. Ground disturbance activities shall include demolition, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, potholing, pavement removal, grubbing, tree removals, boring or a similar activity at the Project Site. A qualified archaeological monitor shall be identified as principal personnel who must meet the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California, and shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified. The Applicant, or its successor, the archaeological monitor, and the tribal monitor(s) shall execute a monitoring agreement prior to the earlier of the commencement of any Ground Disturbing Activity, or the issuance of any permit necessary to commence a Ground Disturbing Activity.

TCR-2: WEAP. Prior to commencing any Ground Disturbance Activities, the archaeological monitor, in consultation with the tribal monitor(s), shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in Ground Disturbance Activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during Ground Disturbance Activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor(s). The Applicant shall maintain on the project site, for potential City inspection, documentation establishing the WEAP training was

completed for all members of the construction crew involved in Ground Disturbance Activities.

TCR-3: On-Site Monitoring. The archaeological and tribal monitor(s) shall observe all Ground Disturbance Activities on the project site at all times any Ground Disturbance Activities are taking place. If Ground Disturbance Activities are simultaneously occurring at multiple locations on the project site, an archaeological monitor and a tribal monitor(s) shall be assigned to each location where the Ground Disturbance Activities are occurring. The tribal monitor(s) will complete daily monitoring logs that will provide descriptions and locations of the relevant Ground Disturbing Activities, the type of construction activities performed, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered “tribal cultural resources” as defined in California Public Resources Code Section 21074, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant and/or the City upon request to the Tribe(s). If any project scheduled activities require the tribal monitor(s) to leave the project site for a period of time and return, confirmation shall be submitted to the Tribe(s) by the Applicant, in writing, upon completion of each set of scheduled activities and five (5) days’ notice (if possible) shall be submitted to the Tribe(s) by the Applicant, in writing, prior to the start of each set of scheduled activities. The on-site monitoring shall end when either 1) confirmation is received from the Applicant, in writing, that all scheduled activities pertaining to tribal monitoring and all Ground Disturbing Activities are completed; or 2) the Tribe(s) provides a determination, in writing, that no future, planned construction activity, and/or development/construction phase at the project site possesses the potential to impact any tribal cultural resources.

TCR-4: Discovery of Resources. In the event that any objects or artifacts that may be tribal cultural resources are encountered during the course of any Ground Disturbance Activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be 60 feet or otherwise determined by the archaeological monitor in consultation with the tribal monitor(s), until the potential “tribal cultural resources” are properly assessed and addressed by the archaeological monitor and the tribal monitor(s) pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all Ground Disturbance Activities in the immediate vicinity of the find (i.e. 60 feet or otherwise determined by the archaeological monitor) until the find can be assessed by the archaeological monitor and tribal monitor(s).

2. If the archaeological monitor and tribal monitor(s) determine the resources are Native American in origin, the Tribe(s) will recommend steps for treatment of all discovered tribal cultural resources in the form and/or manner the Tribe deems appropriate, in the Tribe's reasonable discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
3. The Applicant, or its successor, shall implement the Tribe's recommendations if the archaeological monitor, in consultation with the tribal monitor(s), conclude that the Tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the Tribe(s), the archaeological monitor shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. The Applicant, or its successor, may recommence Ground Disturbance Activities outside of the specified radius of the discovery site, so long as this radius has been reviewed by both the archaeological monitor and tribal monitor(s) and determined to be reasonable and appropriate, and so long as the Applicant has complied with all of the recommendations developed and approved pursuant to the process set forth in Paragraphs 2 through 4 above.
6. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
7. Notwithstanding Paragraph 6 above, any information that Los Angeles Department of City Planning, in consultation with the Los Angeles City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code (PRC), Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
8. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.

TCR-5: Discovery of Human Remains and Funerary Items. Native American human remains are defined in Public Resources Code (PRC) Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also called associated grave goods in PRC Section 5097.98(d)(2), are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then PRC Sections 5097.9 et seq. as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per PRC section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.



# ATTACHMENT A

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## Description of Proposed Project:

The Project includes removal of most of the orchard and some existing structures from the Project Site. The western approximately 9.14 acres of the site would be developed with 21 single-family homes. On the eastern approximately 4.15-acre portion of the Project Site, all of the structures including Buildings 1 and 2 (containing the workshop/gallery, caretaker apartment, and ranch office), two sheds, seven garage structures, and ramp structures, along with four street trees, would be demolished and removed. To replace the caretaker apartment, a 1,347-square-foot, single-story, two-bedroom, two-car garage caretaker structure would be constructed on the eastern 4.15-acre portion of the site, specifically on Lot 22. The eastern 4.15-acre portion of the site would be donated to a conservation organization such as the Santa Monica Mountains Conservancy to remain as open space. A private street bisecting the western portion of the Project Site would provide access to the 21 single-family homes and would culminate in a cul-de-sac at the eastern end. The Project would include 10 ground lots on the northern side of the roadway bisecting the Project Site that would be maintained as a private road but would be open to the public. Eleven ground lots would be located on the southern side of this road. Each lot would have a minimum width of 70 feet and would range in size from 17,515 square feet to 28,615 square feet. Each lot would be developed with a 30-foot, six-inch tall, two-story single-family home, and 19 of the homes would have an attached or detached accessory dwelling unit (ADU). The single-family homes would range in size from 4,819 square feet to 5,136 square feet with ADUs ranging in size from 367 square feet to 503 square feet. The Project would provide 330 new trees and maintain 215 existing citrus trees, including the replacement of two rows of existing citrus trees along the Oakdale Avenue frontage with new Valencia orange trees, which would reflect the former use of the site as an orchard while requiring less maintenance than the existing orange trees. Additionally, the Project would retain the 3 (three) protected trees located on the Project Site, two of which are located within the eastern portion of the Project Site that would not be redeveloped as part of the Project. Lastly, the Project includes the widening of Collier Street and Oakdale Avenue to the specifications of the Bureau of Engineering. The Applicant is seeking the following discretionary approvals from the City: 1) VESTING TENTATIVE TRACT MAP No. 083927 pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, for the merger and re-subdivision of the Project Site into 23 ground lots, including a request for a maximum 20 percent reduction in front and side yards, and approval of three model home lots; 2) ZONING ADMINISTRATOR'S DETERMINATION, pursuant to LAMC Section 12.24.X.7 to permit 8-foot-tall fencing along the northern, southern, and western edges of the Project Site; 3) ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to LAMC Section 12.28.A to permit 20 percent side yard reductions for Lots 1-21 and a minimum 3-foot front yard along Corbin Avenue; and 4) ZONE VARIANCE, pursuant to LAMC Section 12.27 to permit a 15-foot hedgerow along the northern edge of Lots 1-10.

# ATTACHMENT A (Cont.)

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## **Project Location Description:**

The 13.82-acre (301,999-square-foot) Project Site is located in the Encino-Tarzana Community Plan Area of the City of Los Angeles (City) at 5300 North Oakdale Avenue. The Project Site comprises assessor parcel numbers (APNs) 2164-008-001 and 2164-008-005 through -007. The Project Site is bounded by single-family residential neighborhoods on the north and east; Collier Street on the south; and Oakdale Avenue on the east. Regional access to the Project Site is provided via U.S. Route 101 located approximately 0.5 miles north of the Project Site.

The Project Site is zoned RA-1 (Suburban Zone, Height District 1), with a land use designation of Very Low Residential. The Project Site also falls within the boundaries of the following:

- ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
- ZI-2438 Equine Keeping in the City of Los Angeles

The Project Site is currently occupied by what was commonly known as the Bothwell Ranch. The Project Site currently contains a citrus orchard and the following buildings/structures:

- Single-family house (vacant) (2,683 square feet)
- Building 1: Workshop, and gallery, caretaker unit (9,028 square feet)
- Building 2: Office (609 square feet)
- Building 3: Garage (2,680 square feet)
- Building 4: Garage (800 square feet)
- Buildings 5-8: Garages and shed (3,917 square feet)
- Building 9: Garage and ramps (2,020 square feet)
- Open shed

## **Surrounding Area and Uses:**

The Project Site is located in a suburban area of the City. The greater Project Site area is largely developed with single-family residential neighborhoods with the exception of the CHIME Institute's Schwarzenegger Community School located south of Collier Street at 19722 Collier Street.



## UNUSUAL CIRCUMSTANCES ANALYSIS

**Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Based on prior orchard operations, the 14-acre Project Site was mapped as Prime Farmland and Unique Farmland by the California Resources Agency. The Project Site was originally part of a 100-acre citrus operation and then a smaller 30-acre operation the lands of which have been further subdivided over the years and largely developed with the single-family residential uses that currently surround the Project Site. The only source of irrigation water is retail water provided by the Los Angeles Department of Water and Power (LADWP). Due to drought conditions in Southern California and the cost of water for irrigating the orchard, the orchard has been underwatered for multiple years, resulting in substantial leaf loss, wilt, and dieback.<sup>1</sup> Citrus trees need regular irrigation to produce volume and quality fruit. When water is curtailed, trees can survive for some time, but fruit production ceases, and tree damage can become permanent. The orchard is currently in moderate- to severe-stress conditions. The orchard has not been harvested since 2019, and due to drought conditions, the cost of irrigation water, the lack of nearby agricultural resources, and poor tree conditions, the orchard cannot return to active operations and harvesting and would accordingly no longer meet applicable criteria for being designated as Prime or Unique Farmland.

The current site conditions have been analyzed using the California Department of Conservation's Land Evaluation and Site Assessment (LESA) Model to determine the potential significance of a project's conversion of agricultural lands.<sup>2</sup> Factoring in the increased need to import water for irrigation at the site and the continued drought conditions in the region along with the site's soil classes and proximity of surrounding agricultural land, the overall LESA score is 33.6 on a scale of 1 to 100. This correlates to a result "Not Considered Significant" according to the LESA Model Scoring Thresholds. Additionally, the Project Site does not have designated water rights for irrigation and is required to use domestic water from LADWP that is priced and managed for retail users that are incompatible with large-scale commercial agricultural production.

The Project includes removal of most of the orchard from the Project Site and development of the western approximately 9.14 acres of the site with 21 single-family homes, while the eastern 4.15 acres of the site would be donated to a conservation organization such as the Santa Monica Mountains Conservancy. Approximately 308 citrus trees would be retained as part of the Project. The owner of the Project Site is currently in the process with the Department of

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<sup>1</sup> *Bothwell Citrus Ranch Evaluation, Dave Matias, Plant and Pest Consultant, March 14, 2022. Refer to Attachment A*

<sup>2</sup> *Assessment for Property Designation as Prime Farmland, Albus & Associates, February 3, 2023. Refer to Attachment B.*

Conservation to have the legacy Prime Farmland and Unique Farmland mapped designations removed from the site, because the orchard is in moderate- to severe-stress conditions, the site is not considered significant agricultural land based on the LESA Model, the site is completely surrounded by non-agricultural uses, and the site does not have any agricultural water rights. For these reasons, Project impacts related to this issue would be less than significant.

## **ATTACHMENT A**

# **Bothwell Citrus Ranch Evaluation**

**At**

**5300 Oakdale Avenue  
Woodland Hills CA.**

**Prepared for:**

**Erik Pfahler  
Borstein Enterprises  
11766 Wilshire Boulevard  
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Los Angeles, CA 90025**

**Prepared by:**

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**ASCA Registered Consulting Arborist # 476  
ISA Certified Arborist WC-0463A  
C-27 ST. CONT. LIC. 599831  
C.D.F.A. P.C.A. 74261  
C.D.F.A. Q.A.L. 98669**

**March 14, 2022**

## **Table of Contents**

	<b>Page</b>
<b>Scope of work</b>	<b>1</b>
<b>Background and summary</b>	<b>1</b>
<b>Site inspection and Discussion</b>	<b>1-2</b>
<b>Citrus culture and Conclusion</b>	<b>2</b>
<b>Site Map</b>	<b>3</b>
<b>Site Photographs</b>	<b>4-5</b>
<b>Assumptions and Limiting Conditions</b>	<b>6</b>

## Scope of work

Evaluate existing Citrus Trees in their current state at 5300 Oakdale Avenue, Woodland Hills CA.

## Background and Summary

The Bothwell Ranch dates to 1926. It was part of a 30-acre citrus operation with approximately 14 acres remaining. It is primary Valencia Orange. According to the ranch manager the orchard has been operating at a loss for many years and was last harvested in 2019. Substantial leaf loss, wilt and die-back indicates that these trees have been under watered for years. The orchard is in moderate to severe stress currently. Because of water cost, it has been curtailed for years according to the ranch manager.

Water became more expensive in the mid-1980s when the Los Angeles Department of Water and Power discontinued its bargain agricultural rate for farms. This forced many growers out of business. The Bothwell Ranch has been selling its assets to maintain the orchard. Even with water curtailment the costs of water alone exceed any potential revenue. Citrus needs regular irrigation to produce volume and quality fruit. When water is curtailed, the tree can survive for some time, but fruit production ceases and tree damage can become permanent.

## Site Inspection and Discussion

A site inspection was conducted on March 14, 2022, with Albelardo the current ranch manager for the past 32 years. The orchard is in moderate to severe stress currently. Several crop years still hang on few of the trees but is shrunken, very soft and easily falls from touch. Substantial leaf loss, wilt and die-back indicates that these trees have been under watered for years. Many trees probably will not survive another season without ample water. Once citrus is allowed to dry out, restoring water normally will not restore the tree to its original healthy state.

A typical commercially operated citrus grove annually requires between 2.5-to-3.5-acre feet of water per acre of grove area, which is very expensive in a metropolitan area. Drought has plagued Southern California for decades. Citrus growers relied on winter rains to supplement their irrigation needs and incorporate fertility. Winter rain would wash trees of dust, aerial pollutants, and leach sodium out of the root zone from irrigation water. The last time this orchard was irrigated was by rainfall in December 2021. The orchard historical irrigation ran on a weekly schedule for decades up to 32 hour run time during the hotter times of the year or during Santa Ana winds conditions. Currently, it gets 4 hours occasionally to prevent it from completely drying out. Albelardo was planning on giving the orchard a light irrigation within a day or so after minor irrigation repairs.

Citrus suffers when the root system is too wet or too dry. Trees must maintain even soil moisture and cannot be allowed dry out between irrigations. Drying has a negative effect on fruit set, size, quality, and eventual death. Drying or excessive wet conditions can lead to increase susceptibility to insect and disease.

Citrus bark is very thin and normally is protected from sunburn from a dense leaf canopy. You should not be able to see through a healthy citrus tree. Substantial leaf loss has occurred exposing the interior of these trees to sunlight. Exposure to the interior of a tree can lead to bark sunscald that can permanently damage or kill a limb.

The main 9.6 acres portion of the grove contains Valencia orange. It is not known what variety of Valencia or rootstock were used here. There are trees of different age and size within rows. According to the ranch manager, the north half was replanted approximately 36 years ago. It appears that this citrus orchard had been well taken care of in the past. It has good tree uniformity with few gaps and dead trees.

It appears that the original orchard was furrow irrigated. Parts of the original irrigation system remain but not functionable. At some point the irrigation was converted to a micro irrigation system. The current system has a mixture of different size sprinklers preventing good irrigation uniformity. This creates a situation where some trees receive too much water while others not enough. Some minor irrigation damage was observed probably from coyotes looking for water.

Weed control is good at this time, which is to be expected from the lack of irrigation and rainfall. Herbicides had been used sparingly in the past but have not been used recent times. Current weed control is performed with hand tools, weed eater, or scraping with a tractor.

This site has been relatively insect pest free and received very little if any pest control over the years. 2019 was the last time this orchard was sprayed with an insecticide to comply with regulatory requirements to move fruit off site.

The eastern portion of the ranch approximately 4 acres is mostly flat. It has open ground that new citrus or other gardening actives can expand into. It has approximately 1.25 acres of mixed citrus and contains the oldest trees on the ranch. Valencia, navel, grapefruit, lemon, and mandarin and tangerine were observed. Many of the older trees have substantial die-back. Some of the older tree's express disease issues such as psorosis and phytophthora and should be considered for removal. These issue and others are now prevented by using newer bud lines and rootstocks.

The current system has a mixture of different size sprinklers preventing good irrigation uniformity. This creates a situation where some trees receive too much water while others not enough. The system was turned off and its performance could not be verified. It appears this system is worn out and probably has minor leaks that would affect the entire system. There are trees that are about dead and still being irrigated.

The most easterly portion of the 4 acres has a west exposure ( approximately 1.2 acres) slopes upward to existing homes. This area has several terraces, has the poorest soil conditions, and is the driest portion of the property. Because of slope drainage and sun exposure this area is difficult to irrigate and maintain moisture. The remainder of the acreage is occupied by shop building, storage sheds and a large graveled open space.

### **Citrus Culture and Conclusion**

Citrus is a sub-tropical plant and requires a long-term commitment to work. It requires good soil, fertility, and even soil moisture to survive and be productive. Growers make a sizable investment to establish an orchard. It takes years before production to start, thus starting with the right tree is critical. It takes several years to produce a certified tree in the nursery. Growers contract with commercial citrus nurseries that certify variety, pest, and disease-free trees. Before planting growers test soil to determine the best rootstock to use in their soil and be pest free. Commercial citrus nurseries graft the desired fruit variety onto to the rootstock using the same bud source. This maintains tree and fruit uniformity within the orchard. It can take five to seven years before an orchard starts producing a reasonable crop.

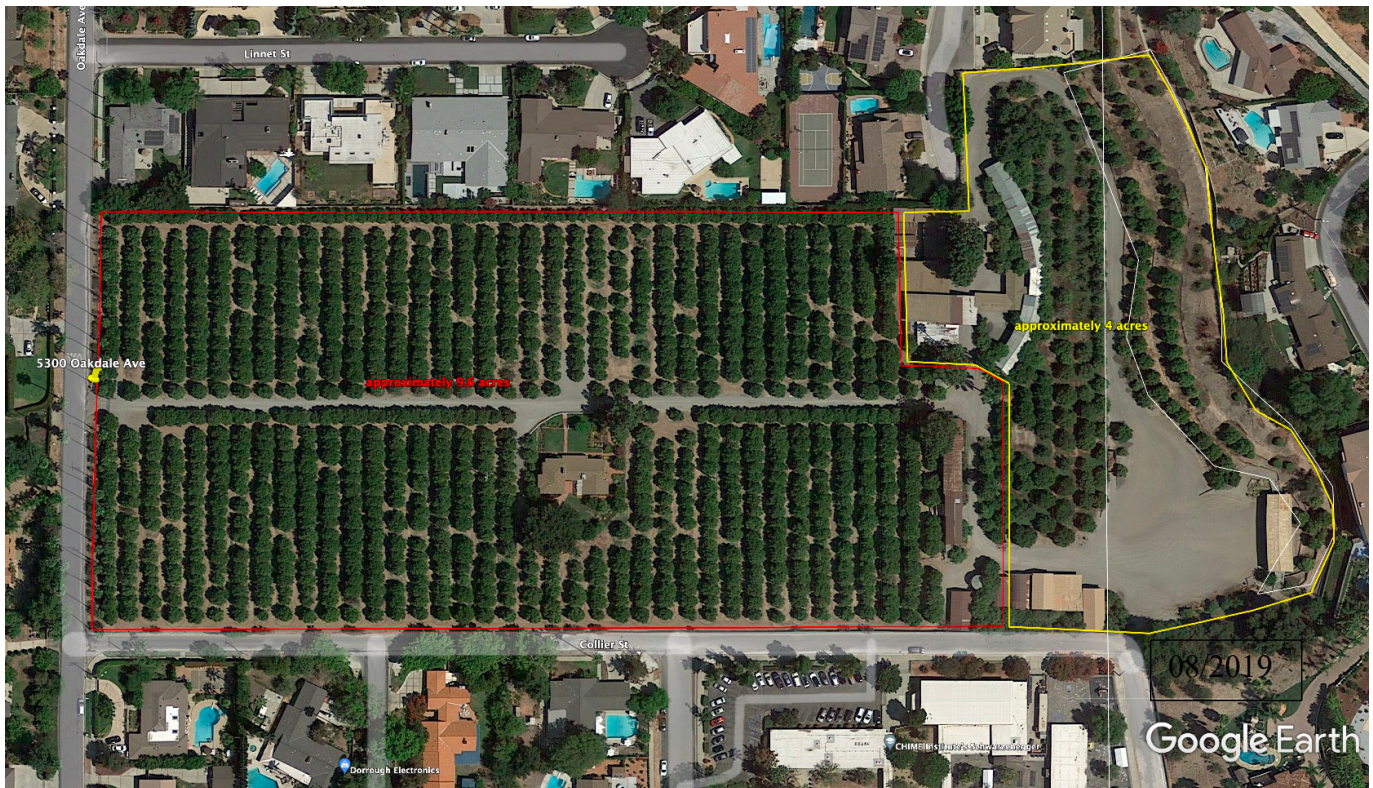
Citrus inputs such as water, fertilizer, pruning, and pest control have been studied for more than a century. There are many tools for the grower to use to maximize quality and production. Using weather data and soil moisture devices growers can fine tune moisture needs. Soil and leaf analysis can fine tune nutritional needs. Regular orchard scouting for pest prevent serious outbreaks. With proper care citrus can produce for over 100 years. It appears that there may be trees that date back to the time when this orchard was established.

The local citrus industry infrastructure that growers relied on to get their crops harvested in Southern California disappeared when, land value, taxes, water, labor, insurance, packing facilities costs and other inputs became increasingly expensive. This site has been operating at a loss for many years.

As the farming infrastructure has disappeared in this region drastically driving up costs and coupled with high water costs and lower priced fruit from other areas, it has made it impossible for a citrus grove to be financially feasible in the Los Angeles metropolitan area.

A citrus grove requires regular active maintenance and operation to keep it healthy and productive. Unfortunately, continued lack of irrigation, fertilizers, pruning, weed and pest control will continue to stress the trees and eventually lead to death of the orchard within the next few years. Some trees in the orchard appear to be relatively healthy and may recover after several years if inputs are restored. They still may be suitable for landscaping and non-commercial fruit production if handled appropriately.

## Site Map



Google Earth aerial from 2019 shows trees with dense deep green canopies. Today most trees have die-back and have lost a substantial amount of leaf cover.



**Pictures from the western 9.6-acre portion of the ranch**



Three years of crop. Note leaf drop.



View along main drive looking west toward Oakdale. Note leaf drop and die-back.

**Pictures from the eastern 4 acres of the ranch**



View from slope looking southwest toward shop building showing trees in various stages of decline.



View of many dead trees behind shop area.



**Pictures from proposed area to be preserved.**



View west toward Oakdale along main drive.



View from north-east corner looking south.



View of avocado and weeds in severe water stress. Top of slope looking north.



View of Building 9. Grounds are clean and well maintained.



### Assumptions and Limiting Conditions

- 1 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
- 2 Loss or alteration of any part of this report invalidates the entire report.
- 3 Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consulting arborist.
- 4 The consulting arborist shall not be required to give testimony or to attend court, provide additional services or attend meeting by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5 Sketches, diagrams, graph, and photographs in this report, being intended as visual aids, are not necessary to scale and should not be construed as engineering or architectural reports or surveys.
- 6 Unless expressed otherwise information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and the inspection is limited to visual examination of accessible items without dissection, excavation, or coring.
- 7 This inspection does not warranty or guarantee that these trees are free of defects from hidden or unapparent conditions expressed or implied. The conclusions of this report are derived from visual inspection. No samples were taken to confirm or deny the presence of disease. I hereby certify that the statements furnished above represent the data and information, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and believe.



**Dave Matias**  
**Plant and Pest Consultant**

## **ATTACHMENT B**

February 3, 2023  
J.N.: 3064.00

Mr. Erik Pfahler  
Borstein Entreprises  
11766 Wilshire Boulevard, Suite 820  
Los Angeles, CA 90025

**Subject:      Assessment for Property Designation as Prime Farmland, Proposed Residential Development, 5300 Oakdale Avenue, Woodland Hills, California**

Dear Mr. Pfahler,

We have prepared this correspondence to address the issue concerning the subject property designation as Prime Farmland by the Department of Conservation. Therefore, we have analyzed the site conditions using the Land Evaluation and Site Assessment (LESA) Model as provided by the California Department of Conservation, 1997 Instruction Manual (updated 2011).

### **Findings**

The California Department of Conservation uses the LESA formula to make determinations of the potential significance of a project's conversion of agricultural lands during the Initial Study phase of the CEQA review process. Scoring thresholds are based upon both the total LESA score as well as the component Land Evaluation (LE) and Site Assessment (SA) sub-scores. In this manner, the scoring thresholds are dependent upon the attainment of a minimum score for the LE and SA sub-scores so that a single threshold is not the result of heavily skewed sub-scores (i.e., a site with a very high LE score, but a very low SA score, or vice versa). Table 9 provided in the California Department of Conservation Instruction Manual presents the LESA scoring thresholds.

The LESA model utilizes various metrics to analyze and assign a score to a property. The model is broken into two main categories designated as Land Evaluation (LE) and Site Assessment (SA). Albus and Associates has addressed the LE section while Dave Matias, the client's agriculture specialist and consulting arborist, has addressed the SA section.

The LE section is broken into two parts and they are identified as the Land Capability Classification (LCC) and the Storie Index. The LCC indicates the suitability of soils for most kinds of crops, while the Storie Index provides a numeric rating of the relative degree of suitability or value of a given soil for intensive agriculture. Each are assigned a weighting factor of 25% for a total of 50% of the overall score for the LESA model.

The LCC is currently the most widely available source of information on land quality with several resources available online to determining scores. However, the Storie Index is more subjective and qualified soil scientists are generally needed to determine an appropriate score. As such, the LESA model allows the Land Evaluation section to rely solely on the LCC score with a weighting factor of 50% of the overall LESA score. For this evaluation, we have opted to only use the LCC value for the

LE section and thereby assign the LCC a 50% weighting in the overall LESA score and no weighting to the Storie Index.

The subject site has a long history of producing oranges but over the last few decades has relied heavily on offsite water supplies to irrigate the site. We understand that as a result of the increased need to import water for irrigation at the site and the continued draught conditions in the region, the Los Angeles Department of Water and Power will no longer allow water they supply to be used for agricultural purposes at the site. A LCC rating for a site depends on whether the site is irrigated or non-irrigated. Due to the restrictions placed on the site, the site is now non-irrigated and the LCC score is based on non-irrigation. According to the USDA Natural Resources Conservation Service, Web Soil Survey (WSS), the site has three different Soil Map Units. Results of the WSS search are provided in Appendix A. The LCC Class for each zone is provided by the WSS based on the Soil Map Unit listed. The area of each of these three zones was determined as a percentage of the total property area as shown on the WSS map in Appendix A. The area of each unit, LCC for each zone, the individual LCC ratings, and the resulting LCC scores are indicated on the attached Land Evaluation Worksheet. Using the worksheet, an overall LCC score of **50.76** was calculated. By applying a weighting factor of 50%, a Land Evaluation subtotal score is **25.38**.

Dave Matias has analyzed the section related to Site Assessment as summarized below:

**Site Assessment** (Includes four components):

**1. The Project Size Rating**

The Project Size rating is based upon identifying acreage figures for three separate groupings of soil classes within the project site. The property only contains 11.8 acres of class III soils and a less significant area of 2.1 acres of class IV soil.

Score: 10

**2. The Water Resources Availability Rating**

The site is located in the City of Los Angeles and must use expensive domestic Municipal water for irrigation, making the cost of irrigation infeasible. Although water is available through the LADWP, the water rates are so high it makes it infeasible to use this source. Additionally, no well water is allowed or available. Furthermore, the site is located in a dry hot climate, so without irrigation farming would not be feasible. The closest option available on Table 5. Water Resource Availability Scoring is Option 9.

Score: 45

**3. The Surrounding Agricultural Land Rating**

The Surrounding Agricultural Land Rating is designed to provide a measurement of the level of agricultural land use for lands in close proximity to a subject project. This score is determined by evaluating the subject site in relation to the broader adjacent agricultural area identified as the "Zone of Influence". Applying the prescribed formula to calculate the Zone of Influence it was determined to be 276 acres. The subject site is 14.07 acres. The result of these factors equals 0.05%. ( $14/276 \text{ acres} = .05\%$ ). Applying this ratio to Table 6 equals a score of zero.

Score: 0

#### 4. The Surrounding Protected Resource Land Rating

The Surrounding Protected Resource Land Rating is essentially an extension of the Surrounding Agricultural Land Rating, and is scored in a similar manner. Protected resource lands are those lands with long term use restrictions that are compatible with or supportive of agricultural uses of land (i.e.- Williamson Act contracted lands, Publicly owned lands maintained as park, forest, or watershed resources, Lands with agricultural, wildlife habitat, open space, or other natural resource easements that restrict the conversion of such land to urban or industrial uses). Similar to the Surrounding Agricultural Land Rating, this score is determined by evaluating the subject site in relation to the broader adjacent Protected Resource Lands identified as the "Zone of Influence". Applying the prescribed formula to calculate the Zone of Influence it was determined to be 276 acres. The subject site is 14.07 acres. The result of these factors equals 0.05%. ( $14/276 \text{ acres} = .05\%$ ). Applying this ratio to Table 6 equals a score of zero.

Score: 0

These factors were then incorporated into the worksheet attached in Appendix A.

Scoring thresholds are based upon the total LESA score and in some cases the component LE and SA sub-scores (where LESA scores are between 40 and 79 points). Combining the LE and SA factors summarized above, the **overall LESA score is 33.6**.

When applying this score to Table 9 of Section IV. "California Agricultural LESA Scoring Thresholds - Making Determinations of Significance Under CEQA" shown below, the result categorizes the subject property as: "Not Considered Significant".

**Table 9. California LESA Model Scoring Thresholds**

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant <u>only</u> if LE <u>and</u> SA subscores are each <u>greater</u> than or equal to 20 points
60 to 79 Points	Considered Significant <u>unless</u> either LE <u>or</u> SA subscore is <u>less</u> than 20 points
80 to 100 Points	Considered Significant

**Closing**

We appreciate this opportunity to be of service to you. If you should have any questions regarding the contents of this correspondence, please do not hesitate to call.

Sincerely,

***ALBUS & ASSOCIATES, INC.***



David E. Albus  
Principal Engineer  
GE 2455



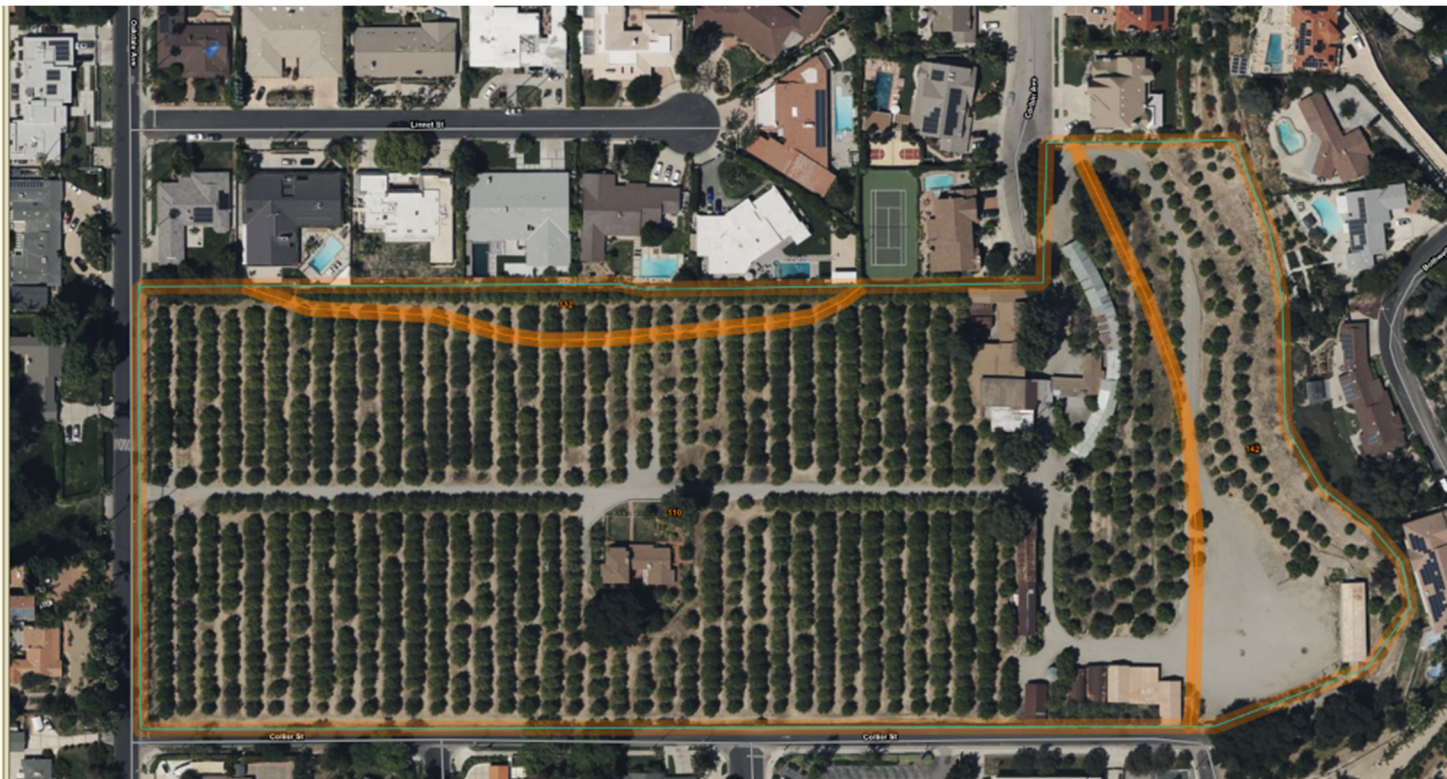
Attachments: Appendix A- California Agricultural LESA Worksheets



## **APPENDIX A**

### **California Agricultural LESA Worksheets**

Advanced Search			
<input type="button" value="Clear"/> <input type="button" value="Search"/>			
Map Unit Legend			
Los Angeles County, California, West San Fernando Valley Area (CA676)			
Los Angeles County, California, West San Fernando Valley Area (CA676)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
110	Conejo-Urban land complex, 0 to 2 percent slopes, MLRA 19	11.3	80.7%
112	Cropley-Urban land complex, 0 to 2 percent slopes	0.5	3.9%
142	Xerorthents-Urban land-Gazos complex, 15 to 30 percent slopes	2.1	15.3%
<b>Totals for Area of Interest</b>		<b>14.0</b>	<b>100.0%</b>



From the USDA Natural Resources Conservation Service, Web Soil Survey (WSS)

## Appendix A. California Agricultural LESA Worksheets

### NOTES

#### Calculation of the Land Evaluation (LE) Score

##### **Part 1. Land Capability Classification (LCC) Score:**

- (1) Determine the total acreage of the project.
- (2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.
- (3) Calculate the total acres of each soil type and enter the amounts in **Column B**.
- (4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.
- (5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.
- (6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	I	Ile	Ils,w	IIle	IIls,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

- (7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.
- (8) Sum the LCC scores in **Column F**.
- (9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

##### **Part 2. Storie Index Score:**

- (1) Determine the Storie Index rating for each soil type and enter it in **Column G**.
- (2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.
- (3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.
- (4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

## Land Evaluation Worksheet

### Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
110	11.3	80.7%	3c	60	48.42		
112	0.5	3.9%	3s	60	2.34		
142	2.1	15.3%	8	0	0		
<b>Totals</b>		(Must Sum to 1.0)		<b>LCC Total Score</b>	50.76	<b>Storie Index Total Score</b>	

## Site Assessment Worksheet 1.

### Project Size Score

I	J	K
LCC Class I - II	LCC Class III	LCC Class IV - VIII
<b>Total Acres</b>		
<b>Project Size Scores</b>		

**Highest Project  
Size Score**

**NOTES**

**Final LESA Score Sheet**

**Calculation of the Final LESA Score:**

- (1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
- (2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
- (3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
- (4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

	<b>Factor Scores</b>	<b>Factor Weight</b>	<b>Weighted Factor Scores</b>
<b><u>LE Factors</u></b>			
Land Capability Classification	<1> 50.76	<del>0.25</del> 0.5	25.38
Storie Index	<2> N.A.	0.25	N.A.
<i>LE Subtotal</i>		<b>0.50</b>	25.38
<b><u>SA Factors</u></b>			
Project Size	<3> 10	0.15	1.5
Water Resource Availability	<4> 45	0.15	6.75
Surrounding Agricultural Land	<5> 0	0.15	0
Protected Resource Land	<6> 0	0.05	0
<i>SA Subtotal</i>		<b>0.50</b>	8.25
<b>Final LESA Score</b>			33.63

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

# **AIR QUALITY TECHNICAL REPORT**

## **5300 Oakdale Avenue Project**

Prepared by: DKA Planning

Prepared for: CAJA Environmental Planning

January 2023 (revised March 2024)



# AIR QUALITY TECHNICAL REPORT

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## Introduction

This technical report addresses the air quality impacts generated by construction and operation of the Proposed Project at 5300 Oakdale Avenue in the City of Los Angeles. The analysis evaluates the consistency of the Project with the air quality policies set forth within the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) and the City's General Plan. The analysis of Project-generated air emissions focuses on whether the Project would cause an exceedance of an ambient air quality standard or SCAQMD significance threshold. Calculation worksheets, assumptions, and model outputs used in the analysis are included in the Technical Appendix to this analysis.

## Regulatory Framework

### ***Federal***

#### *Clean Air Act*

The Federal Clean Air Act (CAA) was first enacted in 1970 and has been amended numerous times in subsequent years, with the most recent amendments occurring in 1990. At the federal level, the United States Environmental Protection Agency (USEPA) is responsible for implementing some portions of the CAA (e.g., certain mobile source and other requirements). Other portions of the CAA (e.g., stationary source requirements) are implemented by state and local agencies. In California, the California Clean Air Act (CCAA) is administered by the California Air Resources Board (CARB) at the state level and by the air quality management districts and air pollution control districts at the regional and local levels.

The 1990 amendments to the CAA identify specific emission reduction goals for areas not meeting the National Ambient Air Quality Standard (NAAQS). These amendments require both a demonstration of reasonable further progress towards attainment and the incorporation of additional sanctions for failure to attain or to meet interim milestones. NAAQS have been established for seven major air pollutants: carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), ozone (O<sub>3</sub>), PM<sub>2.5</sub> (particulate matter, 2.5 microns), PM<sub>10</sub> (particulate matter, 10 microns), sulfur dioxide (SO<sub>2</sub>), and lead (Pb).

The CAA requires USEPA to designate areas as attainment, nonattainment, or maintenance (previously nonattainment and currently attainment) for each criteria pollutant based on whether the NAAQS have been achieved. The federal standards are shown in Table 1. USEPA has classified the Los Angeles County portion of the South Coast Air Basin (Basin) as a nonattainment area for O<sub>3</sub>, PM<sub>2.5</sub>, and Pb.

### ***State***

#### *California Clean Air Act*

In addition to being subject to the requirements of the CAA, air quality in California is also governed by more stringent regulations under the CCAA. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for meeting the state requirements of the CAA, administering



the CCAA, and establishing the California Ambient Air Quality Standards (CAAQS). The CCAA, as amended in 1992, requires all air districts in the State to achieve and maintain the CAAQS. CAAQS are generally more stringent than their corresponding NAAQS and incorporate additional standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles.

The CCAA requires CARB to designate areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS thresholds have been achieved. Under the CCAA, areas are designated as nonattainment for a pollutant if air quality data shows that a state standard for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events are not considered violations of a state standard and are not used as a basis for designating areas as nonattainment. Under the CCAA, the non-desert Los Angeles County portion of the Basin is designated as a nonattainment area for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. The state standards and attainment/non-attainment are also shown in Table 1.

In August 2022, CARB approved regulations to ban new gasoline-powered cars beginning with 2035 models. Automakers will gradually electrify their fleet of new vehicles, beginning with 35 percent of 2026 models sold. In September 2022, CARB proposed regulations that mandate that all new medium- and heavy-duty trucks would be zero emissions in 2040. Trucking companies would also have to gradually convert their existing fleets to zero emission vehicles, buying more over time until all are zero emissions by 2042.

#### *Toxic Air Contaminant Identification and Control Act*

The public's exposure to toxic air contaminants (TACs) is a significant public health issue in California. CARB's statewide comprehensive air toxics program was established in the early 1980s. The Toxic Air Contaminant Identification and Control Act created California's program to reduce exposure to air toxics. Under the Toxic Air Contaminant Identification and Control Act, CARB is required to use certain criteria in the prioritization for the identification and control of air toxics.

The Toxic Air Contaminant Identification and Control Act also requires CARB to use available information gathered from the Air Toxics "Hot Spots" Information and Assessment Act program to include in the prioritization of compounds. CARB identified particulate emissions from diesel-fueled engines (diesel PM) TACs in August 1998. Following the identification process, CARB was required by law to determine if there is a need for further control, which led to the risk management phase of the program. For the risk management phase, CARB formed the Diesel Advisory Committee to assist in the development of a risk management guidance document and a risk reduction plan. With the assistance of the Diesel Advisory Committee and its subcommittees, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles and the Risk Management Guidance for the Permitting of New Stationary Diesel-Fueled Engines. The Board approved these documents on September 28, 2000, paving the way for the next step in the regulatory process: the control measure phase. During the control measure phase, specific Statewide regulations designed to further reduce diesel PM emissions from diesel-fueled engines and vehicles have and continue to be evaluated and developed. The goal of each regulation is to make diesel engines as clean as possible by establishing state-of-the-art technology requirements or emission standards to reduce diesel PM emissions. Breathing H<sub>2</sub>S at levels above the state standard could result in exposure to a disagreeable rotten eggs odor. The state does not regulate other odors.

**Table 1**  
**State and Federal Ambient Air Quality Standards and Attainment for L.A. County**

Pollutant	Averaging Period	California		Federal	
		Standard	Attainment Status	Standard	Attainment Status
Ozone – O <sub>3</sub>	1-hour	0.09 ppm (180 µg/m <sup>3</sup> )	Non-attainment	-	-
	8-hour	0.070 ppm (137 µg/m <sup>3</sup> )	Non-attainment	0.070 ppm (137 µg/m <sup>3</sup> )	Non-attainment
Respirable Particulate Matter – PM <sub>10</sub>	24-hour	50 µg/m <sup>3</sup>	Non-attainment	150 µg/m <sup>3</sup>	Maintenance
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>	Non-attainment	-	-
Fine Particulate Matter – PM <sub>2.5</sub>	24-hour	-	-	35 µg/m <sup>3</sup>	Non-attainment
	8-hour	12 µg/m <sup>3</sup>	Non-attainment	12 µg/m <sup>3</sup>	Non-attainment
Carbon Monoxide – CO	1-hour	20 ppm (23 mg/m <sup>3</sup> )	Attainment	35 ppm (40 mg/m <sup>3</sup> )	Maintenance
	8-hour	9.0 ppm (10 mg/m <sup>3</sup> )	Attainment	9 ppm (10 mg/m <sup>3</sup> )	Maintenance
Nitrogen Dioxide – NO <sub>2</sub>	1-hour	0.18 ppm (338 µg/m <sup>3</sup> )	Attainment	100 ppb (188 µg/m <sup>3</sup> )	Maintenance
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )	Attainment	53 ppb (100 µg/m <sup>3</sup> )	Maintenance
Sulfur Dioxide – SO <sub>2</sub>	1-hour	0.25 ppm (655 µg/m <sup>3</sup> )	Attainment	75 ppb (196 µg/m <sup>3</sup> )	Attainment
	24-hour	0.04 ppm (105 µg/m <sup>3</sup> )	Attainment	-	-
Lead – Pb	30-day average	1.5 µg/m <sup>3</sup>	Attainment	-	-
	Calendar Quarter	-	-	0.15 µg/m <sup>3</sup>	Non-attainment
Source: CARB, Maps of State and Federal Area Designations, <a href="https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations">https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations</a> .					

### California Air Toxics Program

The California Air Toxics Program was established in 1983, when the California Legislature adopted Assembly Bill (AB) 1807 to establish a two-step process of risk identification and risk management to

address potential health effects from exposure to toxic substances in the air. In the risk identification step, CARB and the Office of Environmental Health Hazard Assessment (OEHHA) determine if a substance should be formally identified, or “listed,” as a TAC in California. Since inception of the program, a number of such substances have been listed, including benzene, chloroform, formaldehyde, and particulate emissions from diesel-fueled engines, among others.<sup>1</sup> In 1993, the California Legislature amended the program to identify the 189 federal hazardous air pollutants as TACs.

In the risk management step, CARB reviews emission sources of an identified TAC to determine whether regulatory action is needed to reduce risk. Based on results of that review, CARB has promulgated a number of airborne toxic control measures (ATCMs), both for mobile and stationary sources. In 2004, CARB adopted an ATCM to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel PM and other TACs. The measure applies to diesel-fueled commercial vehicles with gross vehicle weight ratings greater than 10,000 pounds that are licensed to operate on highways, regardless of where they are registered. This measure does not allow diesel-fueled commercial vehicles to idle for more than five minutes at any given time.

In addition to limiting exhaust from idling trucks, CARB adopted regulations on July 26, 2007 for off-road diesel construction equipment such as bulldozers, loaders, backhoes, and forklifts, as well as many other self-propelled off-road diesel vehicles to reduce emissions by installation of diesel particulate filters and encouraging the replacement of older, dirtier engines with newer emission-controlled models. In April 2021, CARB proposed a 2020 Mobile Source Strategy that seeks to move California to 100 percent zero-emission off-road equipment by 2035.

#### *Assembly Bill 2588 Air Toxics “Hot Spots” Program*

The AB 1807 program is supplemented by the AB 2588 Air Toxics “Hot Spots” program, which was established by the California Legislature in 1987. Under this program, facilities are required to report their air toxics emissions, assess health risks, and notify nearby residents and workers of significant risks if present. In 1992, the AB 2588 program was amended by Senate Bill (SB) 1731 to require facilities that pose a significant health risk to the community to reduce their risk through implementation of a risk management plan.

#### *Air Quality and Land Use Handbook*

CARB published the *Air Quality and Land Use Handbook* (CARB Handbook) on April 28, 2005 to serve as a general guide for considering health effects associated with siting sensitive receptors proximate to sources of TAC emissions. The recommendations provided therein are voluntary and do not constitute a requirement or mandate for either land use agencies or local air districts. The goal of the guidance document is to protect sensitive receptors, such as children, the elderly, acutely ill, and chronically ill persons, from exposure to TAC emissions. Some examples of CARB’s siting recommendations include the following: (1) avoid siting sensitive receptors within 500 feet of a freeway, urban road with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day; (2) avoid siting sensitive receptors within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration unit operations

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<sup>1</sup> California Air Resources Board, CARB Identified Toxic Air Contaminants, <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>, last reviewed by CARB July 18, 2011.

exceed 300 hours per week); and (3) avoid siting sensitive receptors within 300 feet of any dry cleaning operation using perchloroethylene and within 500 feet of operations with two or more machines.

### *California Code of Regulations*

The California Code of Regulations (CCR) is the official compilation and publication of regulations adopted, amended or repealed by the state agencies pursuant to the Administrative Procedure Act. The CCR includes regulations that pertain to air quality emissions. Specifically, Section 2485 in CCR Title 13 states that the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) used during construction shall be limited to five minutes at any location. In addition, Section 93115 in CCR Title 17 states that operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.

### **Regional**

#### *South Coast Air Quality Management District*

The SCAQMD was created in 1977 to coordinate air quality planning efforts throughout Southern California. SCAQMD is the agency principally responsible for comprehensive air pollution control in the region. Specifically, SCAQMD is responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain the CAAQS and NAAQS in the district. SCAQMD has jurisdiction over an area of 10,743 square miles consisting of Orange County; the non-desert portions of Los Angeles, Riverside, and San Bernardino counties; and the Riverside County portion of the Salton Sea Air Basin and Mojave Desert Air Basin. The Basin portion of SCAQMD's jurisdiction covers an area of 6,745 square miles. The Basin includes all of Orange County and the non-desert portions of Los Angeles (including the Project Site area), Riverside, and San Bernardino counties.

Programs that were developed by SCAQMD to attain and maintain the CAAQS and NAAQS include air quality rules and regulations that regulate stationary sources, area sources, point sources, and certain mobile source emissions. SCAQMD is also responsible for establishing stationary source permitting requirements and for ensuring that new, modified, or relocated stationary sources do not create net emission increases. However, SCAQMD has primary authority over about 20 percent of nitrogen oxides (NO<sub>x</sub>) emissions, a precursor to ozone formation. All projects in the SCAQMD jurisdiction are subject to SCAQMD rules and regulations, including, but not limited to the following:

- SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
- SCAQMD Rule 403, which reduces the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.
- SCAQMD Rule 431.2, which requires use of low-sulfur fuel in construction equipment.
- SCAQMD Rule 445, which prohibits the inclusion of wood burning fireplaces in any residences.

- SCAQMD Rule 1113, which limits the VOC content of architectural coatings.
- In accordance with Section 2485 in Title 13 of the CCR, the idling of all diesel-fueled commercial vehicles (with gross vehicle weight over 10,000 pounds) during construction would be limited to five minutes at any location.
- In accordance with Section 93115 in Title 17 of the CCR, operation of any stationary, diesel-fueled, compression-ignition engines would meet specific fuel and fuel additive requirements and emissions standards.

### *Air Quality Management Plan*

SCAQMD adopted the 2022 Air Quality Management Plan (AQMP) on December 2, 2022, updating the region's air quality attainment plan to address the "extreme" ozone non-attainment status for the Basin and the severe ozone non-attainment for the Coachella Valley Basin by laying a path for attainment by 2037. This includes reducing NO<sub>x</sub> emissions by 67 percent more than required by adopted rules and regulations in 2037. The AQMP calls on strengthening many stationary source controls and addressing new sources like wildfires, but still concludes that the region will not meet air quality standards without a significant shift to zero emission technologies and significant federal action. The 2022 AQMP relies on the growth assumptions in SCAG's 2020-2045 RTP/SCS.

### *Multiple Air Toxics Exposure Study V*

To date, the most comprehensive study on air toxics in the Basin is the Multiple Air Toxics Exposure Study V, released in August 2021.<sup>2</sup> The report included refinements in aircraft and recreational boating emissions and diesel conversion factors. It finds a Basin average cancer risk of 455 in a million (population-weighted, multi-pathway), which represents a decrease of 54 percent compared to the estimate in MATES IV (page ES-13). The monitoring program measured more than 30 air pollutants, including both gases and particulates. The monitoring study was accompanied by computer modeling that estimated the risk of cancer from breathing toxic air pollution based on emissions and weather data. About 88 percent of the risk is attributed to emissions associated with mobile sources, with the remainder attributed to toxics emitted from stationary sources, which include large industrial operations, such as refineries and metal processing facilities, as well as smaller businesses such as gas stations and chrome plating facilities (page ES-12). The results indicate that diesel PM is the largest contributor to air toxics risk, accounting on average for about 50 percent of the total risk (Figure ES-2).

### *Southern California Association of Governments*

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG coordinates with various air quality and transportation stakeholders in Southern California to ensure compliance with the federal and state air quality requirements, including the Transportation Conformity Rule and other applicable federal, state, and air district laws and regulations. As the federally designated Metropolitan Planning Organization (MPO) for the six-county Southern California region, SCAG is required by law to ensure that

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<sup>2</sup> South Coast Air Quality Management District, *MATES-V Study*. <https://www.aqmd.gov/home/air-quality/air-quality-studies/health-studies/mates-v>.

transportation activities “conform” to, and are supportive of, the goals of regional and state air quality plans to attain the NAAQS. In addition, SCAG is a co-producer, with the SCAQMD, of the transportation strategy and transportation control measure sections of the AQMP for the Basin.

SCAG adopted the 2020-2045 RTP/SCS on September 23, 2020. The 2020-2045 RTP/SCS aims to address the transportation and air quality impacts of 3.7 million additional residents, 1.6 additional households, and 1.6 million additional jobs from 2016 to 2045. The plan calls for \$639 billion in transportation investments and reducing VMT by 19 percent per capita from 2005 to 2035. The plan accommodates 21.3 percent growth in population from 2016 (3,933,800) to 2045 (4,771,300) and a 15.6 percent growth in jobs from 2016 (1,848,300) to 2045 (2,135,900). The regional plan projects several benefits:

- Decreasing drive-along work commutes by 3 percent
- Reducing per capita VMT by five percent and vehicle hours traveled per capita by 9 percent
- Increasing transit commuting by 2 percent
- Reducing travel delay per capita by 26 percent
- Creating 264,500 new jobs annually
- Reducing greenfield development by 29 percent by focusing on smart growth
- Locating 6 more percent household growth in HQTAs, which concentrate roadway repair investments, leverage transit and active transportation investments, reduce regional life cycle infrastructure costs, improve accessibility, create local jobs, and have the potential to improve public health and housing affordability
- Locating 15 percent more jobs in HQTAs
- Reducing PM<sub>2.5</sub> emissions by 4.1 percent
- Reducing GHG emissions by 19 percent by 2035

## ***Local***

### ***City of Los Angeles General Plan Air Quality Element***

The City’s General Plan Air Quality Element identifies policies and strategies for advancing the City’s clean air goals. The Air Quality Element acknowledges the interrelationships between transportation and land use planning in meeting the City’s mobility and air quality goals. The Air Quality Element includes six key goals:

**Goal 1:** Good air quality in an environment of continued population growth and healthy economic structure.

**Goal 2:** Less reliance on single-occupant vehicles with fewer commute and non-work trips.

- Goal 3:** Efficient management of transportation facilities and system infrastructure using cost-effective system management and innovative demand management techniques.
- Goal 4:** Minimize impacts of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.
- Goal 5:** Energy efficiency through land use and transportation planning, the use of renewable resources and less-polluting fuels and the implementation of conservation measures including passive measures such as site orientation and tree planting.
- Goal 6:** Citizen awareness of the linkages between personal behavior and air pollution and participation in efforts to reduce air pollution.

### *Clean Up Green Up Ordinance*

The City adopted a Clean Up Green Up Ordinance (Ordinance Number 184,245) on April 13, 2016, which among other provisions, includes provisions related to ventilation system filter efficiency in mechanically ventilated buildings. This ordinance added Sections 95.314.3 and 99.04.504.6 to the Los Angeles Municipal Code (LAMC) and amended Section 99.05.504.5.3 to implement building standards and requirements to address cumulative health impacts resulting from incompatible land use patterns.

### *California Environmental Quality Act*

In accordance with CEQA requirements, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City uses the SCAQMD's *CEQA Air Quality Handbook* and SCAQMD's supplemental online guidance/information for the environmental review of development proposals within its jurisdiction.

### *Land Use Compatibility*

In November 2012, the Los Angeles City Planning Commission (CPC) issued an advisory notice (Zoning Information 2427) regarding the siting of sensitive land uses within 1,000 feet of freeways. The CPC deemed 1,000 feet to be a conservative distance to evaluate projects that house populations considered to be more at-risk from the negative effects of air pollution caused by freeway proximity. The CPC advised that applicants of projects requiring discretionary approval, located within 1,000 feet of a freeway and contemplating residential units and other sensitive uses (e.g., hospitals, schools, retirement homes) perform a Health Risk Assessment (HRA). The Project Site is 2,200 feet south of the eastbound mainline of US-101).

On April 12, 2018, the City updated its guidance on siting land uses near freeways, resulting in an updated Advisory Notice effective September 17, 2018 requiring all proposed projects within 1,000 feet of a freeway adhere to the Citywide Design Guidelines, including those that address freeway proximity. It also recommended that projects consider avoiding location of sensitive uses like schools, day care facilities, and senior care centers in such projects, locate open space areas as far from the freeway, locate non-habitable uses (e.g., parking structures) nearest the freeway, and screen project sites with substantial vegetation and/or a wall barrier. Requirements for preparing HRAs were removed.

## Pollutants and Effects

### State and Federal Criteria Pollutants

Air quality is measured by the ambient air concentrations of seven pollutants that have been identified by the USEPA due to their potentially harmful effects on public health and the environment. These “criteria air pollutants” include carbon monoxide, ground-level ozone, nitrogen dioxide, sulfur dioxide, particulate matter ten microns or less in diameter, particulate matter 2.5 microns or less in diameter, and lead. The following descriptions of each criteria air pollutant and their health effects are based on information provided by the USEPA and the SCAQMD.<sup>3,4</sup>

#### Carbon Monoxide – CO

CO is a colorless and odorless gas that is released when something is burned. Outdoors, the greatest sources of CO are cars, trucks, and other vehicles or machinery that burn fossil fuels. Unvented kerosene and gas space heaters, leaking chimneys and furnaces, and gas stoves can release CO and affect air quality indoors. Breathing air with elevated concentrations of CO reduces the amount of oxygen that can be transported via the blood stream and can lead to weakened heart contractions; as a result, CO inhalation can be particularly harmful to people with chronic heart disease. At moderate concentrations, CO inhalation can cause nausea, dizziness, and headaches. High concentrations of CO may be fatal. However, such conditions are not likely to occur outdoors.

#### Ozone – O<sub>3</sub>

O<sub>3</sub> is a colorless gas that is formed when volatile organic compounds (VOCs) and NO<sub>x</sub> undergo slow photochemical reactions in the presence of ultraviolet sunlight. The greatest source of VOC and NO<sub>x</sub> emissions is automobile exhaust. O<sub>3</sub> concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperatures are favorable to its formation. Elevated levels of O<sub>3</sub> irritate the lungs and airways and may cause throat and chest pain, as well as coughing, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to the scarring of lung tissue and reduced lung efficiency.

#### Nitrogen Dioxide – NO<sub>2</sub>

NO<sub>2</sub> is primarily a byproduct of fossil fuel combustion and is therefore emitted by automobiles, power plants, and industrial facilities. The principal form of nitrogen oxide produced by fossil fuel combustion is nitric oxide (NO), which reacts quickly to form NO<sub>2</sub>, creating the mixture of NO and NO<sub>2</sub> commonly called NO<sub>x</sub>. NO<sub>2</sub> absorbs blue light and results in reduced visibility and a brownish-red cast to the atmosphere. NO<sub>2</sub> also contributes to the formation of PM<sub>10</sub>. Nitrogen oxides irritate the nose and throat and increase susceptibility to respiratory infections, especially in people with asthma. Longer exposures to elevated concentrations of NO<sub>2</sub> may even contribute to the development of asthma. The principal concern of NO<sub>x</sub> is as a precursor to the formation of O<sub>3</sub>.

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<sup>3</sup> USEPA, *Criteria Air Pollutants*, [www.epa.gov/criteria-air-pollutants](http://www.epa.gov/criteria-air-pollutants).

<sup>4</sup> SCAQMD, *Final 2012 Air Quality Management Plan*, February 2013.



## Sulfur Dioxide – SO<sub>2</sub>

Sulfur oxides (SO<sub>x</sub>) are compounds of sulfur and oxygen molecules. SO<sub>2</sub> is the pre-dominant form found in the lower atmosphere and is a product of burning sulfur or sulfur-containing materials. Major sources of SO<sub>2</sub> include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. SO<sub>2</sub> may aggravate lung diseases, especially bronchitis. It also constricts breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. SO<sub>2</sub> may cause wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of SO<sub>2</sub>, and long-term exposure to both pollutants leads to higher rates of respiratory illnesses.

## Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>)

The human body naturally prevents the entry of larger particles into itself. However, smaller particles less than 10 microns (PM<sub>10</sub>) or even less than 2.5 microns (PM<sub>2.5</sub>) in diameter can enter the body and become trapped in the nose, throat, and upper respiratory tract. Here, these particulates may aggravate existing heart and lung diseases, affect the body's defenses against inhaled materials, and damage lung tissue. Those most sensitive to PM<sub>10</sub> and PM<sub>2.5</sub> include children, the elderly, and those with chronic lung and/or heart disease.

## Lead – Pb

Airborne lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting and other metal processing activities are the primary sources of lead emissions. The lead effects most commonly encountered in current populations are neurological effects in children and cardiovascular effects in adults (e.g., high blood pressure and heart disease). Infants and young children are especially sensitive to even low levels of lead, which may contribute to behavioral problems, learning deficits, and lowered IQ.

## *Toxic Air Contaminants - TACs*

TACs refer to a diverse group of “non-criteria” air pollutants that can affect human health but have not had ambient air quality standards established for them. This is not because they are fundamentally different from the pollutants discussed above, but because their effects tend to be local rather than regional. As discussed earlier, CARB and OEHHA determine if a substance should be formally identified, or “listed,” as a TAC in California. A complete list of these substances is maintained on CARB's website.<sup>5</sup>

One key TAC is diesel particulate matter (diesel PM), which is emitted in diesel engine exhaust. Released in May 2015 by the SCAQMD, the Multiple Air Toxics Exposure Study in the South Coast Air Basin Final Report (Mates IV) determined that about 90 percent of the carcinogenic risk from air toxics in the Basin is attributable to mobile source emissions. Of the three carcinogenic TACs that constitute the majority of the known health risk from motor vehicle traffic – diesel PM from primarily trucks, and benzene and 1,3-butadiene from passenger vehicles – diesel PM represents the majority of the potential cancer risk from vehicle traffic.<sup>6</sup> Overall, diesel PM was found to account for, on average, about 68

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<sup>5</sup> CARB, *CARB Identified Toxic Air Contaminants*, <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>, last reviewed by CARB July 18, 2011.

<sup>6</sup> CARB, *Air Quality and Land Use Handbook: A Community Health Perspective*, April 2005.

percent of the air toxics risk in the Basin.<sup>7</sup> In addition to its carcinogenic potential, diesel PM also may contribute to increased respiratory and cardiovascular hospitalizations, worsened asthma and other respiratory symptoms, decreased lung function in children, and premature death for people already with heart or lung disease. Those most vulnerable to the non-cancer health effects of diesel PM are children whose lungs are still developing and the elderly who may have other chronic health problems.<sup>8</sup>

### *Volatile Organic Compounds - VOCs*

VOCs are typically formed from the combustion of fuels and/or released through the evaporation of organic liquids. Some VOCs are also classified by the state as toxic air contaminants, though there are no VOC-specific ambient air quality standards. Once emitted, VOCs can mix in the air with other pollutants (e.g., NO<sub>x</sub>, CO, SO<sub>2</sub>) and contribute to the formation of photochemical smog.

### **Existing Conditions**

As discussed earlier, the Project is located within the 6,745-square-mile South Coast Air Basin that includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is influenced by a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, and industry. These sources in addition to the topography and climate of Southern California combine to make the Basin an area of high air pollution potential. Particularly, ambient pollution concentrations recorded in the Los Angeles County portion of the Basin are among the highest in the four counties comprising the Basin. The USEPA has classified Los Angeles County as a nonattainment area for O<sub>3</sub>, PM<sub>2.5</sub>, and lead, meaning that the Basin does not meet NAAQS for these pollutants. Additionally, this portion of the Basin also does not meet CAAQS for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Table 1 summarizes State and National Ambient Air Quality Standards and the attainment status for Los Angeles County with respect to each criteria pollutant.

### ***Air Quality Monitoring Data***

The SCAQMD monitors air quality conditions at 38 source receptor areas (SRA) throughout the Basin. The Project is located in SCAQMD's SRA No. 1, "Central Los Angeles." Table 2 shows pollutant levels, state and federal standards, and the number of exceedances recorded in the area from 2019 through 2021. The one-hour State standard for O<sub>3</sub> was exceeded 19 times during this three-year period, including fourteen times in 2020. The federal standard was exceeded 86 times in that same period. In addition, the daily federal standard for PM<sub>2.5</sub> was exceeded three times. CO and NO<sub>2</sub> levels did not exceed the CAAQS from 2019 to 2021 for 1-hour (and 8-hour for CO).

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<sup>7</sup> SCAQMD, *Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES IV)*, May 2015.

<sup>8</sup> CARB, *Overview: Diesel Exhaust & Health*, [ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health](http://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health). Accessed September 18, 2019.

**Table 2**  
**Ambient Air Quality Data – SRA No.1 “Central Los Angeles”**

Pollutants and State and Federal Standards	Maximum Concentrations and Frequencies of State/Federal Standards Exceedance		
	2019	2020	2021
<b>Ozone – O<sub>3</sub></b>			
Maximum 1-hour Concentration (ppm)	0.101	0.142	0.110
Days > 0.09 ppm (State 1-hour standard)	1	14	4
Days > 0.070 ppm (Federal 8-hour standard)	6	49	31
<b>Carbon Monoxide – CO</b>			
Maximum 1-hour Concentration (ppm)	2.6	1.9	2.6
Days > 20 ppm (State 1-hour standard)	0	0	0
Maximum 8-hour Concentration (ppm)	2.2	1.5	1.9
Days > 9.0 ppm (State 8-hour standard)	0	0	0
<b>Nitrogen Dioxide – NO<sub>2</sub></b>			
Maximum 1-hour Concentration (ppm)	0.0644	0.0572	0.0542
Days > 0.18 ppm (State 1-hour standard)	0	0	0
<b>PM<sub>10</sub></b>			
Maximum 24-hour Concentration (µm/m <sup>3</sup> )	N/A	N/A	N/A
Days > 50 µg/m <sup>3</sup> (State 24-hour standard)	N/A	N/A	N/A
<b>PM<sub>2.5</sub></b>			
Maximum 24-hour Concentration (µg/m <sup>3</sup> )	44.39	49.2	43.8
Days > 35 µg/m <sup>3</sup> (Federal 24-hour standard)	2	5	3
<b>Sulfur Dioxide – SO<sub>2</sub></b>			
Maximum 24-hour Concentration (ppb)	30.0	27.6	55.5
Days > 0.04 ppm (State 24-hour standard)	0	0	3
<b>Lead - Pb</b>			
Maximum Monthly Average Concentration (µg/m <sup>3</sup> )	N/A	N/A	N/A
Maximum 3-Month Rolling Averages (µg/m <sup>3</sup> )	N/A	N/A	N/A
<i>ppm = parts per million of air, by volume      µg/m<sup>3</sup> = micrograms per cubic meter</i>			
<i>Source: SCAQMD Historical Data By Year, <a href="http://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year">www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year</a>, accessed January 13, 2023.</i>			

### **Sensitive Receptors**

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. Generally speaking, sensitive land uses, or sensitive receptors, are those where sensitive individuals are most likely to spend time. Individuals most susceptible to poor air quality include children, the elderly, athletes, and those with cardiovascular and

chronic respiratory diseases. As a result, sensitive receptors to air quality may include schools (i.e., elementary schools or high schools), childcare centers, parks and playgrounds, long-term health care facilities, rehabilitation facilities, convalescent facilities, retirement facilities, residences, and athletic facilities. Representative sensitive receptors in the vicinity of the Project include, but are not limited to, the following:

- Residences, 19800 block of Linnet Street; with residences as close as 10 feet north of the Project Site
- Residences, 19800 block of Collier Street; with residences as close as 40 feet south of the Project Site
- CHIME Institute's Schwarzenegger Community School, 19722 Collier Street; 50 feet south of the Project Site.
- Residences, 5200 block of Bothwell Road; with residences as close as 60 feet east of the Project Site
- Residences, 5200 block of Oakdale Avenue; with residences as close as 80 feet west of the Project Site
- Thoreau High School, 5429 Quakertown Avenue; 1,270 feet west of the Project Site

### ***Existing Project Site Emissions***

The Project Site contains a nonoperating orchard and associated structures and an unoccupied single-family home. For a conservative analysis, it is assumed that no anthropogenic emissions of criteria pollutants are currently generated at the Project Site.

#### **a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Less Than Significant Impact.** According to SCAQMD's CEQA Handbook, the following criteria are used to determine a project's consistency with the AQMP:

- Would the Project result in any of the following:
  - An increase in the frequency or severity of existing air quality violations;
  - Cause or contribute to new air quality violations; or
  - Delay timely attainment of air quality standards or the interim emission reductions specified in the 2022 AQMP?
- Would the Project exceed the assumptions utilized in preparing the 2022 AQMP?
- Would the Project be consistent with the population, housing, and employment growth projections upon which the 2022 AQMP forecasted emission levels are based?

- Would the Project implement feasible air quality mitigation measures?
- To what extent would Project development be consistent with the land use policies set forth in the 2022 AQMP?

The Project's consistency with these criteria is discussed below.

**Would the Project result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new air quality violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2022 AQMP?**

As discussed in detail in response to Checklist Question III b) below, the Project would not generate pollutant emissions in excess of any state or federal standards. Thus, the Project would not increase the frequency or severity of an existing violation or cause or contribute to new violations for these pollutants. As the Project would not exceed any of the state and federal standards, the Project would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP. As such, the Project would be consistent with this criterion.

**Would the Project exceed the assumptions utilized in preparing the 2022 AQMP?**

The growth projections in the AQMP for achieving air quality goals are based on assumptions in SCAG's 2020-2045 RTP/SCS regarding population, housing, and growth trends. Determining whether or not a project exceeds the assumptions reflected in the AQMP involves the evaluation of three criteria: (1) consistency with applicable population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP land use planning strategies.

A project is consistent with the AQMP, in part, if the Project is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. In the case of the 2022 AQMP, the primary source of data to form the basis for the projections of air pollutant emissions is the SCAG's 2020-2045 RTP/SCS, which also accounts for growth based on the City's General Plan.

The 2020-2045 RTP/SCS provides socioeconomic forecast projections of regional population growth. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on local plans and policies applicable to the specific area; these are used by SCAG in all phases of implementation and review. The 2020-2045 RTP/SCS accommodates 4,771,300 persons; 1,793,000 households; and 2,135,900 jobs in the City of Los Angeles by 2045.

Based on the average 2023 persons-per-household rate for the City is 2.53, the Project would add a net residential population of approximately 53 people to the Project Site based on the 21 dwelling units proposed.<sup>9</sup> The Project's residential population would represent approximately 0.002 percent of the forecasted population growth between 2016 and 2045. As a result, the Project would be consistent with the growth projections in the 2022 AQMP.

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<sup>9</sup> The source for the 2023 person-per-household rate of 2.53 for the City is: California Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2023, <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2021-2023/>, accessed May 2023.

### **Would the Project implement feasible air quality mitigation measures?**

As discussed below in response to Checklist Question III b) below, the Project would not result in any significant air quality impacts and as such, would not require mitigation. In addition, the Project would comply with all applicable regulatory standards as required by SCAQMD. Furthermore, with compliance with the regulatory requirements identified above, no significant air quality impacts would occur. As such, the Project meets this AQMP consistency criterion.

### **To what extent would the Project development be consistent with the land use policies set forth in the 2022 AQMP?**

With regard to land use developments such as the Project, the AQMP's air quality policies focus on the reduction of vehicle trips and vehicle miles traveled (VMT). The Project would serve to implement a number of land use policies of the City of Los Angeles, SCAQMD, and SCAG. The Project would be designed and constructed to support and promote environmental sustainability. The Project represents an infill development within an existing urbanized area that would concentrate more housing and population within a High Quality Transit Area (HQTa). "Green" principles are incorporated throughout the Project to comply with the City of Los Angeles Green Building Code and the California Green Building Standards Code (CALGreen) through energy conservation, water conservation, and waste reduction features.

The air quality plan applicable to the Project area is the 2022 AQMP, the current management plan for progression toward compliance with State and federal clean air requirements. The Project would be required to comply with all regulatory measures set forth by the SCAQMD. Implementation of the Project would not interfere with air pollution control measures listed in the 2022 AQMP. In addition, as demonstrated in the following analyses, the Project would not result in significant emissions that would jeopardize regional or localized air quality standards.

The Project Site is designated as "Very Low Residential" in the General Plan Framework, a classification that allows single-family housing such as that proposed by the Project. As such, the 2020-2045 RTP/SCS' assumptions about growth in the City accommodate the projected population on the Project Site. As a result, the Project would be consistent with the growth assumptions in the City's General Plan. Because the AQMP accommodates growth forecasts from local General Plans, the emissions associated with this Project are accounted for and mitigated in the region's air quality attainment plans. The air quality impacts of development on the Project Site have been accounted for in the region's emissions inventory for the 2020-2045 RTP/SCS and 2022 AQMP. Therefore, Project impacts with respect to AQMP consistency would be less than significant.

### **b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?**

**Less Than Significant Impact.** The Project would contribute to local and regional air pollutant emissions during its construction (short-term) and operations (long-term). However, as discussed in the following analysis, construction and operations of the Project would not result in exceedances of SCAQMD daily thresholds for project-specific impacts that could subsequently cause cumulatively considerable increases in emissions of pollutants for which the Basin is designated as non-attainment.

## Construction Emissions

Construction of the Project is anticipated to take approximately 17 months. During this time, a variety of heavy-duty diesel-powered vehicles and equipment would be operated on-site. Demolition of the existing site improvements would likely require an excavator, as well as a loader, bulldozer, or another similar grading vehicle. Grading for the Project would require similar vehicles. During the demolition and excavation phases, haul trucks would be utilized to transport demolished materials and cut soils to a nearby landfill. The building construction phase could require vehicles such as a forklift and a crane or truck-mounted crane. The Project would implement the following measures during the Project's construction phase:

### PDF-1

During the Project's construction phase, all off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 emission standards, where available, to reduce NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions at the Project Site. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or the Southern California Air Quality Management District (SCAQMD) operating permit shall be provided.

- SCAQMD Rule 403, which reduces the amount of particulate matter entrained in ambient air as a result of anthropogenic fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.
- SCAQMD Rule 431.2, which requires use of low-sulfur fuel in construction equipment.
- SCAQMD Rule 445, which prohibits the inclusion of wood burning fireplaces in any residences.
- SCAQMD Rule 1113, which limits the VOC content of architectural coatings.
- In accordance with Section 2485 in Title 13 of the CCR, the idling of all diesel-fueled commercial vehicles (with gross vehicle weight over 10,000 pounds) during construction would be limited to five minutes at any location.
- In accordance with Section 93115 in Title 17 of the CCR, operation of any stationary, diesel-fueled, compression-ignition engines would meet specific fuel and fuel additive requirements and emissions standards.

Table 3 summarizes the potential construction schedule that was used to model the Project's air quality impacts.

**Table 3**  
**Construction Schedule Assumptions**

Phase	Duration	Notes
Demolition	Months 1-2 (six weeks)	Removal of 2,649 tons of existing improvements, including 9,240 square feet of building floor area and 27,500 square feet of asphalt/concrete driveway hauled 20 miles to landfill in 10-cubic yard capacity trucks. Also includes chipping of trees.
Grading	Months 2-3 (three weeks)	Assumes balanced grading plan with no soil export.
Trenching	Months 3-5 (ten weeks)	Trenching for utilities, including gas, water, electricity, and telecommunications.
Building Construction	Months 5-17	Footings and foundation work, framing, welding; installing mechanical, electrical, and plumbing. Floor assembly, cabinetry and carpentry, low voltage systems.
Paving	Months 3-4	Flatwork, including paving of driveways and walkways.
Architectural Coatings	Months 9-17	Application of interior and exterior coatings and sealants.
<i>Source: DKA Planning, 2023.</i>		

As shown in Table 4, the Project's regional and localized construction-related pollutant emissions would not exceed SCAQMD's applicable significance thresholds. Therefore, the Project's construction-related air quality impacts would be less than significant.

### **Operational Emissions**

As shown in Table 5, the Project's regional and localized operational-related pollutant emissions would not exceed SCAQMD's applicable significance thresholds. Therefore, the Project's operational-related air quality impacts would be less than significant.



**Table 4**  
**Regional and Localized Project Construction Emissions**

	Emissions in lbs per day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2024	4.5	30.0	28.3	<0.1	3.9	2.2
2025	2.9	11.5	14.9	<0.1	0.6	0.5
<b>Maximum Regional Total</b>	<b>4.5</b>	<b>30.0</b>	<b>28.3</b>	<b>&lt;0.1</b>	<b>3.9</b>	<b>2.2</b>
<i>Regional Threshold</i>	75	100	550	150	150	55
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Maximum Localized Total</b>	<b>2.6</b>	<b>24.9</b>	<b>21.7</b>	<b>&lt;0.1</b>	<b>1.6</b>	<b>1.1</b>
<i>Localized Threshold</i>	N/A	221	1,158	N/A	11	6
<b>Exceed Threshold?</b>	<b>N/A</b>	<b>No</b>	<b>No</b>	<b>N/A</b>	<b>No</b>	<b>No</b>
<p><i>The construction dates are used for the modeling of air quality emissions in the CalEEMod software. If construction activities commence later than what is assumed in the environmental analysis, the actual emissions would be lower than analyzed because of the increasing penetration of newer equipment with lower certified emission levels. Assumes implementation of SCAQMD Rule 403 (Fugitive Dust Emissions).</i></p> <p><i>Source: DKA Planning, 2023 based on CalEEMod 2022.1.1.5 model runs. LST analyses based on five-acre site with 25-meter distances to receptors in West San Fernando Valley source receptor area. Estimates reflect the peak summer or winter season, whichever is higher. Totals may not add up due to rounding. Modeling sheets included in Technical Appendix.</i></p>						

**Table 5**  
**Regional and Localized Operational Emissions**

Emissions Source	Emissions in lbs per day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	2.7	0.7	0.3	<0.1	0.1	0.1
Energy Sources	<0.0	0.0	0.0	0.0	0.0	0.0
Mobile Sources	0.6	0.4	5.0	<0.1	1.1	0.3
Vegetation Sources	<0.1	0.1	0.0	<0.1	0.1	<0.1
<b>Regional Total</b>	<b>3.3</b>	<b>1.2</b>	<b>5.3</b>	<b>&lt;0.1</b>	<b>1.3</b>	<b>0.5</b>
<i>Regional Significance Threshold</i>	55	55	550	150	150	55
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Localized Total</b>	<b>2.7</b>	<b>0.8</b>	<b>0.3</b>	<b>&lt;0.1</b>	<b>0.2</b>	<b>0.1</b>
<i>Localized Significance Threshold</i>	N/A	221	1,158	N/A	3	2
<b>Exceed Threshold?</b>	<b>N/A</b>	<b>No</b>	<b>No</b>	<b>N/A</b>	<b>No</b>	<b>No</b>
<p><i>LST analyses based on five-acre site with 25-meter distances to receptors in West San Fernando Valley SRA.</i></p> <p><i>Source: DKA Planning, 2023, based on CalEEMod 2022.1.1.5 model runs (refer to Technical Appendix). Totals reflect the summer season maximum and may not add up due to rounding.</i></p>						

**c) Would the Project expose sensitive receptors to substantial pollutant concentrations?**

**Less Than Significant Impact.** As stated previously, sensitive receptors in the vicinity of the Project Site include the following:

- Residences, 19800 block of Linnet Street; with residences as close as 10 feet north of the Project Site
- Residences, 19800 block of Collier Street; with residences as close as 40 feet south of the Project Site
- CHIME Institute's Schwarzenegger Community School, 19722 Collier Street; 50 feet south of the Project Site.
- Residences, 5200 block of Bothwell Road; with residences as close as 60 feet east of the Project Site
- Residences, 5200 block of Oakdale Avenue; with residences as close as 80 feet west of the Project Site
- Thoreau High School, 5429 Quakertown Avenue; 1,270 feet west of the Project Site

## Construction Emissions

Construction of the Project could expose sensitive receptors to substantial pollutant concentrations if maximum daily emissions of regulated pollutants generated by sources located on and/or near the Project Site exceeded the applicable localized significance threshold values presented in Table 4, or if construction activities generated significant emissions of TACs that could result in carcinogenic risks or non-carcinogenic hazards exceeding the SCAQMD Air Quality Significance Thresholds of 10 excess cancers per million or non-carcinogenic Hazard Index greater than 1.0, respectively. As discussed above, the localized significance threshold values were derived by the SCAQMD for the criteria pollutants  $\text{NO}_x$ , CO,  $\text{PM}_{10}$ , and  $\text{PM}_{2.5}$  to prevent the occurrence of concentrations exceeding the air quality standards at sensitive receptor locations based on proximity and construction site size.

As shown in Table 4, during construction of the Project, maximum daily localized emissions of  $\text{NO}_2$ , CO,  $\text{PM}_{10}$ , and  $\text{PM}_{2.5}$  from sources on the Project Site would remain below each of the respective localized significance threshold values. The maximum daily localized emissions would not exceed any of the localized standards for receptors that are within 25 meters of the Project's construction activities. Thus, based on SCAQMD guidance, localized emissions of criteria pollutants would not have the potential to expose sensitive receptors to substantial concentrations that would present a public health concern.

The primary TAC that would be generated by construction activities is diesel PM, which would be released from the exhaust stacks of construction equipment. The construction emissions modeling conservatively assumed that all equipment present on the Project Site would be operating simultaneously throughout most of the day, while in all likelihood this would rarely be the case. Average daily emissions of diesel PM would be less than one pound per day throughout the course of Project construction. Thus, the magnitude of daily diesel PM emissions would not be sufficient to result in substantial pollutant concentrations at off-site locations nearby.

Furthermore, according to SCAQMD methodology, health risks from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of TACs over a 30-year period will contract cancer based on the use of standard risk-assessment methodology. The entire duration of construction activities associated with implementation of the Project is anticipated to be approximately 17 months, and the magnitude of daily diesel PM emissions will vary over this time period. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period, construction TAC emissions would result in a less than significant impact. Thus, construction of the Project would not expose sensitive receptors to substantial diesel PM concentrations. Therefore, the Project construction-related impacts related to sensitive receptors would be less than significant.

## Operational Emissions

The Project Site would be redeveloped with single-family residences, a land use that is not associated with TAC emissions. Typical sources of acutely and chronically hazardous TACs include industrial manufacturing processes (e.g., chrome plating, electrical manufacturing, petroleum refinery). The Project would not include these types of potential industrial manufacturing process sources. It is expected that quantities of hazardous TACs generated on-site (e.g., cleaning solvents, paints, landscape pesticides) for the types of proposed land uses would be below thresholds warranting further study under the California Accidental Release Program.

When considering potential air quality impacts under CEQA, consideration is given to the location of sensitive receptors within close proximity of land uses that emit TACs. CARB has published and adopted the Air Quality and Land Use Handbook: A Community Health Perspective, which provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities).<sup>10</sup> The SCAQMD adopted similar recommendations in its Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning.<sup>11</sup> Together, CARB and SCAQMD guidelines recommend siting distances for both the development of sensitive land uses in proximity to TAC sources and the addition of new TAC sources in proximity to existing sensitive land uses.

The primary sources of potential air toxics associated with Project operations include diesel particulate matter (DPM) from delivery trucks (e.g., truck traffic on local streets and idling on adjacent streets) and to a lesser extent, facility operations (e.g., natural gas fired boilers). However, these activities, and the land uses associated with the Project, are not considered land uses that generate substantial TAC emissions. It should be noted that the SCAQMD recommends that health risk assessments (HRAs) be conducted for substantial individual sources of DPM (e.g., truck stops and warehouse distribution facilities that generate more than 100 trucks per day or more than 40 trucks with operating transport refrigeration units) and has provided guidance for analyzing mobile source diesel emissions.<sup>12</sup> Based on this guidance, the Project would not include these types of land uses and is not considered to be a substantial source of DPM warranting a refined HRA since daily truck trips to the Project Site would not exceed 100 trucks per day or more than 40 trucks with operating transport refrigeration units. In addition, the CARB-mandated airborne toxic control measures (ATCM) limits diesel-fueled commercial vehicles (delivery trucks) to idle for no more than five minutes at any given time, which would further limit diesel particulate emissions.

As the Project would not contain substantial TAC sources and is consistent with the CARB and SCAQMD guidelines, the Project would not result in the exposure of off-site sensitive receptors to carcinogenic or toxic air contaminants that exceed the maximum incremental cancer risk of 10 in one million or an acute or chronic hazard index of 1.0, and potential TAC impacts would be less than significant.

The Project would generate long-term emissions on-site from area and energy sources that would generate negligible pollutant concentrations of CO, NO<sub>2</sub>, PM<sub>2.5</sub>, or PM<sub>10</sub> at nearby sensitive receptors. While long-term operations of the Project would add traffic to local roads that produces off-site emissions, these would not result in exceedances of CO air quality standards at roadways in the area due to three key factors. First, CO hotspots are extremely rare and only occur in the presence of unusual atmospheric conditions and extremely cold conditions, neither of which applies to this Project area. Second, auto-related emissions of CO continue to decline because of advances in fuel combustion technology in the vehicle fleet. Finally, the Project would not contribute to the levels of congestion that would be needed to produce emissions concentrations needed to trigger a CO hotspot, as it would add 178 vehicle trips to the local roadway network on weekdays when the development could be fully

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<sup>10</sup> California Air Resources Board, *Air Quality and Land Use Handbook, a Community Health Perspective*, April 2005.

<sup>11</sup> South Coast Air Quality Management District, *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning*, May 6, 2005.

<sup>12</sup> South Coast Air Quality Management District, *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, 2002.

operational in 2025.<sup>13</sup> The majority of vehicle-related impacts at the Project Site would come from up to 12 and 16 vehicles entering and exiting the development during the A.M. and P.M. peak hours, respectively.<sup>14</sup> This would represent 0.6 percent of the 2,008 vehicles currently using Ventura Boulevard at Winnetka Avenue in the A.M. peak hour.<sup>15</sup> Assuming peak hour volumes represent ten percent of daily volumes, this intersection would carry 20,080 daily vehicle trips, well below the traffic volumes that would be needed to generate CO exceedances of the ambient air quality standard.<sup>16</sup>

Finally, the Project would not result in any substantial emissions of TACs during the construction or operations phase. During the construction phase, the primary air quality impacts would be associated with the combustion of diesel fuels, which produce exhaust-related particulate matter that is considered a toxic air contaminant by CARB based on chronic exposure to these emissions.<sup>17</sup> However, construction activities would not produce chronic, long-term exposure to diesel particulate matter. During long-term project operations, the Project does not include typical sources of acutely and chronically hazardous TACs such as industrial manufacturing processes and automotive repair facilities. As a result, the Project would not create substantial concentrations of TACs.

In addition, the SCAQMD recommends that health risk assessments be conducted for substantial sources of diesel particulate emissions (e.g., truck stops and warehouse distribution facilities) and has provided guidance for analyzing mobile source diesel emissions.<sup>18</sup> The Project would not generate a substantial number of truck trips. Based on the limited activity of TAC sources, the Project would not warrant the need for a health risk assessment associated with on-site activities. Therefore, the Project construction-related impacts related to sensitive receptors would be less than significant.

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<sup>13</sup> Hirsch Green Transportation Green, Inc. using City of Los Angeles VMT Calculator, version 1.3 screening analysis.

<sup>14</sup> DKA Planning 2023. Hourly trip generation based on Institute of Transportation Engineer's hourly trip generation factors for Single-Family Housing (land use code 210).

<sup>15</sup> DKA Planning 2023, based on City of Los Angeles database of traffic volumes on Ventura Blvd at Winnetka Avenue, [https://navigatela.lacity.org/dot/traffic\\_data/automatic\\_counts/VENTURA.WINNETKA.150615-AUTO.pdf](https://navigatela.lacity.org/dot/traffic_data/automatic_counts/VENTURA.WINNETKA.150615-AUTO.pdf), 2015 traffic counts adjusted by one percent growth factor to represent existing conditions.

<sup>16</sup> South Coast Air Quality Management District; 2003 AQMP. As discussed in the 2003 AQMP, the 1992 CO Plan included a CO hotspot analysis at four intersections in the peak A.M. and P.M. time periods, including Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection was Wilshire and Veteran, used by 100,000 vehicles per day. The 2003 AQMP estimated a 4.6 ppm one-hour concentration at this intersection, which meant that an exceedance (20 ppm) would not occur until daily traffic exceeded more than 400,000 vehicles per day.

<sup>17</sup> California Office of Environmental Health Hazard Assessment. Health Effects of Diesel Exhaust. [www.oehha.ca.gov/air/health-effects-diesel-exhaust](http://www.oehha.ca.gov/air/health-effects-diesel-exhaust), May 2001.

<sup>18</sup> South Coast Air Quality Management District, Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions, December 2002.

# TECHNICAL APPENDIX





DOUGLASKIM+ASSOCIATES,LLC

## FUTURE EMISSIONS



# 5300 Oakdale Avenue (Future) Detailed Report

## Table of Contents

- 1. Basic Project Information
  - 1.1. Basic Project Information
  - 1.2. Land Use Types
  - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
  - 2.1. Construction Emissions Compared Against Thresholds
  - 2.2. Construction Emissions by Year, Unmitigated
  - 2.4. Operations Emissions Compared Against Thresholds
  - 2.5. Operations Emissions by Sector, Unmitigated
- 3. Construction Emissions Details
  - 3.1. Demolition (2024) - Unmitigated
  - 3.3. Grading (2024) - Unmitigated
  - 3.5. Building Construction (2024) - Unmitigated
  - 3.7. Building Construction (2025) - Unmitigated

3.9. Paving (2024) - Unmitigated

3.11. Architectural Coating (2024) - Unmitigated

3.13. Architectural Coating (2025) - Unmitigated

3.15. Trenching (2024) - Unmitigated

#### 4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

#### 5.4. Vehicles

##### 5.4.1. Construction Vehicle Control Strategies

#### 5.5. Architectural Coatings

#### 5.6. Dust Mitigation

##### 5.6.1. Construction Earthmoving Activities

##### 5.6.2. Construction Earthmoving Control Strategies

#### 5.7. Construction Paving

#### 5.8. Construction Electricity Consumption and Emissions Factors

#### 5.9. Operational Mobile Sources

##### 5.9.1. Unmitigated

#### 5.10. Operational Area Sources

##### 5.10.1. Hearths

###### 5.10.1.1. Unmitigated

##### 5.10.2. Architectural Coatings

##### 5.10.3. Landscape Equipment

#### 5.11. Operational Energy Consumption

##### 5.11.1. Unmitigated

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

### 5.16.2. Process Boilers

## 5.17. User Defined

## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

### 5.18.1. Biomass Cover Type

#### 5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	5300 Oakdale Avenue (Future)
Construction Start Date	6/1/2024
Operational Year	2026
Lead Agency	City of Los Angeles
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	19.2
Location	5300 Oakdale Ave, Tarzana, CA 91356, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3819
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.21

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Single Family Housing	21.0	Dwelling Unit	9.95	112,989	11,299	—	51.0	—
Single Family Housing	1.00	Dwelling Unit	0.32	1,978	0.00	—	0.00	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	5.39	35.7	33.9	0.07	1.50	3.87	5.38	1.47	1.49	2.88
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	3.30	14.1	17.0	0.03	0.62	0.21	0.83	0.57	0.05	0.62
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	1.90	7.88	8.84	0.02	0.34	0.47	0.81	0.33	0.13	0.46
Annual (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.35	1.44	1.61	< 0.005	0.06	0.09	0.15	0.06	0.02	0.08

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—



2024	5.39	35.7	33.9	0.07	1.50	3.87	5.38	1.47	1.49	2.88
2025	2.92	11.5	14.9	0.03	0.46	0.14	0.60	0.42	0.03	0.46
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—
2024	3.30	14.1	17.0	0.03	0.62	0.21	0.83	0.57	0.05	0.62
2025	2.92	11.5	14.8	0.03	0.46	0.14	0.60	0.42	0.03	0.46
Average Daily	—	—	—	—	—	—	—	—	—	—
2024	1.90	7.88	8.33	0.02	0.34	0.47	0.81	0.33	0.13	0.46
2025	1.74	6.84	8.84	0.02	0.27	0.09	0.36	0.25	0.02	0.27
Annual	—	—	—	—	—	—	—	—	—	—
2024	0.35	1.44	1.52	< 0.005	0.06	0.09	0.15	0.06	0.02	0.08
2025	0.32	1.25	1.61	< 0.005	0.05	0.02	0.07	0.05	< 0.005	0.05

## 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	3.41	1.39	6.91	< 0.005	0.10	1.06	1.15	0.12	0.27	0.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	3.29	1.42	5.27	< 0.005	0.10	1.06	1.15	0.12	0.27	0.38
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	3.30	0.75	5.73	> -0.005	0.01	1.04	1.05	0.03	0.26	0.29
Annual (Max)	—	—	—	—	—	—	—	—	—	—
Unmit.	0.60	0.14	1.05	> -0.005	< 0.005	0.19	0.19	0.01	0.05	0.05

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Mobile	0.58	0.43	4.98	0.01	0.01	1.08	1.09	0.01	0.28	0.28
Area	2.84	0.75	1.80	0.01	0.09	—	0.09	0.09	—	0.09
Energy	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Water	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—
Vegetation	-0.03	-0.09	—	-0.02	-0.03	-0.03	-0.06	-0.01	-0.01	-0.02
Total	3.41	1.39	6.91	< 0.005	0.10	1.06	1.15	0.12	0.27	0.38
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Mobile	0.57	0.47	4.59	0.01	0.01	1.08	1.09	0.01	0.28	0.28
Area	2.73	0.73	0.56	0.01	0.09	—	0.09	0.09	—	0.09
Energy	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Water	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—
Vegetation	-0.03	-0.09	—	-0.02	-0.03	-0.03	-0.06	-0.01	-0.01	-0.02
Total	3.29	1.42	5.27	< 0.005	0.10	1.06	1.15	0.12	0.27	0.38
Average Daily	—	—	—	—	—	—	—	—	—	—
Mobile	0.57	0.48	4.71	0.01	0.01	1.07	1.08	0.01	0.27	0.28
Area	2.74	0.06	0.89	< 0.005	0.01	—	0.01	0.01	—	0.01
Energy	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Water	—	—	—	—	—	—	—	—	—	—

Waste	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—
Vegetation	-0.03	-0.09	—	-0.02	-0.03	-0.03	-0.06	-0.01	-0.01	-0.02
Total	3.30	0.75	5.73	> -0.005	0.01	1.04	1.05	0.03	0.26	0.29
Annual	—	—	—	—	—	—	—	—	—	—
Mobile	0.10	0.09	0.86	< 0.005	< 0.005	0.20	0.20	< 0.005	0.05	0.05
Area	0.50	0.01	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Energy	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Water	—	—	—	—	—	—	—	—	—	—
Waste	—	—	—	—	—	—	—	—	—	—
Refrig.	—	—	—	—	—	—	—	—	—	—
Vegetation	-0.01	-0.02	—	> -0.005	-0.01	-0.01	-0.01	> -0.005	> -0.005	> -0.005
Total	0.60	0.14	1.05	> -0.005	< 0.005	0.19	0.19	0.01	0.05	0.05

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.07	25.5	22.3	0.04	1.30	—	1.30	1.40	—	1.40
Demolition	—	—	—	—	—	1.49	1.49	—	0.23	0.23
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.17	1.89	< 0.005	0.11	—	0.11	0.12	—	0.12
Demolition	—	—	—	—	—	0.13	0.13	—	0.02	0.02
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.40	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02
Demolition	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.13	2.07	0.00	0.00	0.36	0.36	0.00	0.08	0.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.07	4.14	1.59	0.02	0.04	0.87	0.91	0.04	0.24	0.28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.37	0.13	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.53	34.6	31.1	0.06	1.47	—	1.47	1.35	—	1.35
Dust From Material Movement	—	—	—	—	—	3.59	3.59	—	1.42	1.42
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	1.61	1.45	< 0.005	0.07	—	0.07	0.06	—	0.06
Dust From Material Movement	—	—	—	—	—	0.17	0.17	—	0.07	0.07
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.29	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.10	1.51	0.00	0.00	0.26	0.26	0.00	0.06	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	2.37	2.77	< 0.005	0.11	—	0.11	0.10	—	0.10
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.43	0.51	< 0.005	0.02	—	0.02	0.02	—	0.02
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.60	0.00	0.00	0.10	0.10	0.00	0.02	0.02
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.50	0.00	0.00	0.10	0.10	0.00	0.02	0.02
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	6.23	7.78	0.01	0.26	—	0.26	0.24	—	0.24
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.14	1.42	< 0.005	0.05	—	0.05	0.04	—	0.04
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.55	0.00	0.00	0.10	0.10	0.00	0.02	0.02
Vendor	< 0.005	0.08	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.47	0.00	0.00	0.10	0.10	0.00	0.02	0.02
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—



Worker	0.02	0.02	0.29	0.00	0.00	0.06	0.06	0.00	0.01	0.01
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.9. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	7.81	10.0	0.01	0.39	—	0.39	0.36	—	0.36
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.47	0.60	< 0.005	0.02	—	0.02	0.02	—	0.02
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Paving	0.00	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	1.13	0.00	0.00	0.20	0.20	0.00	0.05	0.05
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03
Architectural Coatings	1.62	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03
Architectural Coatings	1.62	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.56	0.71	< 0.005	0.02	—	0.02	0.02	—	0.02
Architectural Coatings	1.00	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.10	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Architectural Coatings	0.18	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.12	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03
Architectural Coatings	1.62	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03
Architectural Coatings	1.62	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.53	0.68	< 0.005	0.02	—	0.02	0.02	—	0.02

Architectural Coatings	0.97	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.10	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Architectural Coatings	0.18	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.15. Trenching (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	1.82	1.74	< 0.005	0.09	—	0.09	0.08	—	0.08
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	1.82	1.74	< 0.005	0.09	—	0.09	0.08	—	0.08
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.26	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.38	0.00	0.00	0.07	0.07	0.00	0.02	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.03	0.32	0.00	0.00	0.07	0.07	0.00	0.02	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## 4. Operations Emissions Details

### 4.1. Mobile Emissions by Land Use

#### 4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

### 4.2. Energy

#### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

#### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Total	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Total	0.02	0.30	0.13	< 0.005	0.02	—	0.02	0.02	—	0.02
Annual	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Total	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005

#### 4.3. Area Emissions by Source



## 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Hearths	0.07	0.73	0.56	0.01	0.09	—	0.09	0.09	—	0.09
Consumer Products	2.46	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.20	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.11	0.01	1.25	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Total	2.84	0.75	1.80	0.01	0.09	—	0.09	0.09	—	0.09
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Hearths	0.07	0.73	0.56	0.01	0.09	—	0.09	0.09	—	0.09
Consumer Products	2.46	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.20	—	—	—	—	—	—	—	—	—
Total	2.73	0.73	0.56	0.01	0.09	—	0.09	0.09	—	0.09
Annual	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Consumer Products	0.45	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	< 0.005	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Total	0.50	0.01	0.16	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005

## 4.4. Water Emissions by Land Use

### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

## 4.5. Waste Emissions by Land Use

### 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Cropland	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Cropland	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Cropland	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—
-------	---	---	---	---	---	---	---	---	---	---

#### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

#### 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Citrus species	-0.01	> -0.005	—	-0.01	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Canary Island Pine	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
California Palm	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Mexican Fan Palm	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Chitalpa spp	> -0.005	< 0.005	—	< 0.005	> -0.005	> -0.005	-0.01	> -0.005	> -0.005	> -0.005
Aidia racemosa	< 0.005	< 0.005	—	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ulmus minor	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005

Olea olive spp	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Afrocarpus spp	-0.02	> -0.005	—	-0.01	-0.02	-0.02	-0.04	> -0.005	> -0.005	-0.01
Subtotal	-0.03	> -0.005	—	-0.01	-0.02	-0.02	-0.05	-0.01	-0.01	-0.01
Sequestered	—	—	—	—	—	—	—	—	—	—
Citrus species	—	—	—	—	—	—	—	—	—	—
Canary Islane Pine	—	—	—	—	—	—	—	—	—	—
California Palm	—	—	—	—	—	—	—	—	—	—
Mexican Fan Palm	—	—	—	—	—	—	—	—	—	—
Chitalpa spp	—	—	—	—	—	—	—	—	—	—
Aidia racemosa	—	—	—	—	—	—	—	—	—	—
Ulmus minor	—	—	—	—	—	—	—	—	—	—
Olea olive spp	—	—	—	—	—	—	—	—	—	—
Afrocarpus spp	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Citrus species	—	-0.04	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Canary Islane Pine	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
California Palm	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Mexican Fan Palm	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Chitalpa spp	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Aidia racemosa	—	-0.01	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Ulmus minor	—	-0.01	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Olea olive spp	—	> -0.005	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Afrocarpus spp	—	-0.02	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Subtotal	—	-0.08	—	-0.01	> -0.005	> -0.005	-0.01	> -0.005	> -0.005	> -0.005

—	—	—	—	—	—	—	—	—	—	—
Total	-0.03	-0.09	—	-0.02	-0.03	-0.03	-0.06	-0.01	-0.01	-0.02
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Citrus species	-0.01	> -0.005	—	-0.01	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Canary Islane Pine	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
California Palm	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Mexican Fan Palm	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Chitalpa spp	> -0.005	< 0.005	—	< 0.005	> -0.005	> -0.005	-0.01	> -0.005	> -0.005	> -0.005
Aidia racemosa	< 0.005	< 0.005	—	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ulmus minor	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Olea olive spp	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Afrocarpus spp	-0.02	> -0.005	—	-0.01	-0.02	-0.02	-0.04	> -0.005	> -0.005	-0.01
Subtotal	-0.03	> -0.005	—	-0.01	-0.02	-0.02	-0.05	-0.01	-0.01	-0.01
Sequestered	—	—	—	—	—	—	—	—	—	—
Citrus species	—	—	—	—	—	—	—	—	—	—
Canary Islane Pine	—	—	—	—	—	—	—	—	—	—
California Palm	—	—	—	—	—	—	—	—	—	—
Mexican Fan Palm	—	—	—	—	—	—	—	—	—	—
Chitalpa spp	—	—	—	—	—	—	—	—	—	—
Aidia racemosa	—	—	—	—	—	—	—	—	—	—
Ulmus minor	—	—	—	—	—	—	—	—	—	—
Olea olive spp	—	—	—	—	—	—	—	—	—	—
Afrocarpus spp	—	—	—	—	—	—	—	—	—	—



Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Citrus species	—	-0.04	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Canary Islane Pine	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
California Palm	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Mexican Fan Palm	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Chitalpa spp	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Aidia racemosa	—	-0.01	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Ulmus minor	—	-0.01	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Olea olive spp	—	> -0.005	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Afrocarpus spp	—	-0.02	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Subtotal	—	-0.08	—	-0.01	> -0.005	> -0.005	-0.01	> -0.005	> -0.005	> -0.005
—	—	—	—	—	—	—	—	—	—	—
Total	-0.03	-0.09	—	-0.02	-0.03	-0.03	-0.06	-0.01	-0.01	-0.02
Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Citrus species	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Canary Islane Pine	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
California Palm	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Mexican Fan Palm	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Chitalpa spp	> -0.005	< 0.005	—	< 0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Aidia racemosa	< 0.005	< 0.005	—	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ulmus minor	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Olea olive spp	> -0.005	0.00	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Afrocarpus spp	> -0.005	> -0.005	—	> -0.005	> -0.005	> -0.005	-0.01	> -0.005	> -0.005	> -0.005

Subtotal	-0.01	> -0.005	—	> -0.005	> -0.005	> -0.005	-0.01	> -0.005	> -0.005	> -0.005
Sequestered	—	—	—	—	—	—	—	—	—	—
Citrus species	—	—	—	—	—	—	—	—	—	—
Canary Islane Pine	—	—	—	—	—	—	—	—	—	—
California Palm	—	—	—	—	—	—	—	—	—	—
Mexican Fan Palm	—	—	—	—	—	—	—	—	—	—
Chitalpa spp	—	—	—	—	—	—	—	—	—	—
Aidia racemosa	—	—	—	—	—	—	—	—	—	—
Ulmus minor	—	—	—	—	—	—	—	—	—	—
Olea olive spp	—	—	—	—	—	—	—	—	—	—
Afrocarpus spp	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Citrus species	—	-0.01	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Canary Islane Pine	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
California Palm	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Mexican Fan Palm	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Chitalpa spp	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Aidia racemosa	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Ulmus minor	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Olea olive spp	—	> -0.005	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Afrocarpus spp	—	> -0.005	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
Subtotal	—	-0.02	—	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005	> -0.005
—	—	—	—	—	—	—	—	—	—	—
Total	-0.01	-0.02	—	> -0.005	-0.01	-0.01	-0.01	> -0.005	> -0.005	> -0.005

## 5. Activity Data

### 5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2024	7/15/2024	5.00	31.0	Includes removal of structures and trees
Grading	Grading	7/16/2024	8/7/2024	5.00	17.0	—
Building Construction	Building Construction	9/15/2024	11/1/2025	5.00	295	—
Paving	Paving	8/15/2024	9/15/2024	5.00	22.0	—
Architectural Coating	Architectural Coating	2/21/2024	11/1/2025	5.00	443	—
Trenching	Trenching	8/8/2024	10/21/2024	5.00	53.0	—

### 5.2. Off-Road Equipment

#### 5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Crushing/Proc. Equipment	Gasoline	Average	5.00	8.00	12.0	0.85
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48

Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Trenching	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38
Trenching	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	27.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	47.0	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—

Building Construction	Worker	7.92	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	2.35	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.58	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	5.00	18.5	LDA,LDT1,LDT2
Trenching	Vendor	—	10.2	HHDT,MHDT
Trenching	Hauling	0.00	20.0	HHDT
Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
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Architectural Coating	232,808	77,603	0.00	0.00	—
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5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	3,343	—
Grading	0.00	0.00	9.95	0.00	—
Paving	0.00	0.00	0.00	0.00	0.24

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.23	0%
Single Family Housing	0.01	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	690	0.05	0.01
2025	0.00	690	0.05	0.01

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	178	178	178	64,970	1,528	1,528	1,528	557,720

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	42
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Wood Fireplaces	0
Gas Fireplaces	2
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
232808.175	77,603	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	139,291	690	0.0489	0.0069	1,118,467
Single Family Housing	6,633	690	0.0489	0.0069	53,260

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
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Single Family Housing	782,750	193,678
Single Family Housing	37,274	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	13.5	—
Single Family Housing	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
Cropland	Mollisols	9.95	9.95

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
Chitalpa spp	31.0	66,400	-540
Aidia racemosa	35.0	-13,176	-1,825
Ulmus minor	40.0	54,881	176
Olea olive spp	1.00	2,417	12.0
Afrocarpus spp	221	431,019	2,139
Citrus species	-1,141	-322,611	-1,367
Canary Islane Pine	-3.00	-7,981	-41.0
California Palm	-4.00	-3,380	-13.0
Mexican Fan Palm	-4.00	-2,871	-11.0

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	20.9	annual days of extreme heat
Extreme Precipitation	7.15	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	6.08	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A

Air Quality Degradation	1	1	1	2
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The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	80.0
AQ-PM	91.6
AQ-DPM	54.6
Drinking Water	83.1
Lead Risk Housing	64.2
Pesticides	21.7
Toxic Releases	56.5
Traffic	96.3
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	77.0
Haz Waste Facilities/Generators	43.3
Impaired Water Bodies	43.8
Solid Waste	24.8

Sensitive Population	—
Asthma	52.7
Cardio-vascular	39.7
Low Birth Weights	7.95
Socioeconomic Factor Indicators	—
Education	20.9
Housing	61.9
Linguistic	38.1
Poverty	18.7
Unemployment	41.8

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	76.14525857
Employed	22.67419479
Median HI	82.52277685
Education	—
Bachelor's or higher	82.68959322
High school enrollment	100
Preschool enrollment	63.77518286
Transportation	—
Auto Access	94.58488387
Active commuting	38.89387912
Social	—
2-parent households	91.7875016

Voting	40.67753112
Neighborhood	—
Alcohol availability	59.25830874
Park access	2.194276915
Retail density	88.64365456
Supermarket access	48.37674836
Tree canopy	70.65315026
Housing	—
Homeownership	91.35121263
Housing habitability	92.06980624
Low-inc homeowner severe housing cost burden	24.13704607
Low-inc renter severe housing cost burden	94.03310663
Uncrowded housing	92.9038881
Health Outcomes	—
Insured adults	78.54484794
Arthritis	11.9
Asthma ER Admissions	53.7
High Blood Pressure	11.6
Cancer (excluding skin)	4.6
Asthma	69.3
Coronary Heart Disease	13.8
Chronic Obstructive Pulmonary Disease	42.5
Diagnosed Diabetes	64.3
Life Expectancy at Birth	96.8
Cognitively Disabled	52.2
Physically Disabled	45.1
Heart Attack ER Admissions	54.4

Mental Health Not Good	79.6
Chronic Kidney Disease	27.1
Obesity	69.5
Pedestrian Injuries	86.1
Physical Health Not Good	66.1
Stroke	39.4
Health Risk Behaviors	—
Binge Drinking	45.1
Current Smoker	82.0
No Leisure Time for Physical Activity	88.3
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	24.2
Elderly	17.6
English Speaking	56.7
Foreign-born	48.7
Outdoor Workers	90.8
Climate Change Adaptive Capacity	—
Impervious Surface Cover	81.4
Traffic Density	96.5
Traffic Access	52.7
Other Indices	—
Hardship	28.2
Other Decision Support	—
2016 Voting	45.3



7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	50.0
Healthy Places Index Score for Project Location (b)	71.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.  
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Assumed landscaped area represents 10% of floor area. Assumed 2.42 persons per dwelling unit per City of Los Angeles. Lot acreage corresponds to area to be graded and excludes the eastern portion to be preserved.
Construction: Construction Phases	Developer information
Construction: Off-Road Equipment	,
Construction: Dust From Material Movement	Project plans. Balanced grading plan assumed
Operations: Hearths	Per SCAQMD Rule 445, no wood-burning devices. Assumes one gas fireplace indoor and one outdoor
Construction: Trips and VMT	—



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## MATES V TOXIC EMISSIONS OVERVIEW

### About Air Toxics Cancer Risk

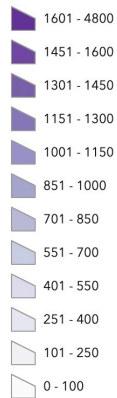
[Information about community profile statistics](#)  
[Information about emission sources](#)  
[Download PDF](#)

### Residential Air Toxics Cancer Risk at MATES Monitoring Sites



### Residential Air Toxics Cancer Risk Calculated from Model Data

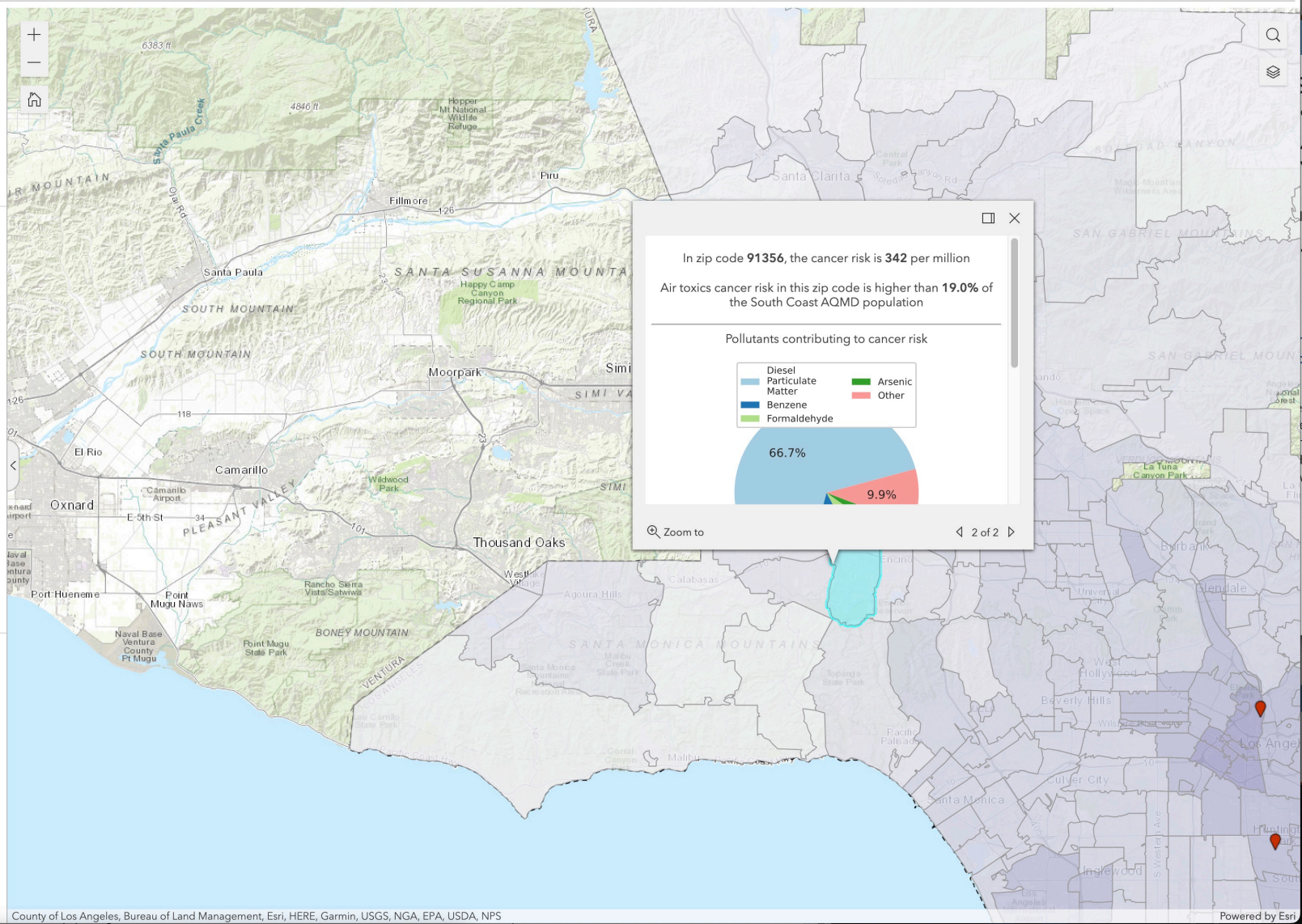
Cancer Risk [per million]



### South Coast AQMD Boundary



The air toxics cancer risk data presented in the MATES Data Visualization is calculated using a population-weighted average.





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CALENVIROSCREEN 4.0 OUTPUT





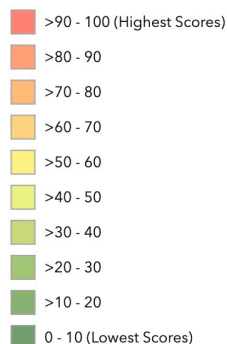
The CalEnviroScreen 4.0 tool shows cumulative impacts in California communities by census tract.

## How to use this map

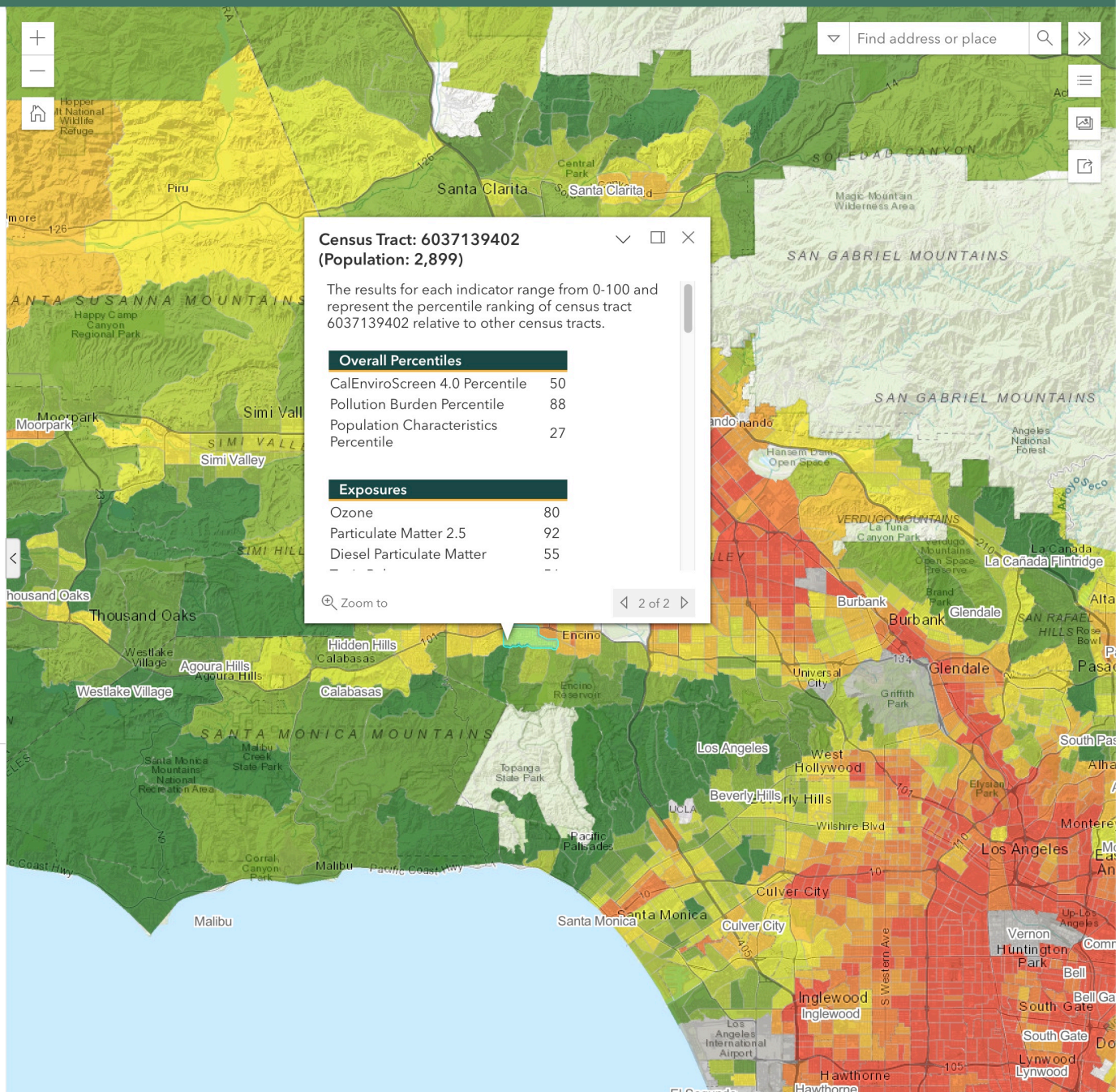
- Use your mouse or touchpad to pan around.
- Zoom in/out with a mouse wheel or the +/- icons.
- Search by location or census tract number with the [search icon](#).
- Click on a census tract to view additional information in the pop-up window.
- Dock the pop-up window to the side of the screen by clicking the [dock icon](#).
- Export a map view that includes the legend and popup using the [screenshot widget](#).
- Learn more about CalEnviroScreen 4.0 and how this map was created [here](#)

## Overall Percentile

### CalEnviroScreen 4.0 Results



## CalEnviroScreen 4.0 High Pollution, Low Population

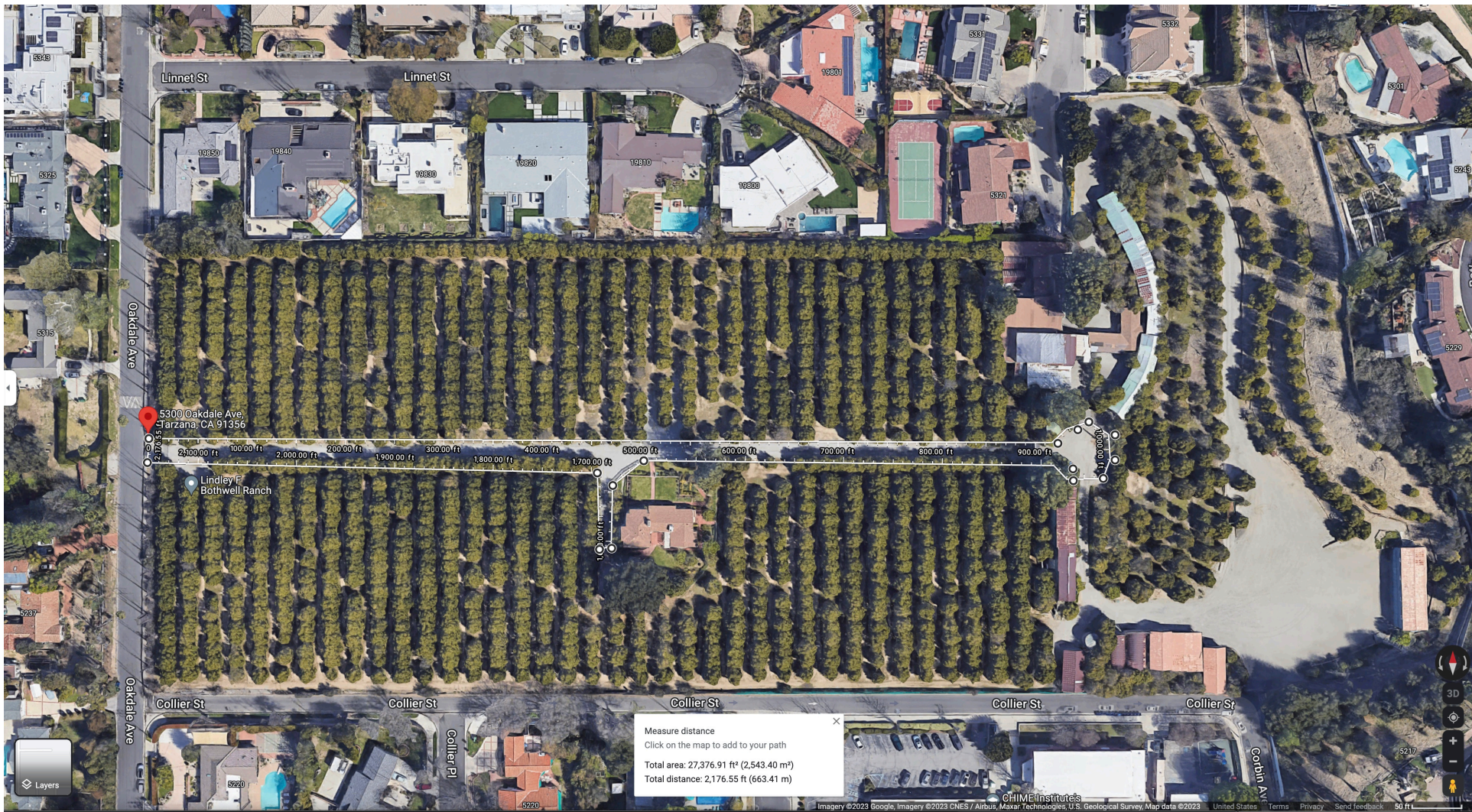




DOUGLASKIM+ASSOCIATES,LLC

## DEMOLITION ANALYSIS





Linnet St

Linnet St

Oakdale Ave

5300 Oakdale Ave.  
Tarzana, CA 91356

Lindley F.  
Bothwell Ranch

Collier St

Collier St

Collier St

Collier St

Collier St

Corbin Ave

Measure distance  
Click on the map to add to your path  
Total area: 27,376.91 ft² (2,543.40 m²)  
Total distance: 2,176.55 ft (663.41 m)

Layers





DOUGLAS KIM + ASSOCIATES, LLC

# CONSTRUCTION BUILDING DEBRIS

Materials	Total SF	Height	Cubic Yards	Pounds per Cub	Tons	Truck Capacity (CY)	Truck Trips	Source
Construction and Debris	0	0	-	484	-	10	-	Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators
General Building	9,420	12	1,382	1,000	691	10	276	Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010. General Building Formula
Single Family Residence	-	12	-	1,000	-	10	-	Federal Emergency Management Agency. Debris Estimating Field Guide (FEMA 329), September 2010. Single Family Residence Formula, assumes 1 story, Medium vegetative cover multiplier (1.3)
Multi-Family Residence		12	-	1,000	-	10	-	
Mobile Home				1,000	-	10	-	
Mixed Debris			-	480	-	10	-	Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators
Vegetative Debris (Hardwoods)			5,389	500	1,347	10	1,078	
Vegetative Debris (Softwoods)			-	333	-	10	-	
Asphalt or concrete (Construction)	27,500	0.5	509	2,400	611	10	102	
TOTAL			7,280		2,649		1,456	





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## CUMULATIVE PROJECTS

RELATED PROJECTS

Centroid Info:

PROJ ID: 54805

Address: 5300 N OAKDALE AV  
, CA 91364

Lat/Long: 34.1666, -118.566

Buffer Radius: 0.5

mile

Search

Column

Include NULL "Trip info":

Include NULL "FirstStudySubmittalDate" (latest)

Include "Inactive" projects:

Include "Do not show in Related Project":

Net\_AM\_Trips

- Select -

Net\_PM\_Trips

- Select -

Net\_Daily\_Trips

- Select -

Record Count: 1 | Record Per Page: All Records

Results generated since: (1/9/2023 12:31:22 PM)

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Distance (mile)	Trip Info							
<a href="#">50659</a>	SF Valley	VEN	2020	Fast-Food Restaurant	1300 sf Original Tommy's Restaurant w drive-through	20032 Ventura bl	11/16/2022	0.4		Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut
										Other	S.F. Gross Area	1300	58	43	526	30	28
													58	43	526	30	28



DOUGLASKIM+ASSOCIATES,LLC

iTREE CALCULATIONS (REMOVED TREES)

# Project Report - i-Tree Planting Calculator

Location: Los Angeles, California 90004  
Total number of trees planted in this project: 1152  
Electricity Emissions Factor: 252.40 kilograms CO2 equivalent/MWh  
Fuel Emissions Factor: 52.00 kilograms CO2 equivalent/MMBtu  
Lifetime: 40 years  
Annual Tree Mortality: 3%



All amounts in the tables are for the full lifetime of the project.

Location			Tree Growth					
Group Identifier	Tree Group Characteristics	Initial Number of Trees	DBH (The estimated DBH at the end of the projection) ()	Height (The estimated tree height at the end of the projection) ()	Surviving Trees (The number of trees that survive at the end of the projection based on the mortality rate. The models do estimate fractions of individual trees remaining after mortality for the most precise estimates of the benefits.)	Basal Area (The estimated combined basal area of surviving trees at the end of the projection.) ()	Canopy Cover (The estimated combined crown area of surviving trees at the end of the projection. This combined crown area estimate assumes no overlap between tree crowns and represents the maximum area that these trees could possibly cover.) ()	Biomass (The estimated combined biomass of surviving trees at the end of the projection.) (pounds)
1	<ul style="list-style-type: none"><li>1141 Citrus spp(Citrus) trees of 7 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in dying</li></ul>	1141	10.6	21.6	348	214.8	131,410.4	184.4

	condition and planted in full sun.							
2	<ul style="list-style-type: none"><li>• 3 Canary island pine(Pinus canariensis) trees of 30 inches initial DBH (Diameter at Breast Height).</li><li>• Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>• Trees are in fair condition and planted in full sun.</li></ul>	3	44.0	83.1	0.91	9.6	1,735.4	6.8
3	<ul style="list-style-type: none"><li>• 4 California palm(Washingtonia filifera) trees of 22 inches initial DBH (Diameter at Breast Height).</li><li>• Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>• Trees are in fair condition and planted in full sun.</li></ul>	4	47.2	46.9	1.2	14.8	3,532.4	1.4

4	<ul style="list-style-type: none"><li>4 Mexican fan palm(Washingtonia robusta) trees of 10 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	4	44.3	44.3	1.2	13.1	3,174.2	1.3
Total		1152			351	252.3	139,852.4	193.9

Location			CO <sub>2</sub> (Carbon Dioxide) Benefits			
Group Identifier	Tree Group Characteristics	Initial Number of Trees	CO <sub>2</sub> (Carbon Dioxide) Avoided (pounds)	CO <sub>2</sub> Avoided (\$)	CO <sub>2</sub> Sequestered (pounds)	CO <sub>2</sub> Sequestered (\$)
1	<ul style="list-style-type: none"><li>1141 Citrus spp(Citrus) trees of 7 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in dying condition and planted in full sun.</li></ul>	1141	353,741.7	\$8,226.95	801,949.0	\$18,650.88
2	<ul style="list-style-type: none"><li>3 Canary island pine(Pinus canariensis) trees of 30 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	3	9,649.1	\$224.41	27,972.0	\$650.54
3	<ul style="list-style-type: none"><li>4 California palm(Washingtonia filifera) trees of 22 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	4	3,584.7	\$83.37	8,394.9	\$195.24
4	<ul style="list-style-type: none"><li>4 Mexican fan palm(Washingtonia robusta) trees of 10 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	4	3,024.2	\$70.33	8,013.1	\$186.36
Total		1152	369,999.6	\$8,605.06	846,329.0	\$19,683.03

Location			Energy Benefits			
Group Identifier	Tree Group Characteristics	Initial Number of Trees	Electricity Saved (kWh) (Kilowatt-Hours)	Electricity Saved (\$)	Fuel Saved (MMBtu) (Millions of British Thermal Units)	Fuel Saved (\$)
1	<ul style="list-style-type: none"><li>1141 Citrus spp(Citrus) trees of 7 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in dying condition and planted in full sun.</li></ul>	1141	322,611.4	\$66,038.56	1,367.4	\$17,693.29
2	<ul style="list-style-type: none"><li>3 Canary island pine(Pinus canariensis) trees of 30 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	3	7,981.2	\$1,633.75	41.7	\$539.05
3	<ul style="list-style-type: none"><li>4 California palm(Washingtonia filifera) trees of 22 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	4	3,380.8	\$692.05	13.3	\$171.61
4	<ul style="list-style-type: none"><li>4 Mexican fan palm(Washingtonia robusta) trees of 10 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	4	2,871.0	\$587.70	11.1	\$143.47
Total		1152	336,844.4	\$68,952.06	1,433.4	\$18,547.42



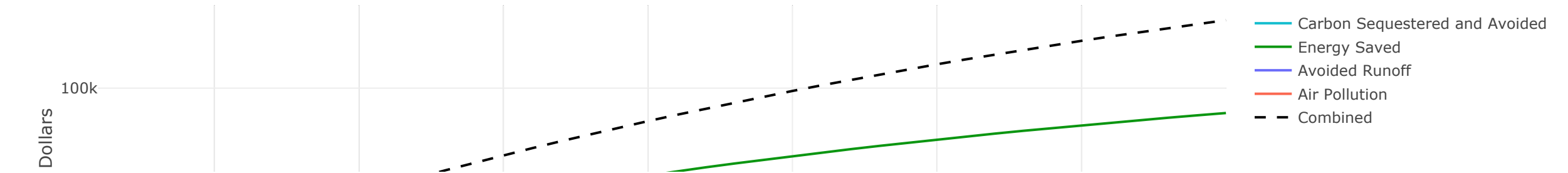
Location			Hydrological Benefits				
Group Identifier	Tree Group Characteristics	Initial Number of Trees	Rainfall Interception (gallons)	Evaporation (gallons)	Transpiration (gallons)	Runoff Avoided (gallons)	Runoff Avoided (\$)
1	<ul style="list-style-type: none"><li>1141 Citrus spp(Citrus) trees of 7 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in dying condition and planted in full sun.</li></ul>	1141	960,190.0	960,123.8	4,856,352.7	292,010.6	\$2,609.41
2	<ul style="list-style-type: none"><li>3 Canary island pine(Pinus canariensis) trees of 30 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	3	85,022.4	85,016.5	430,017.6	25,856.8	\$231.06
3	<ul style="list-style-type: none"><li>4 California palm(Washingtonia filifera) trees of 22 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	4	125,143.1	125,134.4	632,936.0	38,058.2	\$340.09
4	<ul style="list-style-type: none"><li>4 Mexican fan palm(Washingtonia robusta) trees of 10 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	4	95,623.9	95,617.3	483,637.0	29,080.9	\$259.87
Total		1152	1,265,979.3	1,265,892.1	6,402,943.3	385,006.5	\$3,440.42

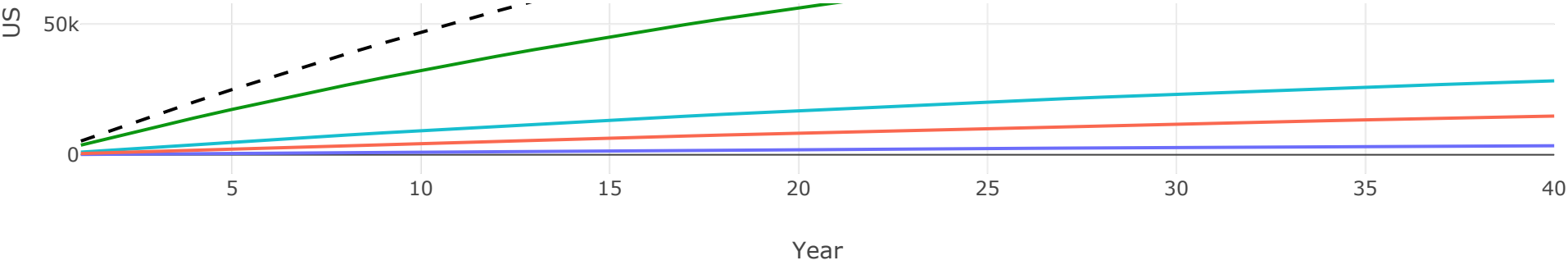
Location			Air Benefits								
											Avoided

Group Identifier	Tree Group Characteristics	Initial Number of Trees	O <sub>3</sub> (Ozone) Removed (pounds)	NO <sub>2</sub> (Nitrogen Dioxide) Avoided (pounds)	NO <sub>2</sub> (Nitrogen Dioxide) Removed (pounds)	SO <sub>2</sub> (Sulfur Dioxide) Avoided (pounds)	SO <sub>2</sub> (Sulfur Dioxide) Removed (pounds)	VOC (Volatile Organic Compound) Avoided (pounds)	PM <sub>2.5</sub> (Particulate matter smaller than 2.5 micrometers in diameter) Avoided (pounds)	PM <sub>2.5</sub> (Particulate matter smaller than 2.5 micrometers in diameter) Removed (pounds)	Value (Values for avoided pollutants ) (\$)	Removal Value (Values for removed pollutants ) (\$)
1	<ul style="list-style-type: none"><li>1141 Citrus spp(Citrus) trees of 7 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in dying condition and planted in full sun.</li></ul>	1141	2,443.02	25.44	515.06	89.53	45.76	168.97	106.09	7.97	\$592.84	\$12,453.77
2	<ul style="list-style-type: none"><li>3 Canary island pine(Pinus canariensis) trees of 30 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>	3	107.66	0.69	25.31	2.44	1.94	4.22	2.63	0.77	\$14.98	\$624.42
3	<ul style="list-style-type: none"><li>4 California palm(Washingtonia filifera) trees of 22 inches initial DBH (Diameter at Breast Height).</li></ul>	4	118.72	0.26	25.88	0.91	2.20	1.76	1.11	0.49	\$6.17	\$624.10

	<ul style="list-style-type: none"><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in fair condition and planted in full sun.</li></ul>											
4	<ul style="list-style-type: none"><li>4 Mexican fan palm(Washingtonia robusta) trees of 10 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	4	87.75	0.22	19.97	0.77	1.60	1.50	0.94	0.50	\$5.23	\$485.15
Total		1152	2,757.16	26.61	586.22	93.65	51.49	176.46	110.78	9.73	\$619.22	\$14,187.44

Cumulative Benefits Over Years





*Mortality is modeled as a fractional (not whole) tree estimate and may not align year-over-year.*

*Sequestration does not account for net differences like decay.*

*Tree canopy cover estimate assumes no overlap between crowns.*

*Application v2.7.0, powered by engine v0.14.0 (APIv3) and database v12.0.54.*





- [www.fs.usda.gov](http://www.fs.usda.gov)
- [www.davey.com](http://www.davey.com)
- [www.arborday.org](http://www.arborday.org)
- [ucfsociety.org](http://ucfsociety.org)
- [www.isa-arbor.com](http://www.isa-arbor.com)
- [www.caseytrees.org](http://www.caseytrees.org)
- [www.esf.edu](http://www.esf.edu)
- [www.stateforesters.org](http://www.stateforesters.org)
- [www.americanforests.org](http://www.americanforests.org)

*Use of this tool indicates acceptance of the End-User License Agreement (EULA), which can be found at:*  
*<https://help.itreetools.org/eula/>*  
Version 2.7.0



DOUGLASKIM+ASSOCIATES,LLC

## iTREE CALCULATIONS (NEW TREES)

# Project Report - i-Tree Planting Calculator

Location: Los Angeles, California 90004  
Total number of trees planted in this project: 328  
Electricity Emissions Factor: 252.40 kilograms CO2 equivalent/MWh  
Fuel Emissions Factor: 52.00 kilograms CO2 equivalent/MMBtu  
Lifetime: 40 years  
Annual Tree Mortality: 3%



All amounts in the tables are for the full lifetime of the project.

Location			Tree Growth					
Group Identifier	Tree Group Characteristics	Initial Number of Trees	DBH (The estimated DBH at the end of the projection) ()	Height (The estimated tree height at the end of the projection) ()	Surviving Trees (The number of trees that survive at the end of the projection based on the mortality rate. The models do estimate fractions of individual trees remaining after mortality for the most precise estimates of the benefits.)	Basal Area (The estimated combined basal area of surviving trees at the end of the projection.) ()	Canopy Cover (The estimated combined crown area of surviving trees at the end of the projection. This combined crown area estimate assumes no overlap between tree crowns and represents the maximum area that these trees could possibly cover.) ()	Biomass (The estimated combined biomass of surviving trees at the end of the projection.) (pounds)
1	<ul style="list-style-type: none"><li>31 Chitalpa spp(x Chitalpa) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in</li></ul>	31	18.4	53.6	9.5	17.5	4,728.5	19.3

	excellent condition and planted in full sun.							
2	<ul style="list-style-type: none"><li>35 Aidia racemosa(Aidia racemosa) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	35	31.0	59.4	11	56.0	15,637.5	109.7
3	<ul style="list-style-type: none"><li>40 Ulmus minor angustifolia(Ulmus minor ssp. angustifolia) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li></ul>	40	18.4	61.1	12	22.5	10,212.1	14.4



	<ul style="list-style-type: none"><li>Trees are in excellent condition and planted in full sun.</li></ul>							
4	<ul style="list-style-type: none"><li>1 Olive spp(Olea) tree of 5 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	1	18.5	68.1	0.30	0.57	166.3	0.5
5	<ul style="list-style-type: none"><li>221 Afrocarpus spp(Afrocarpus) trees of 2 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in</li></ul>	221	30.0	76.9	67	331.0	32,602.9	192.4

	excellent condition and planted in full sun.							
Total		328		100	427.5	63,347.4	336.4	

Location			CO <sub>2</sub> (Carbon Dioxide) Benefits			
Group Identifier	Tree Group Characteristics	Initial Number of Trees	CO <sub>2</sub> (Carbon Dioxide) Avoided (pounds)	CO <sub>2</sub> Avoided (\$)	CO <sub>2</sub> Sequestered (pounds)	CO <sub>2</sub> Sequestered (\$)
1	<ul style="list-style-type: none"><li>31 Chitalpa spp(x Chitalpa) trees of 3 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	31	-21,328.3	\$-496.03	147,558.3	\$3,431.75
2	<ul style="list-style-type: none"><li>35 Aidia racemosa(Aidia racemosa) trees of 3 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	35	-217,209.4	\$-5,051.63	650,502.2	\$15,128.70
3	<ul style="list-style-type: none"><li>40 Ulmus minor angustifolia(Ulmus minor ssp. angustifolia) trees of 3 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	40	53,728.2	\$1,249.55	108,674.8	\$2,527.44
4	<ul style="list-style-type: none"><li>1 Olive spp(Olea) tree of 5 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	1	2,850.0	\$66.28	3,793.7	\$88.23
5	<ul style="list-style-type: none"><li>221 Afrocarpus spp(Afrocarpus) trees of 2 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	221	508,467.3	\$11,825.40	1,142,855.4	\$26,579.32
Total		328	326,507.9	\$7,593.58	2,053,384.4	\$47,755.45

Location			Energy Benefits			
Group Identifier	Tree Group Characteristics	Initial Number of Trees	Electricity Saved (kWh) (Kilowatt-Hours)	Electricity Saved (\$)	Fuel Saved (MMBtu) (Millions of British Thermal Units)	Fuel Saved (\$)
1	<ul style="list-style-type: none"><li>31 Chitalpa spp(x Chitalpa) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	31	66,400.0	\$13,592.08	-539.7	\$-6,983.60
2	<ul style="list-style-type: none"><li>35 Aidia racemosa(Aidia racemosa) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	35	-13,175.9	\$-2,697.10	-1,824.5	\$-23,608.72
3	<ul style="list-style-type: none"><li>40 Ulmus minor angustifolia(Ulmus minor ssp. angustifolia) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	40	54,881.2	\$11,234.17	176.4	\$2,282.03
4	<ul style="list-style-type: none"><li>1 Olive spp(Olea) tree of 5 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	1	2,417.4	\$494.83	12.0	\$155.09
5	<ul style="list-style-type: none"><li>221 Afrocarpus spp(Afrocarpus) trees of 2 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	221	431,019.3	\$88,229.65	2,139.6	\$27,686.05

Total		328	541,541.9	\$110,853.63	-36.3	\$-469.17
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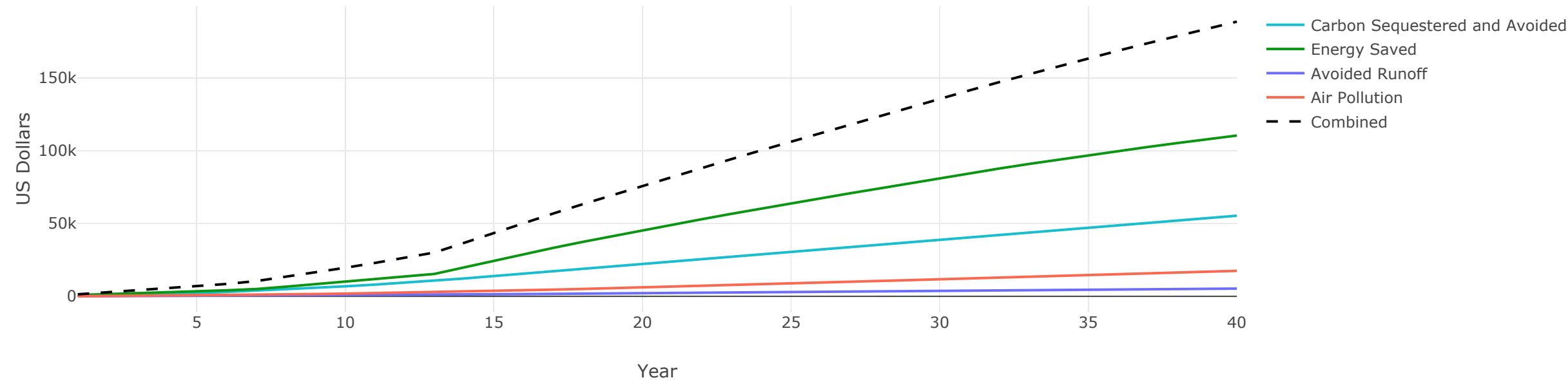
Location			Hydrological Benefits				
Group Identifier	Tree Group Characteristics	Initial Number of Trees	Rainfall Interception (gallons)	Evaporation (gallons)	Transpiration (gallons)	Runoff Avoided (gallons)	Runoff Avoided (\$)
1	<ul style="list-style-type: none"><li>31 Chitalpa spp(x Chitalpa) trees of 3 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	31	221,495.2	221,479.9	1,120,256.1	67,360.6	\$601.93
2	<ul style="list-style-type: none"><li>35 Aidia racemosa(Aidia racemosa) trees of 3 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	35	420,569.5	420,540.5	2,127,114.3	127,902.5	\$1,142.94
3	<ul style="list-style-type: none"><li>40 Ulmus minor angustifolia(Ulmus minor ssp. angustifolia) trees of 3 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	40	439,947.4	439,917.1	2,225,122.0	133,795.7	\$1,195.60
4	<ul style="list-style-type: none"><li>1 Olive spp(Olea) tree of 5 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	1	9,622.1	9,621.5	48,665.9	2,926.3	\$26.15
5	<ul style="list-style-type: none"><li>221 Afrocarpus spp(Afrocarpus) trees of 2 inches initial <u>DBH (Diameter at Breast Height)</u>.</li><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	221	867,109.4	867,049.6	4,385,579.0	263,703.1	\$2,356.45
Total		328	1,958,743.7	1,958,608.7	9,906,737.2	595,688.2	\$5,323.07

Location			Air Benefits									
Group Identifier	Tree Group Characteristics	Initial Number of Trees	O <sub>3</sub> (Ozone) Removed (pounds)	NO <sub>2</sub> (Nitrogen Dioxide) Avoided (pounds)	NO <sub>2</sub> (Nitrogen Dioxide) Removed (pounds)	SO <sub>2</sub> (Sulfur Dioxide) Avoided (pounds)	SO <sub>2</sub> (Sulfur Dioxide) Removed (pounds)	VOC (Volatile Organic Compound) Avoided (pounds)	PM <sub>2.5</sub> (Particulate matter smaller than 2.5 micrometers in diameter) Avoided (pounds)	PM <sub>2.5</sub> (Particulate matter smaller than 2.5 micrometers in diameter) Removed (pounds)	Avoided Value (Values for avoided pollutants ) (\$)	Removal Value (Values for removed pollutants ) (\$)
1	<ul style="list-style-type: none"><li>31 Chitalpa spp(x Chitalpa trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	31	266.01	-1.53	61.16	-5.39	4.26	30.34	20.83	2.44	\$89.22	\$1,587.69
2	<ul style="list-style-type: none"><li>35 Aidia racemosa(Aidia racemosa) trees of 3 inches initial DBH (Diameter at Breast Height).</li><li>Planted 0-19 feet and south (180°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	35	496.06	-15.61	120.62	-54.95	8.80	-16.45	-6.49	4.56	\$-94.86	\$3,054.28
3	<ul style="list-style-type: none"><li>40 Ulmus minor angustifolia(Ulmus minor ssp.</li></ul>	40	540.25	3.86	124.77	13.60	8.64	28.44	17.98	5.07	\$98.60	\$3,243.91

	<div>angustifolia) trees of 3 inches initial DBH (Diameter at Breast Height).</div> <ul style="list-style-type: none"><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>											
4	<div>1 Olive spp(Olea) tree of 5 inches initial DBH (Diameter at Breast Height).</div> <ul style="list-style-type: none"><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	1	13.42	0.20	3.41	0.72	0.23	1.28	0.80	0.17	\$4.51	\$90.98
5	<div>221 Afrocarpus spp(Afrocarpus) trees of 2 inches initial DBH (Diameter at Breast Height).</div> <ul style="list-style-type: none"><li>Planted 0-19 feet and north (0°) of buildings that were built post-1980 with heating and cooling.</li><li>Trees are in excellent condition and planted in full sun.</li></ul>	221	1,241.54	36.57	318.27	128.69	21.60	227.44	142.13	16.97	\$804.55	\$8,632.58
Total		328	2,557.28	23.50	628.23	82.68	43.54	271.05	175.25	29.21	\$902.03	\$16,609.44



Cumulative Benefits Over Years



Mortality is modeled as a fractional (not whole) tree estimate and may not align year-over-year.  
Sequestration does not account for net differences like decay.  
Tree canopy cover estimate assumes no overlap between crowns.  
Application v2.7.0, powered by engine v0.14.0 (APIv3) and database v12.0.54.





- [www.fs.usda.gov](http://www.fs.usda.gov)
- [www.davey.com](http://www.davey.com)
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- [ucfsociety.org](http://ucfsociety.org)
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# 5300 OAKDALE AVENUE

CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

**Encino-Tarzana Community Plan Area and Council District No. 3  
Case No.**

## **BIOLOGICAL RESOURCES ASSESSMENT (UPDATED)**

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Prepared For:

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January 2024



# Executive Summary

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ELMT Consulting (ELMT) conducted a literature review and field investigation of the proposed project site located at 5300 Oakdale Avenue in the Tarzana Area of the City of Los Angeles, Los Angeles County, California to identify the potential for impacts to special-status biological resources from implementation of the proposed project.

The proposed project will construct a new gated housing community with 21 residential lots, each lot having a minimum width of 70 feet and a minimum area of 17,500 square feet. The project will require the demolition of an existing house on the property, along with the removal of the fruit trees on site. The project will also include the widening of Collier Street, which currently lies adjacent to the southern boundary of the site, and an installation of a 10-foot buffer. The eastern end of the site is planned for preservation (will be donated to the Mountains Recreation & Conservation Authority (MRCA)). There are nine existing unpermitted structures on the property that will be demolished to facilitate the donation of the preserved property. The structures include a house, multiple garages, and a workshop/caretaker unit. All these structures are in poor condition and need to be removed.

The proposed project footprint will occur on areas of the site already developed with structures and agricultural uses. These land cover types primarily support non-native species and heavy vegetation density allocated to existing citrus trees which supported the pre-existing agricultural operations. As a result, the ecological integrity of the project footprint would classify as Rank D, severely disturbed/poor.

No special-status flora was observed on-site during the field investigation. The project footprint has been subjected to a heavy regime of disturbances from on-site agricultural activities and surrounding development for several decades. These disturbances have eliminated the naturally occurring plant communities that once occupied the project footprint. Based on habitat requirements for specific special-status flora and the availability and quality of habitats needed by each species, it was determined that the project footprint does not provide suitable habitat for any of the special-status flora known to occur in the area and are presumed to be absent from the project. No focused surveys are recommended.

No special-status fauna was observed on-site during the field investigation. Based on habitat requirements for specific special-status wildlife species and the availability and quality of habitats needed by each species, determinations for the potential occurrence of each species were made. It was determined that the project footprint does not provide suitable habitat for any of the special-status fauna known to occur in the area and are presumed to be absent from the project. No focused surveys are recommended. Further, in order to ensure impacts to nesting birds do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbing activities during the nesting season.

Implementation of the proposed project is not expected to impact wildlife movement opportunities, since the project site is completely surrounded by existing residential development. Therefore, no impacts (i.e., direct, indirect, or cumulative impacts) to wildlife corridors or linkages will occur from implementation of the proposed project.

No discernible drainage courses, inundated areas, or wetland features/obligate plant species that would be considered jurisdictional by the Corps, Regional Board, or CDFW were observed within the proposed project footprint. Further, no riverine resources were mapped on the project site. Therefore, project activities will not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals will not be required.

Prior to project implementation, a pre-construction nesting bird clearance survey shall be conducted to ensure that project activities will not violate the Migratory Bird Treaty Act (MBTA) or California Fish and Game Code by disrupting avian nesting behavior on or within the vicinity of the site.

# Section 1      Project Overview

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## **Purpose of Report**

This report contains the findings of ELMT Consulting’s (ELMT) Biological Report for the Proposed Single Family Residence Project located at 5300 Oakdale Avenue in the Tarzana Area of the City of Los Angeles, Los Angeles County, California. ELMT biologists Thomas J. McGill, Ph.D. and Jacob H. Lloyd Davies inventoried and evaluated the condition of the habitats on the project site on August 18, 2022.

The field investigation was conducted to characterize existing site conditions and summarizes the biological resources present within the project footprint and parcel boundary at the time the field survey was conducted, including plant communities, plants, and wildlife; waters of the United States and State; critical habitat; and potential wildlife corridors. This report also provides an assessment of the suitability of the on-site habitat to support special-status<sup>1</sup> plant and wildlife species identified by the California Natural Diversity Database (CNDDDB), as well as other electronic databases that show special-status species as potentially occurring on or within the general vicinity of the survey area.

In general, the parcels on the project site support an existing citrus orchard with supporting structures (i.e., residential house, multiple garages, and a barn/workshop) along with associated ornamental landscaping. Further, the eastern portion of the site supports agricultural activities and supporting buildings/infrastructure. The proposed project footprint will be isolated to the existing developed/agricultural footprint associated with the existing development. The ecological integrity of the proposed project footprint site would classify as Rank D, severely disturbed/poor.

## **Project Information**

- A.      Bothwell Ranch Housing
- B.      5300 Oakdale Avenue, Tarzana, California; Assessor Parcel Numbers: 2164-008-001, -005, -006, and -007
- C.      City Case Number:
- D.      Borstein Enterprises  
11766 Wilshire Boulevard, Suite 820  
Los Angeles, California 90025  
Contact: Erik Pfahler

## **Project Location**

The proposed project is generally located east of State Route 27, west of Interstate 405, and south of United States Highway 101 in the Tarzana Area of the City of Los Angeles, Los Angeles County, California. The site is depicted on the Canoga Park quadrangle of the United States Geological Survey’s (USGS) 7.5-minute

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<sup>1</sup> As used in this report, “special-status” refers to plant and wildlife species that are federally or State listed, proposed, or candidates; plant species that have been designated a California Native Plant Society (CNPS) Rare Plant Rank; and wildlife species that are designated by the California Department of Fish and Wildlife (CDFW) as fully protected, species of special concern or watch list species.



topographic map series within an unsectioned portion of Township 2 North, Range 16 West. Specifically, the project footprint is located at 5300 Oakdale Avenue within Assessor Parcel Number 2164-008-001. Refer to Exhibits 1-3 in Appendix A.

The proposed project will construct a new housing community with 21 residential lots, each lot having a minimum width of 70 feet and a minimum area of 17,500 square feet. The project will require the demolition of an existing house, multiple garages, and a workshop structure on the property, along with the removal of the fruit trees on site. The project will also include the widening of Collier Street, which currently lies adjacent to the southern boundary of the site, and an installation of a 10-foot buffer.

The project footprint supports an existing citrus orchard, development land with associated ornamental landscaping. No natural plant communities will be impacted by implementation of the proposed project. The project site is located within Council District No. 3 in the Encino-Tarzana Community Area Plan.

### **Site History**

The project footprint consists of a residential lot supporting developed and agricultural land in the form of a single-family residence and structures associated with automotive storage and agricultural operations, along with undeveloped land that supports an existing citrus orchard. Undeveloped land has been subject to a variety of anthropogenic disturbances associated with agriculture and on-site and surrounding development. Historic aerials show these activities have been ongoing since at least 1947. According to public documents available from the County of Los Angeles, the site has supported continuous agricultural activities since prior to its purchase in 1929.

Prior to conducting the field investigation, aerial photography was reviewed to document existing site conditions and create a timeline of changes to the parcel boundary and surrounding area.

- 1947-1952: The project parcel and adjacent parcels to the north and south are allocated to agricultural operations and are densely vegetated with orchard trees. The adjacent parcels to the east and west are also used for agriculture but are more sparsely vegetated, some parcels appearing to be fallow, while others appear to be graded in preparation for residential development. One residential structure exists on the project site, along with smaller structures in the southeastern portion of the site.
- 1952-1964: The barn/workshop, which currently exists on the project site, is developed in the eastern portion of the site. Nearby residential lots begin to open up and some houses are built on parcels to the east of the site.
- 1964-1967: Collier Street is constructed to the south, along with adjacent residential communities. Residential development to the west and east becomes more concentrated. The barn/workshop, garages, and supporting structures are expanded.
- 1967-1972: Linnet Street is constructed to the north along with several adjacent residential developments.

- 1972-1980: The adjacent parcels to the north and south of the project site are more heavily concentrated with residential development. Further development of the barn/workshop on the eastern portion of the project site occurs.
- 1980-2016: On-site agricultural operations still appear active. All available lots surrounding the project site have been used in residential development.

The disturbances outlined above have reduced, if not eliminated, the natural plant communities that historically occurred within the project footprint. Refer to Appendix B, *Site Photographs*, for representative site photographs of the project site.

### **Existing Physical/Natural Geographic Site Features**

The project site occurs in a topographically uniform area, just north of the lower limits of Corbin Canyon in the Santa Monica Mountain range. On-site elevation ranges from approximately 879 to 917 feet above mean sea level and on-site topography is relatively flat. The majority of the site supports the existing residence, automotive storage, and citrus orchard. The eastern portion of the site is not proposed to be developed with residential uses, and includes the existing barn/workshop, a parking area, and associated structures along with a few citrus trees. Refer to Exhibit 2, *USGS Topographic Map*, in Appendix A.

Based on the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey<sup>2</sup> Web Soil Survey, the project site is historically underlain by Conejo-Urban land complex (0 to 2 percent slopes), Cropley-Urban land complex (0 to 2 percent slopes) within the project footprint. Additionally, the eastern portion of the project site is underlain by Xerothents-Urban land-Gazos complex (15 to 30 percent slopes). Refer to Exhibit 4, *Soils*, in Appendix A. Soils on-site have been mechanically disturbed from pre-existing agricultural activities, grading, and on-site and surrounding development.

The National Wetlands Inventory (NWI) and the USGS National Hydrography Dataset were reviewed to determine if any blueline streams or riverine resources have been documented within or immediately surrounding the project site. The NWI and USGS National Hydrography Dataset provide off-site ancillary tools to assist in jurisdictional assessments, but they are not a substitute for field investigations. NWI resources are graphic representations of potential water features that are mapped at high altitudes based on the imagery that was used. No aquatic resources have been mapped onsite, and none were identified onsite during the field investigation.

The project site is not located within any watersheds. No blueline streams or hydrologic features have been mapped on or adjacent to the project site. Refer to Exhibit 5, *Hydrologic Features*, in Appendix A.

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<sup>2</sup> A soil series is defined as a group of soils with similar profiles developed from similar parent materials under comparable climatic and vegetation conditions. These profiles include major horizons with similar thickness, arrangement, and other important characteristics, which may promote favorable conditions for certain biological resources.

**Proposed Development**

The proposed project will construct a new gated housing community with 21 residential lots, each lot having a minimum width of 70 feet and a minimum area of 17,500 square feet. The project will require the demolition of an existing house on the property, along with the removal of the fruit trees on-site. The project will also include the widening of Collier Street, which currently lies adjacent to the southern boundary of the site, and the installation of a 10-foot buffer. All structures will be removed and new trees and vegetation in their place. Additionally, a new caretaker unit will be built to manage the preserved area. Refer to Appendix C, *Site Plan*.

Since the project site is surrounded by existing residential development, no major project developments are known to occur in the immediate vicinity of the project site. Developments that could occur would be associated with single-family residences, and those are unknown at this time. The closest mapped open space is located approximately 0.68 miles west of the project site and is separated from the project site by existing residential development.

The disturbances outlined above have removed sufficient vegetation from the project footprint such that the site no longer supports a natural plant community, especially in the historic context provided by nearby open spaces. As a result, no native plant communities occur on-site, nor will any native plant communities be impacted from implementation of the proposed project.

## **Section 2      Characteristics of the Surrounding Area**

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### **Description of Existing Land Uses**

The project site is bounded by residential parcels to the north and east, Oakdale Avenue to the west with residential development beyond, and Collier Street to the south with residential and institutional development beyond.

### **Description of Existing Type and Density of Development**

The project occurs in a Very Low I Residential zone and currently supports a grove of fruit trees and a single-family residence. Adjacent and nearby land consists of low-density residential developments. Since the project site is surrounded by existing residential development, no major project developments are known in the immediate vicinity of the project site. Developments that could occur would be associated with single-family residences such as this project, and those are unknown at this time.

### **Description of Public and Private Ownership of Land**

As previously noted, the project occurs in Very Low I Residential zone and is surrounded by privately owned land within the Very Low, Very Low I, and Low II Residential zones. The closest mapped open space is located approximately 0.68 miles west of the project site and is separated by existing residential developments.

## Section 3      Biological Site Conditions

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### Flora

#### Flora Literature Review

Prior to conducting the field investigation, a literature review and records search was conducted for special-status flora potentially occurring on or within the vicinity of the project. Previously recorded occurrences of special-status flora and their proximity to the project were determined through a query of the California Department of Fish and Wildlife (CDFW) QuickView Tool in the Biogeographic Information and Observation System (BIOS), CNDDDB Rarefind 5, the California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California, Calflora Database, compendia of special-status species published by CDFW, and the U.S. Fish and Wildlife Service (USFWS) species listings.

All available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project were reviewed to understand existing site conditions and note the extent of any disturbances that have occurred on the project site that would otherwise limit the distribution of special-status flora. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status flora, as well as the following resources:

- Google Earth Pro historic aerial imagery (1985 – 2021);
- USFWS Critical Habitat designations for Threatened and Endangered Flora; and
- USFWS Endangered Plant Species Profiles.

The literature review provided a baseline from which to inventory the special-status flora potentially occurring on or within the vicinity of the project. The CNDDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status flora and determine the distance from the project.

According to the CNDDDB and CNPS, nine (9) special-status flora species as having potential to occur within the Canoga Park USGS 7.5-minute quadrangle. Additionally, per the literature review, two (2) special-status plant communities have been recorded in the Canoga Park USGS 7.5-minute quadrangle. Refer to Exhibit 6, *CNDDDB Special-Status Flora and Plant Communities*, in Appendix A. Special-status flora were evaluated for their potential to occur within the project footprint and parcel boundary based on habitat requirements, availability and quality of suitable habitat, and known distributions. Species determined to have the potential to occur within the general vicinity of the project are presented in Appendix D, *Potentially Occurring Special-Status Flora and Plant Communities*.

#### Flora Field Methodology

ELMT biologists Thomas J. McGill, Ph.D., and Jacob H. Lloyd Davies inventoried and evaluated the extent and conditions of the plant communities found within the boundaries of the survey area between 0630 and 0800 hours on August 18, 2022. Plant communities identified on aerial photographs during the literature review were verified by walking meandering transects through the plant communities and along boundaries between plant communities. The plant communities were evaluated for their potential to support special-status flora.

All plant species observed, as well as dominant plant species within each plant community, were recorded. In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, and condition of on-site plant communities were noted. Special attention was paid to any undeveloped, natural areas, which have the potential to provide suitable habitat for special-status flora.

Plant communities were mapped using USGS 7.5-minute topographic maps and aerial photography. The plant communities were classified in accordance with Sawyer, Keeler-Wolf and Evens (2009) and delineated on an aerial photograph, and then digitized into GIS ArcView. The ArcView application was used to compute the area of each plant community in acres.

Common plant species observed during the habitat assessment were identified by visual characteristics and morphology in the field and recorded in a field notebook. Unusual and unfamiliar plants were photographed in the field and identified in the laboratory using taxonomic guides. Taxonomic nomenclature used in this study follows the 2012 Jepson Manual. In this report, scientific names are provided immediately following common names of plant species (first reference only).

#### Flora Data Analysis

No special-status flora was observed on-site during the field investigation. The proposed project footprint has been subjected to a heavy regime of disturbances from on-site and development for several decades. This sustained level of continuous disturbances has eliminated the naturally occurring plant communities that once occupied the project footprint. Based on habitat requirements for specific special-status flora and the availability and quality of habitats needed by each species, it was determined that the project footprint does not provide suitable habitat for any of the special-status flora known to occur in the area and are presumed to be absent from the project footprint. No focused surveys are recommended.

No natural plant communities were observed within the parcel site during the field investigation. Further, two (2) land cover types that would be classified as agricultural and developed were observed within the parcel. The land cover types are described in further detail below (refer to Exhibit 7, *On-Site Plant Communities*, in Appendix A).

The majority of the project site is composed of maintained fruit trees that include Valencia orange (*Citrus sinensis*), lemon (*Citrus limon*), and fig (*Ficus carica*). Other plant species observed in the areas surrounding the citrus grove community include oleander (*Nerium oleander*), spurge (*Euphorbia* sp.), cheeseweed (*Malva parviflora*), speedwell (*Veronica* sp.), bristly oxtongue (*Helminthotheca echioides*), lemonade berry (*Rhus integrifolia*), and Russian thistle (*Salsola tragus*).

Developed land includes all buildings, structures, paved areas, and otherwise impervious surfaces. Developed areas themselves are typically unvegetated or support minimal weedy/early successional species and ornamental landscaping. Ornamental landscaping is generally consolidated to areas adjacent to existing development and occurs in high vegetative density in the middle of the project site, immediately surrounding the existing residence. These areas tend to support weedy/early successional species and ornamental species that were planted when adjacent homes were developed or that have overflowed from adjacent landscaped areas. Plant species observed in this area include canyon live oak (*Quercus chrysolepis*), rose (*Rosa* sp.), African lily (*Agapanthus africanus*), boxwood (*Buxus* sp.), and cut leaf philodendron (*Thaumatococcus xanadu*).

The ecological integrity of the project footprint would classify as Rank D, severely disturbed/poor. As a result, no impacts (i.e., direct, indirect, or cumulative impacts) to special-status flora or plant communities will occur from implementation of the proposed project.

### General Flora Conclusions

The heavy disturbance from previous land uses and on-site and surrounding development have reduced, if not eliminated, the ability of the project footprint to provide suitable habitat for special-status flora and seed sources for special-status flora known to occur in the area. Based on habitat requirements for the identified special-status flora, and known distributions, it was determined that the project footprint does not have the potential to support any of the special-status flora known to occur within the vicinity of the site and are presumed absent. Additionally, the literature review identified two special-status plant communities as potentially occurring the general vicinity of the project: California Walnut Woodland and Southern Sycamore Alder Riparian Woodland. Neither of these special-status plant communities occur on or adjacent to the parcel.

## **Fauna**

### Fauna Literature Review

Prior to conducting the field investigation, a literature review and records search was conducted for special-status fauna potentially occurring on or within the vicinity of the project. Previously recorded occurrences of special-status fauna and their proximity to the project were determined through a query of the CDFW QuickView Tool in BIOS, CNDDDB Rarefind 5, compendia of special-status species published by CDFW, and the USFWS species listings.

All available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project were reviewed to understand existing site conditions and note the extent of any disturbances that have occurred on the project that would otherwise limit the distribution of special-status fauna. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status fauna, as well as the following resources:

- Google Earth Pro historic aerial imagery (1985 – 2021);
- USFWS Critical Habitat designations for Threatened and Endangered Fauna; and
- USFWS Endangered Wildlife Species Profiles.

The literature review provided a baseline from which to inventory the special-status fauna potentially occurring on or within the vicinity of the project. The CNDDDB database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status fauna and determine the distance from the project.

The literature search identified nineteen (19) special-status fauna as having potential to occur within the Canoga Park USGS 7.5-minute quadrangle. Refer to Exhibit 8, *CNDDDB Special-Status Fauna*, in Appendix A. Special-status fauna were evaluated for their potential to occur on the project based on habitat requirements, availability and quality of suitable habitat, and known distributions. Species determined to have the potential to occur within the general vicinity of the project are presented in Appendix E, *Potentially Occurring Special-Status Fauna*.

### *Fauna Field Methodology Review*

ELMT biologists Thomas J. McGill, Ph.D., and Jacob H. Lloyd Davies inventoried and evaluated the extent and conditions of the habitats found within the boundaries of the parcel between 0630 and 0800 hours on August 18, 2022. The on-site habitats were evaluated for their potential to support special-status fauna. Special attention was given to undeveloped areas, which have higher potentials to support special-status fauna.

All wildlife species observed were recorded in a field notebook. Wildlife detections were made through observation of scat, trails, tracks, burrows, nests, and/or visual and aural observation. Areas determined to provide suitable habitat for special-status fauna were closely surveyed for signs of presence during the field survey.

Wildlife species detected during the field investigation by sight, calls, tracks, scat, or other sign were recorded during surveys in a field notebook. Field guides used to assist with identification of wildlife species during the survey included *The Sibley Field Guide to the Birds of Western North America* (Sibley 2003), *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003), and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names in this report (first reference only).

### *Fauna Data Analysis*

The proposed project footprint has been subjected to a heavy regime of disturbances from on-site and surrounding agricultural practices and development for several decades. This sustained level of continuous disturbances has eliminated the naturally occurring plant communities that once occupied the project footprint. Based on habitat requirements for specific special-status fauna and the availability and quality of habitats needed by each species, it was determined that the project footprint does not provide suitable habitat for any of the special-status fauna known to occur in the area and are presumed to be absent from the project. No focused surveys are recommended.

Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a discussion of those wildlife species that were observed or are expected to occur within the project parcel. The discussion is to be used as a general reference and is limited by the season, time of day, and weather conditions in which the field investigation was conducted. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation. The site provides limited habitat for wildlife species except those adapted to a high degree of anthropogenic disturbances and development.

#### *Fish*

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for fish were observed on or within the vicinity of the site. Therefore, no fish are expected to occur and are presumed absent.



### *Amphibians*

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for amphibian species were observed on or within the vicinity of the site. Therefore, no amphibians are expected to occur.

### *Reptiles*

The undeveloped portions of the parcel provide suitable foraging and refuge habitat for a limited variety of local reptile species. No reptiles were observed during the field investigation. Common reptilian species that have the potential to occur on-site include western fence lizard (*Sceloporus occidentalis*), alligator lizard (*Elgaria multicarinata*), western side-blotched lizard (*Uta stansburiana elegans*). Due to the high level of on-site disturbances and elimination of the native habitats, no special-status reptilian species are expected to occur within project site

### *Birds*

The project site provides minimal foraging and nesting habitat for a variety of bird species adapted to a significant degree of anthropogenic disturbance. Bird species detected during the field investigation include northern mockingbird (*Mimus polyglottos*), California scrub-jay (*Aphelocoma californica*), California towhee (*Melospiza crissalis*), mourning dove (*Zenaidura macroura*), Bewick's wren (*Thryomanes bewickii*), house finch (*Haemorhous mexicanus*), Anna's hummingbird (*Calypte anna*), dark-eyed junco (*Junco hyemalis*), and red-tailed hawk (*Buteo jamaicensis*). Other common bird species that could be expected to occur on-site include American crow (*Corvus brachyrhynchos*), western bluebird (*Sialia mexicana*), and Cooper's hawk (*Accipiter cooperii*). Due to the high level of on-site disturbances and elimination of the native habitats, no special-status bird species are expected to occur within project site

### *Mammals*

The project site and surrounding area provide limited foraging and cover habitat for mammalian species adapted to a significant degree of anthropogenic disturbance. However, most mammal species are nocturnal and are difficult to observe during a diurnal field survey. The only mammalian species observed during the field investigation were pocket gopher (*Thomomys* sp.) and California ground squirrel (*Otospermophilus beecheyi*). Other common mammalian species that could be expected to occur on-site include fox squirrel (*Sciurus niger*), opossum (*Didelphis virginiana*), coyote (*Canis latrans*), and raccoon (*Procyon lotor*). Due to the high level of on-site disturbances and elimination of the native habitats, no special-status mammal species are expected to occur within project site

### General Fauna Conclusions

The ecological integrity of the project footprint would classify as Rank D, severely disturbed/poor. No special-status fauna was observed on-site during the field investigation. The project footprint has been subjected to disturbances from on-site and surrounding development for several decades. This sustained level of continuous disturbances has eliminated the naturally occurring plant communities that once occupied the project footprint. In order to ensure indirect impacts to any special-status fauna do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to vegetation removal during the nesting season. With implementation of mitigation through the pre-construction nesting bird clearance survey, impacts to special-status fauna will be less than

significant. As a result, no impacts (i.e., direct, indirect, or cumulative impacts) to special-status fauna will occur from implementation of the proposed project.

## **Wildlife Movement**

### *Wildlife Movement Literature Review*

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The Los Angeles County Department of Regional Planning (LACDRP) refers to habitat linkages, wildlife corridors, and major open spaces as “Significant Ecological Areas” (SEAs) and typically defines SEAs as habitat that consists of large, contiguous blocks with intervening areas of roads, rural residential development, and other low intensity disturbance. The LACDRP establishes and protects SEAs with the goal of maintaining high levels of connectivity between core habitat areas via a network of core open space areas and wide linkages and corridors.

As mapped by the LACDRP, the project does not occur within an SEA or designated open space (refer to Exhibit 9, *Wildlife Corridors*, in Appendix A. The nearest designated SEA and designated open space occurs approximately 0.68 mile to the west of the project. The project site is completely surrounded by existing residential development and does not support natural plant communities. Therefore, no impacts (i.e., direct, indirect, or cumulative impacts) to wildlife corridors or linkages will occur from implementation of the proposed project.

### *Wildlife Movement Field Methodology*

During the field investigation, the project parcel and immediately surrounding areas were surveyed for their potential to provide regional and local wildlife movement opportunities. Open parcels of land and areas supporting native vegetation, where applicable, were closely surveyed for potential game trails and animal tracks.

### *Wildlife Movement Data Analysis*

The proposed project will be confined to existing areas that have been previously developed and are isolated from regional wildlife corridors and linkages. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage.

### General Conclusion on Wildlife Movement

Implementation of the proposed project is not expected to impact wildlife movement opportunities. Therefore, no impacts (i.e., direct, indirect, or cumulative impacts) to wildlife corridors or linkages will occur from implementation of the proposed project.

## **Water Resources**

### Water Resources Literature Review

Aerial photography was reviewed prior to conducting a field investigation in order to locate and inspect any potential natural drainage features, ponded areas, or water bodies that may fall under the jurisdiction of the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), or CDFW. In general, surface drainage features indicated as blue-line streams on USGS maps that are observed or expected to exhibit evidence of flow are considered potential riparian/riverine habitat and are also subject to state and federal regulatory jurisdiction. In addition, ELMT reviewed jurisdictional waters information through examining historical aerial photographs to gain an understanding of the impact of land-use on natural drainage patterns in the area. The NWI and Environmental Protection Agency (EPA) Water Program “My Waters” data layers were also reviewed to determine whether any hydrologic features and wetland areas have been documented on or within the vicinity of the site.

### Water Resources Field Methodology

The biologists carefully assessed the site for depressions, inundation, presence of hydrophytic vegetation, staining, cracked soil, ponding, and indicators of active surface flow and corresponding physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris. Suspected jurisdictional areas were checked for the presence of definable channels, soils, and hydrology.

### Water Resources Data Analysis

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge and/or fill materials into “waters of the United States” pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and associated plant communities pursuant to Section 1602 of the Fish and Game Code, and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No discernible drainage courses, inundated areas, or wetland features/obligate plant species that would be considered jurisdictional by the Corps, Regional Board, or CDFW were observed within the project footprint.

### General Conclusions on Water Resources

Based on current site conditions and design plans, no impacts (i.e., direct, indirect, or cumulative impacts) to jurisdictional resources are expected to occur from project implementation. Therefore, project activities

will not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals will not be required.

## Section 5      Applicable Regulations and Permits

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### Federal Endangered Species Act of 1973

Federally listed threatened and endangered species and their habitats are protected under provisions of the Federal Endangered Species Act (ESA). Section 9 of the ESA prohibits “take” of threatened or endangered species. “Take” under the ESA is defined as to “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct.” The presence of any federally threatened or endangered species that are in a project area generally imposes severe constraints on development, particularly if development would result in “take” of the species or its habitat. Under the regulations of the ESA, the United States Fish and Wildlife Service (USFWS) may authorize “take” when it is incidental to, but not the purpose of, an otherwise lawful act.

Critical Habitat is designated for the survival and recovery of species listed as threatened or endangered under the ESA. Critical Habitat includes those areas occupied by the species, in which are found physical and biological features that are essential to the conservation of an ESA listed species and which may require special management considerations or protection. Critical Habitat may also include unoccupied habitat if it is determined that the unoccupied habitat is essential for the conservation of the species.

Whenever federal agencies authorize, fund, or carry out actions that may adversely modify or destroy Critical Habitat, they must consult with USFWS under Section 7 of the ESA. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highway Administration or a permit from the U.S. Army Corps of Engineers (Corps)).

If USFWS determines that Critical Habitat will be adversely modified or destroyed from a proposed action, the USFWS will develop reasonable and prudent alternatives in cooperation with the federal institution to ensure the purpose of the proposed action can be achieved without loss of Critical Habitat. If the action is not likely to adversely modify or destroy Critical Habitat, USFWS will include a statement in its biological opinion concerning any incidental take that may be authorized and specify terms and conditions to ensure the agency is in compliance with the opinion.

An ESA Incidental Take Permit will not be required for the proposed project.

### Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 U.S. Government Code [USC] 703) makes it unlawful to pursue, capture, kill, possess, or attempt to do the same to any migratory bird or part, nest, or egg of any such bird listed in wildlife protection treaties between the United States, Great Britain, Mexico, Japan, and the countries of the former Soviet Union, and authorizes the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. It establishes seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 USC 703; 50 CFR 10, 21).

The MBTA covers the taking of any nests or eggs of migratory birds, except as allowed by permit pursuant to 50 CFR, Part 21. Disturbances causing nest abandonment and/or loss of reproductive effort (i.e., killing

or abandonment of eggs or young) may also be considered “take.” This regulation seeks to protect migratory birds and active nests.

In 1972, the MBTA was amended to include protection for migratory birds of prey (e.g., raptors). Six families of raptors occurring in North America were included in the amendment: Accipitridae (kites, hawks, and eagles); Cathartidae (New World vultures); Falconidae (falcons and caracaras); Pandionidae (ospreys); Strigidae (typical owls); and Tytonidae (barn owls). The provisions of the 1972 amendment to the MBTA protects all species and subspecies of the families listed above. The MBTA protects over 800 species including geese, ducks, shorebirds, raptors, songbirds and many relatively common species.

A pre-construction nesting bird survey will be required prior to project implementation to ensure that project activities would not violate the Migratory Bird Treaty Act (MBTA) by disrupting avian nesting behavior on or within the vicinity of the site.

#### Section 404 of the Clean Water Act

Since 1972, the Corps and U.S. Environmental Protection Agency (EPA) have jointly regulated the filling of “waters of the U.S.,” including wetlands, pursuant to Section 404 of the Clean Water Act (CWA). The Corps has regulatory authority over the discharge of dredged or fill material into the waters of the United States under Section 404 of the CWA. The Corps and EPA define “fill material” to include any “material placed in waters of the United States where the material has the effect of: (i) replacing any portion of a water of the United States with dry land; or (ii) changing the bottom elevation of any portion of the waters of the United States.” Examples include, but are not limited to, sand, rock, clay, construction debris, wood chips, and “materials used to create any structure or infrastructure in the waters of the United States.” In accordance with the Revised Definition of “Waters of the United States”; Conforming (September 8, 2023), “waters of the United States” are defined as follows:

(a) ***Waters of the United States*** means:

(1) Waters which are:

- (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
- (ii) The territorial seas; or
- (iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under [paragraph \(a\)\(5\)](#) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters:

- (i) Waters identified in [paragraph \(a\)\(1\)](#) of this section; or
- (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section

(b) The following are not “waters of the United States” even where they otherwise meet the terms of [paragraphs \(a\)\(2\) through \(5\)](#) of this section:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;

(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;

(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and

(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

(c) In this section, the following definitions apply:

(1) **Wetlands** means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

(2) **Adjacent** means having a continuous surface connection

(3) **High tide line** means the line of intersection of the land with the water's surface at the maximum height reached by a rising tide. The high tide line may be determined, in the absence of actual data, by a line of oil or scum along shore objects, a more or less continuous deposit of fine shell or debris on the foreshore or berm, other physical markings or characteristics, vegetation lines, tidal gages, or other suitable means that delineate the general height reached by a rising tide. The line encompasses spring high tides and other high tides that occur with periodic frequency but does not include storm surges in which there is a departure from the normal or predicted reach of the tide due to the piling up of water against a coast by strong winds such as those accompanying a hurricane or other intense storm.

(4) **Ordinary high water mark** means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

(5) **Tidal waters** means those waters that rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun. Tidal waters end where the rise and fall of the water surface can no longer be practically measured in a predictable rhythm due to masking by hydrologic, wind, or other effects.

A Section 404 CWA permit is not expected to be required for the proposed project.

#### Section 401 of the Clean Water Act

Pursuant to Section 401 of the CWA, any applicant for a federal license or permit to conduct any activity which may result in any discharge to waters of the United States must provide certification from the State or Indian tribe in which the discharge originates. This certification provides for the protection of the physical, chemical, and biological integrity of waters, addresses impacts to water quality that may result from issuance of federal permits and helps ensure that federal actions will not violate water quality standards of the State or Indian tribe. In California, there are nine Regional Water Quality Control Boards (Regional Board) that issue or deny certification for discharges to waters of the United States and waters of the State, including wetlands, within their geographical jurisdiction. The State Water Resources Control Board assumed this responsibility when a project has the potential to result in the discharge to waters within multiple Regional Boards.

A Section 401 CWA Water Quality Certification permit is not expected to be required for the proposed project.

#### California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable damage to the environment through the use of alternatives or mitigation measures for projects. It applies to actions directly undertaken, financed, or permitted by State lead agencies. If a project is determined to be subject to CEQA, the lead agency will be required to conduct an Initial Study (IS); if the IS determines that the project may have significant impacts on the environment, the lead agency will subsequently be required to write an



Environmental Impact Report (EIR). A finding of non-significant effects will require either a Negative Declaration or a Mitigated Negative Declaration instead of an EIR. Section 15380 of the CEQA Guidelines independently defines “endangered” and “rare” species separately from the definitions of the California Endangered Species Act (CESA). Under CEQA, “endangered” species of plants or animals are defined as those whose survival and reproduction in the wild are in immediate jeopardy, while “rare” species are defined as those who are in such low numbers that they could become endangered if their environment worsens.

CEQA documentation will need to be prepared for the proposed project. A biological CEQA analysis is provided below.

#### California Endangered Species Act (CESA)

In addition to federal laws, the state of California implements the CESA which is enforced by CDFW. The CESA program maintains a separate listing of species beyond the FESA, although the provisions of each act are similar.

State-listed threatened and endangered species are protected under provisions of the CESA. Activities that may result in “take” of individuals (defined in CESA as; “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) are regulated by CDFW. Habitat degradation or modification is not included in the definition of “take” under CESA. Nonetheless, CDFW has interpreted “take” to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species.

The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered if its present environment worsens. State threatened and endangered species are fully protected against take, as defined above.

The CDFW has also produced a species of special concern list to serve as a species watch list. Species on this list are either of limited distribution or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the federal level, USFWS also uses the label species of concern, as an informal term that refers to species which might be in need of concentrated conservation actions. As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species.

A CESA Incidental Take Permit will not be required for the proposed project.

#### Fish and Game Code

Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 are applicable to natural resource management. For example, Section 3503 of the Code makes it unlawful to destroy any birds’ nest or any birds’ eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (Birds of

Prey, such as hawks, eagles, and owls) are protected under Section 3503.5 of the Fish and Game Code which makes it unlawful to take, possess, or destroy their nest or eggs. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 of the Fish and Game Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are State fully protected by the State include golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). Section 3513 of the Fish and Game Code makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

A pre-construction nesting bird survey will be required prior to project implementation to ensure that project activities would not violate the California Fish and Game Code by disrupting avian nesting behavior on or within the vicinity of the site.

Fish and Game Code Sections 1600 et. seq. establishes a fee-based process to ensure that projects conducted in and around lakes, rivers, or streams do not adversely impact fish and wildlife resources, or, when adverse impacts cannot be avoided, ensures that adequate mitigation and/or compensation is provided.

Fish and Game Code Section 1602 requires any person, state, or local governmental agency or public utility to notify the CDFW before beginning any activity that will do one or more of the following:

- (1) substantially obstruct or divert the natural flow of a river, stream, or lake;
- (2) substantially change or use any material from the bed, channel, or bank of a river, stream, or lake;
- or
- (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake.

Fish and Game Code Section 1602 applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the State. CDFW's regulatory authority extends to include riparian habitat (including wetlands) supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. Generally, the CDFW takes jurisdiction to the top of bank of the stream or to the outer limit of the adjacent riparian vegetation (outer drip line), whichever is greater. Notification is generally required for any project that will take place in or in the vicinity of a river, stream, lake, or their tributaries. This includes rivers or streams that flow at least periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation. A Section 1602 Streambed Alteration Agreement would be required if impacts to identified CDFW jurisdictional areas occur.

A Section 1602 Streambed Alteration Agreement is not expected to be required for the proposed project.

#### Native Plant Protection Act

Sections 1900–1913 of the Fish and Game Code were developed to preserve, protect, and enhance Rare and Endangered plants in the state of California. The act requires all state agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. Provisions of the Native Plant Protection Act prohibit the taking of listed plants from the wild and require notification of the CDFW at

least ten days in advance of any change in land use which would adversely impact listed plants. This allows the CDFW to salvage listed plant species that would otherwise be destroyed.

No impacts to native plant species are expected to occur from project implementation.

#### California Native Plant Society Rare and Endangered Plant Species

Vascular plants listed as rare or endangered by the CNPS, but which have no designated status under FESA or CESA are defined as follows:

#### California Rare Plant Rank

- 1A- Plants Presumed Extirpated in California and either Rare or Extinct Elsewhere
- 1B- Plants Rare, Threatened, or Endangered in California and Elsewhere
- 2A- Plants Presumed Extirpated in California, But More Common Elsewhere
- 2B- Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
- 3- Plants about Which More Information is Needed - A Review List
- 4- Plants of Limited Distribution - A Watch List

#### Threat Ranks

- .1- Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- .2- Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- .3- Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

No impacts to special-status flora are expected to occur from project implementation.

#### Porter Cologne Act

The California *Porter-Cologne Water Quality Control Act* gives the State very broad authority to regulate waters of the State, which are defined as any surface water or groundwater, including saline waters. The Porter-Cologne Act has become an important tool in the post SWANCC and Rapanos regulatory environment, with respect to the state's authority over isolated and insignificant waters. Generally, any person proposing to discharge waste into a water body that could affect its water quality must file a Report of Waste Discharge in the event that there is no Section 404/401 nexus. Although "waste" is partially defined as any waste substance associated with human habitation, the Regional Board also interprets this to include fill discharged into water bodies.

A permit pursuant to the Porter Cologne Act (i.e., Report of Waste Discharge Requirements) is not expected to be required for the proposed project.

#### City of Los Angeles General Plan, Framework, and Conservation Elements

The City's General Plan is a comprehensive declaration of purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework Element (Framework

Element) establishes the overall policy and direction for the General Plan. It includes a long-range strategy to guide the comprehensive update for the General Plan's other elements. Chapter 6, Open Space and Conservation of the Framework Element includes goals, objectives, and policies for the provision, management, and conservation of the City's open space resources, including Significant Ecological Areas, wildlife corridors, and natural animal ranges. The Conservation Element of the General Plan addresses endangered species, habitats, wildlife corridors, and wetlands occurring in the City and identifies policies intended to protect, restore, and enhance these biological resources.

The proposed project will be consistent with the City of Los Angeles General Plan.

#### City of Los Angeles Tree Preservation Ordinance

No protected tree or shrub may be relocated or removed except as provided in Article 7 of Chapter I or this article. The term "removed", or "removal" shall include any act that will cause a protected tree or shrub to die, including, but not limited to, acts that inflict damage upon the root system or other part of the tree or shrub by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drop line area around the trunk.

"Protected tree or shrub" means any of the following Southern California indigenous tree or shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree or shrub. Protected trees and shrubs include:

- Oak trees including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California, but excluding Scrub Oak (*Quercus berberidifolia*)
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)

No person shall relocate or remove any protected tree or shrub, as that term is defined in Section 46.01, where the protected tree or shrub is not regulated pursuant to Article 7 of Chapter I of this Code, without first having applied for and obtained a permit from the Board of Public Works or its designated officer or employee, except as otherwise provided in this section.

## Section 5 Conclusion and Recommendations

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The discussion below provides a summary of survey results; avoidance and minimization efforts; direct, indirect, and cumulative project impacts; and compensatory mitigation measures for each biological resource area required to be analyzed according to CEQA, based on Appendix G (Environmental Checklist Form) of the CEQA Guidelines:

***CEQA Threshold:*** *Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*

### Special-Status Fauna

No special-status flora was observed within the project parcel during the habitat assessment. Based on habitat requirements, availability/quality of habitat needed by each species, and known distributions, special-status flora is not expected to occur on the project footprint and are presumed absent. The proposed project is not expected to result in impacts to special-status flora and no additional special-status flora surveys or mitigation are recommended.

### Special-Status Wildlife Species

Based on habitat requirements for specific special-status fauna and the availability and quality of habitats needed by each species, it was determined that the proposed project footprint does not provide suitable habitat for any of the special-status fauna known to occur in the area and are presumed to be absent from the project site. No focused surveys are recommended.

In order to ensure impacts to avian species do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground-disturbing activities. With implementation of mitigation through the pre-construction nesting bird clearance survey, impacts to any special-status fauna will be less than significant.

Recommendations for avoidance and minimization:

1. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season.

If construction occurs between February 1<sup>st</sup> and August 31<sup>st</sup>, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside

of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected during the construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

***CEQA Threshold:*** *Would the proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

*Riparian Habitat and Special-Status Natural Communities*

No discernible drainage courses, inundated areas, or wetland features/obligate plant species that would be considered jurisdictional by the Corps, Regional Board, or CDFW were observed within the proposed project footprint. Therefore, project activities will not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals will not be required.

***CEQA Threshold:*** *Would the proposed Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

*Federally Protected Wetlands*

No inundated areas, wetland features, or wetland plant species that would be considered wetlands as defined by Section 404 of the Clean Water Act occur within the proposed project footprint. As a result, implementation of the proposed project would not result in any impacts or have substantial adverse effect on federally protected wetlands.

***CEQA Threshold:*** *Would the proposed Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

*Wildlife Corridors and Linkages*

The project site does not occur within or near any designated SEAs as identified by the LACDRP. The site occurs in an area composed primarily of residential parcels and developed infrastructure. The project site itself and the majority of the surrounding area do not support uninterrupted natural plant communities which could be expected to function as significant wildlife corridors. In addition, the proposed project will not result in a significant alteration to available vegetative cover and the existing extent of wildlife usage is expected to remain the same in the long term. As a result, implementation of the proposed project will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area.

***CEQA Threshold:*** *Would the proposed Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

***CEQA Threshold:*** *Would the proposed Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?*

*Local, Regional, and State Plans*

The project is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan. Therefore, impacts to any local, regional, or state habitat conservation plans are not expected to occur from development of the proposed project, and mitigation is not required.

Further, the project is not located within any of the City of Los Angeles General Plan Framework and Conservation Elements areas, and there are no trees onsite that would qualify under the City of Los Angeles Tree Preservation Ordinance. The proposed project will be consistent with the City of Los Angeles General Plan.

## **Appendix A      Project Exhibits**

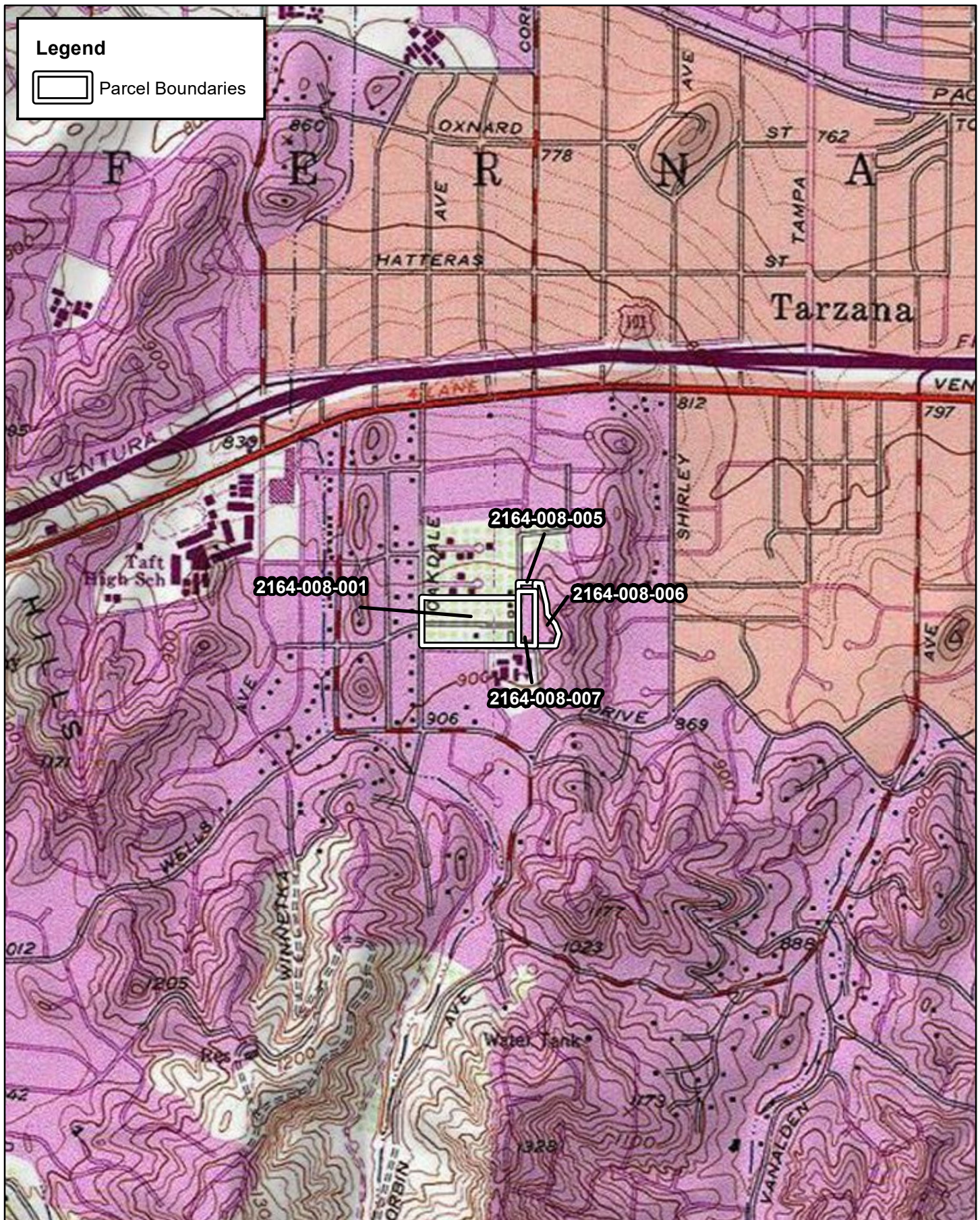
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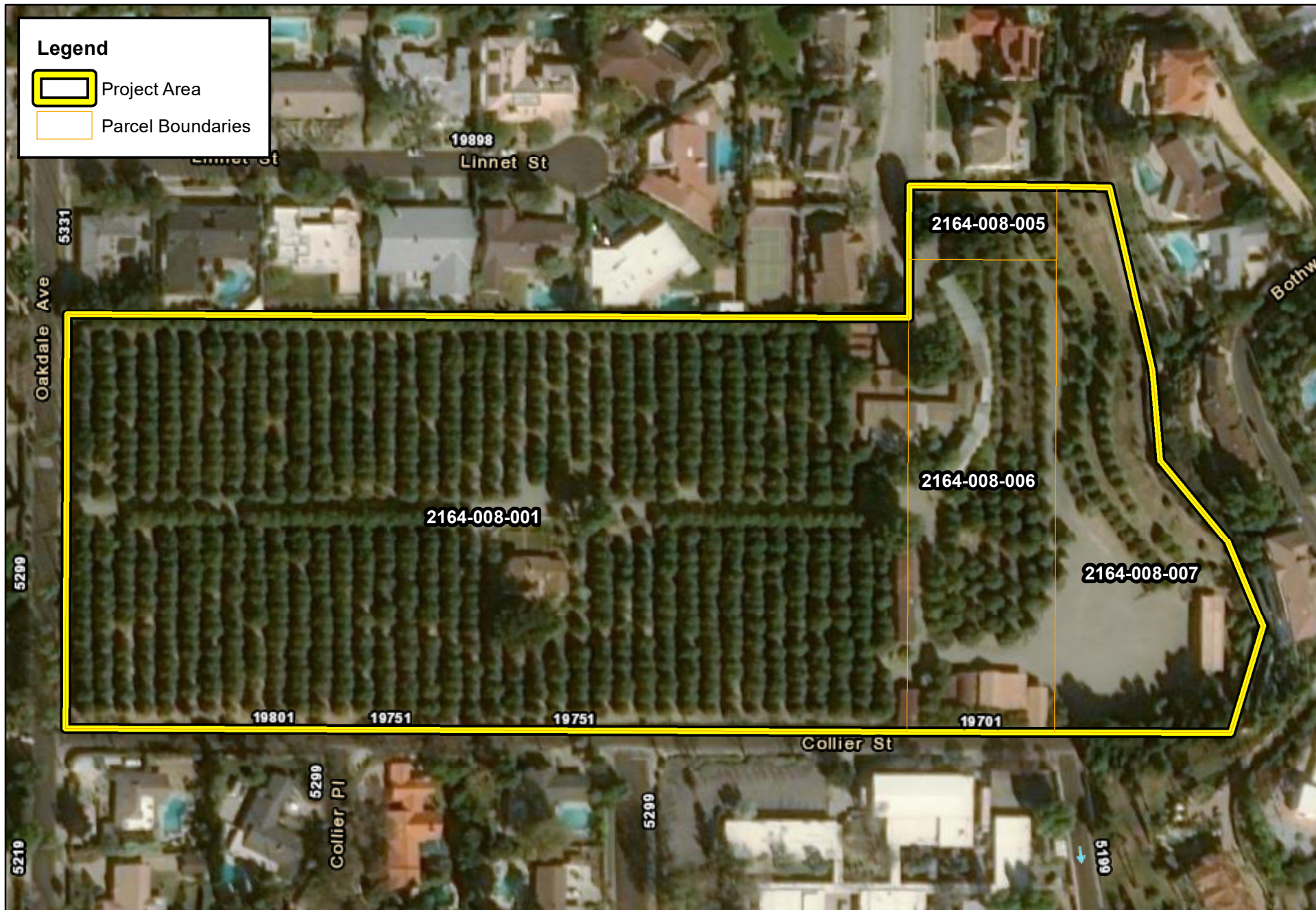












5300 OAKDALE AVENUE  
BIOLOGICAL RESOURCES ASSESSMENT

**Project Site**

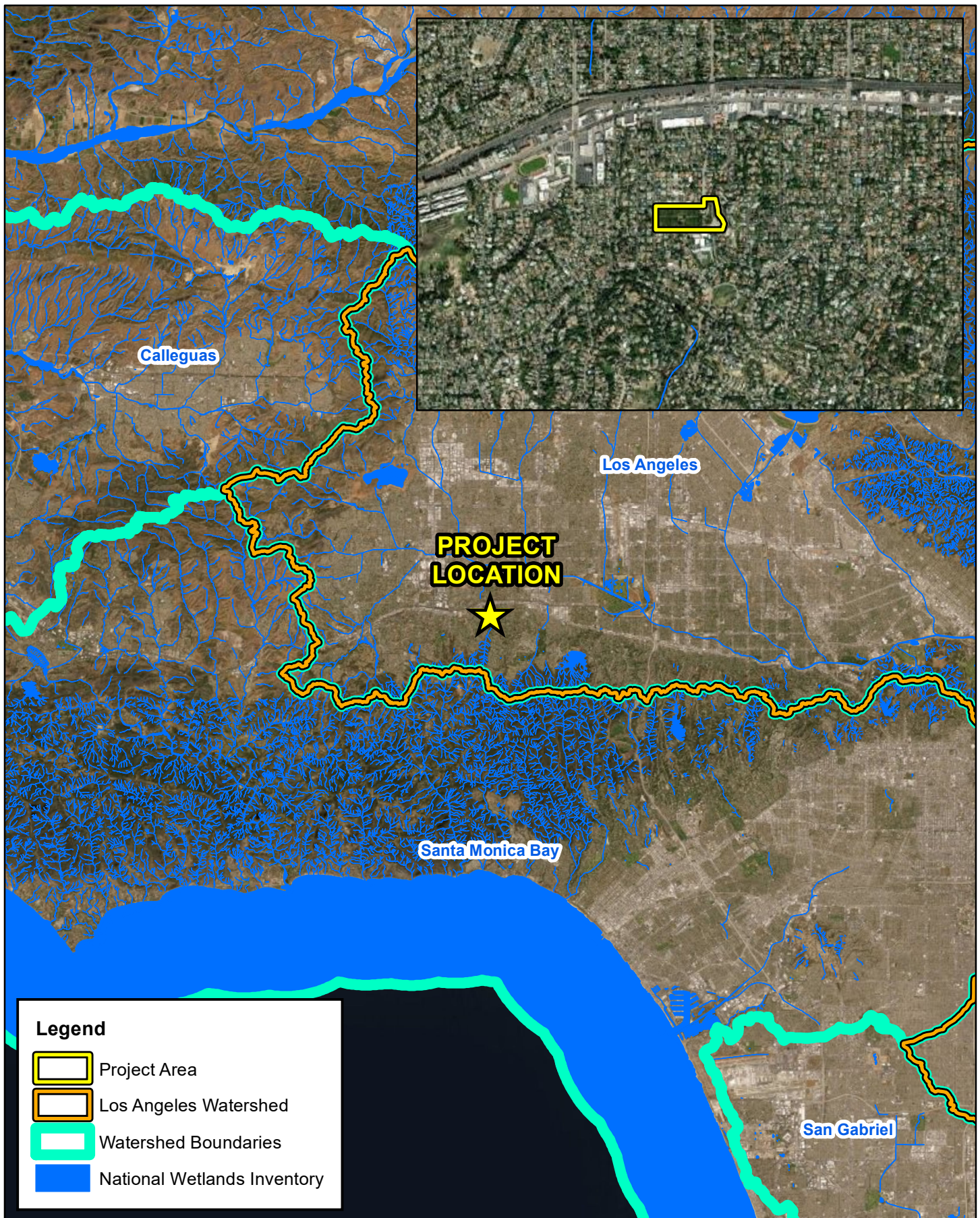
Exhibit 3



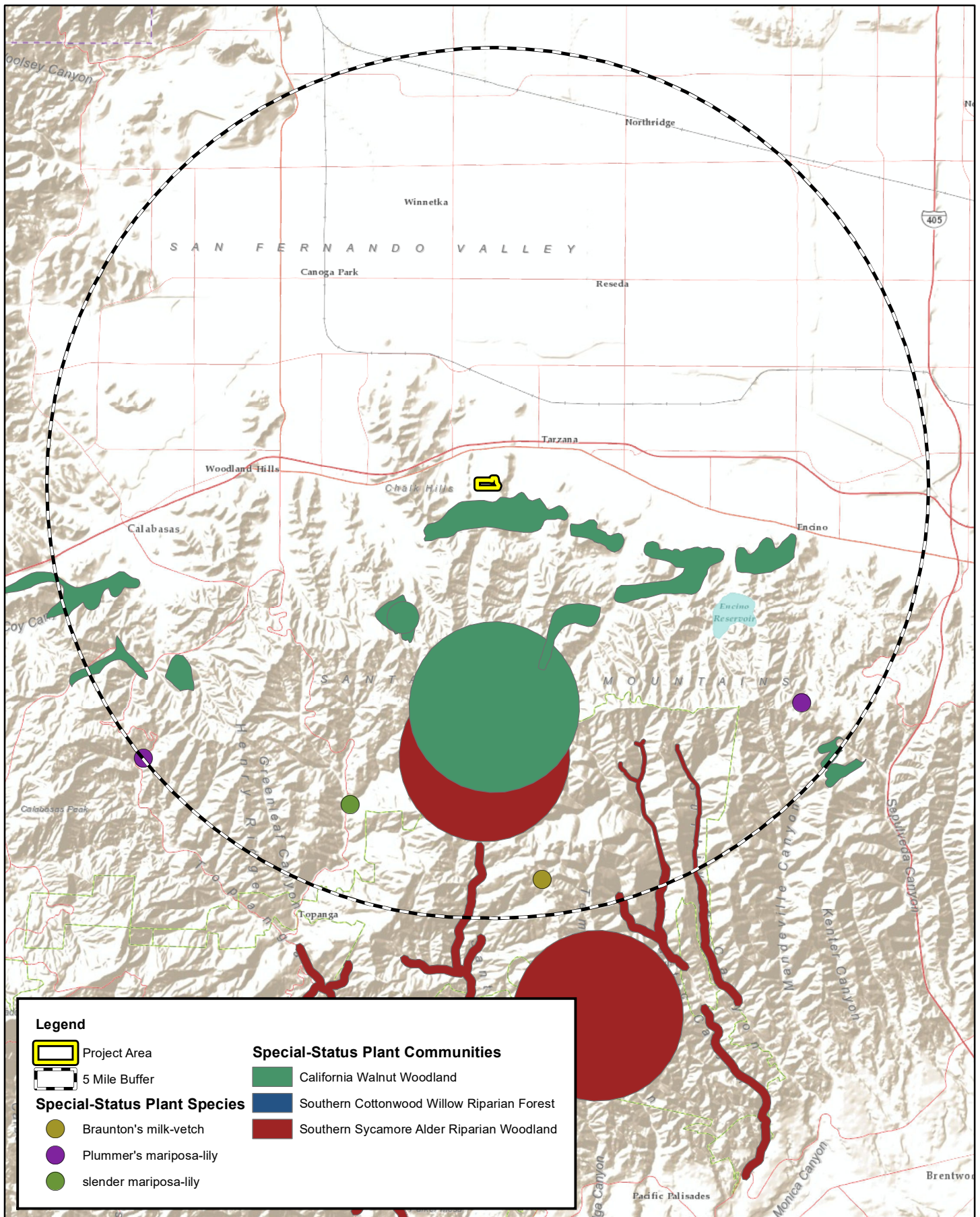


5300 OAKDALE AVENUE  
BIOLOGICAL RESOURCES ASSESSMENT

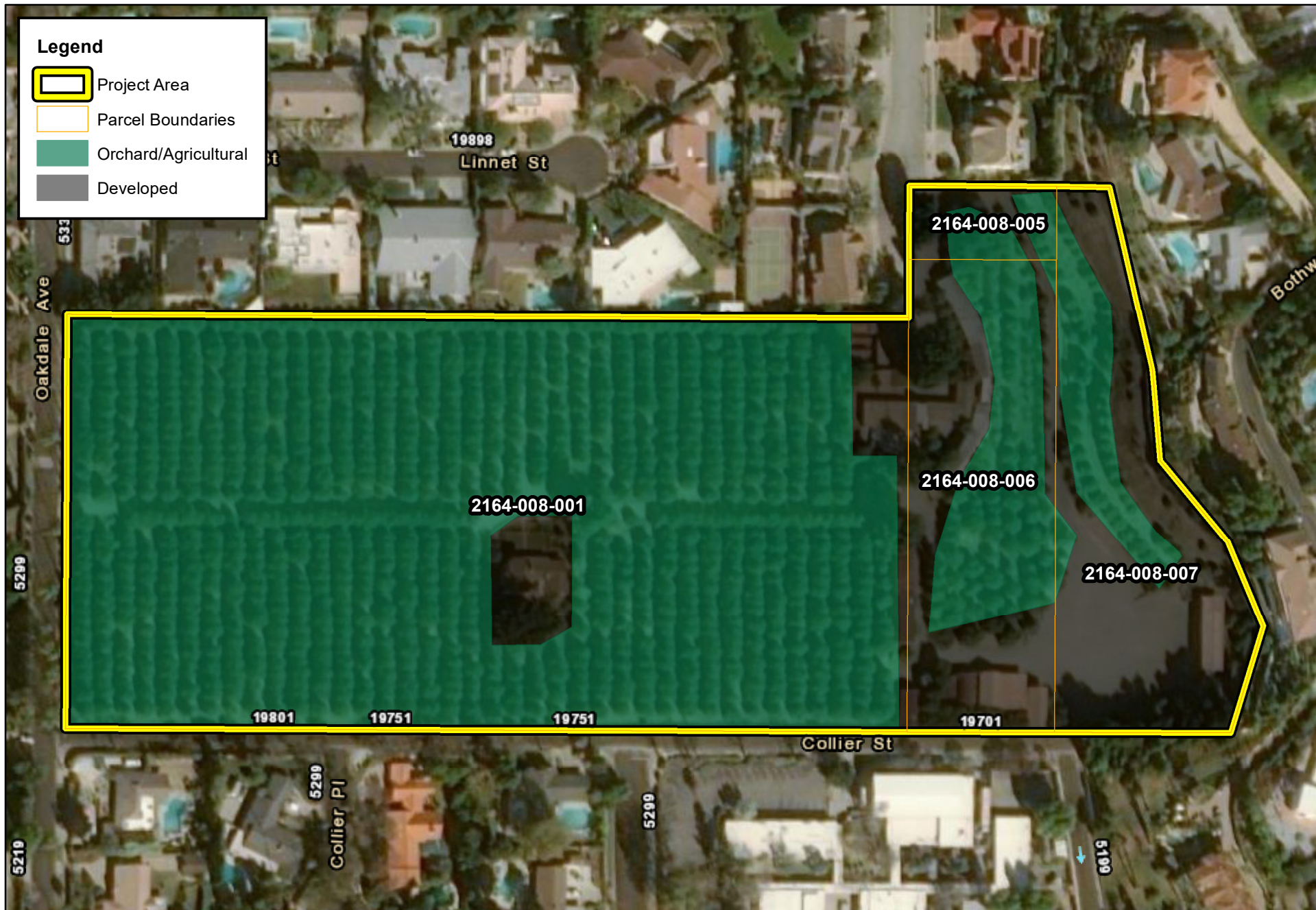




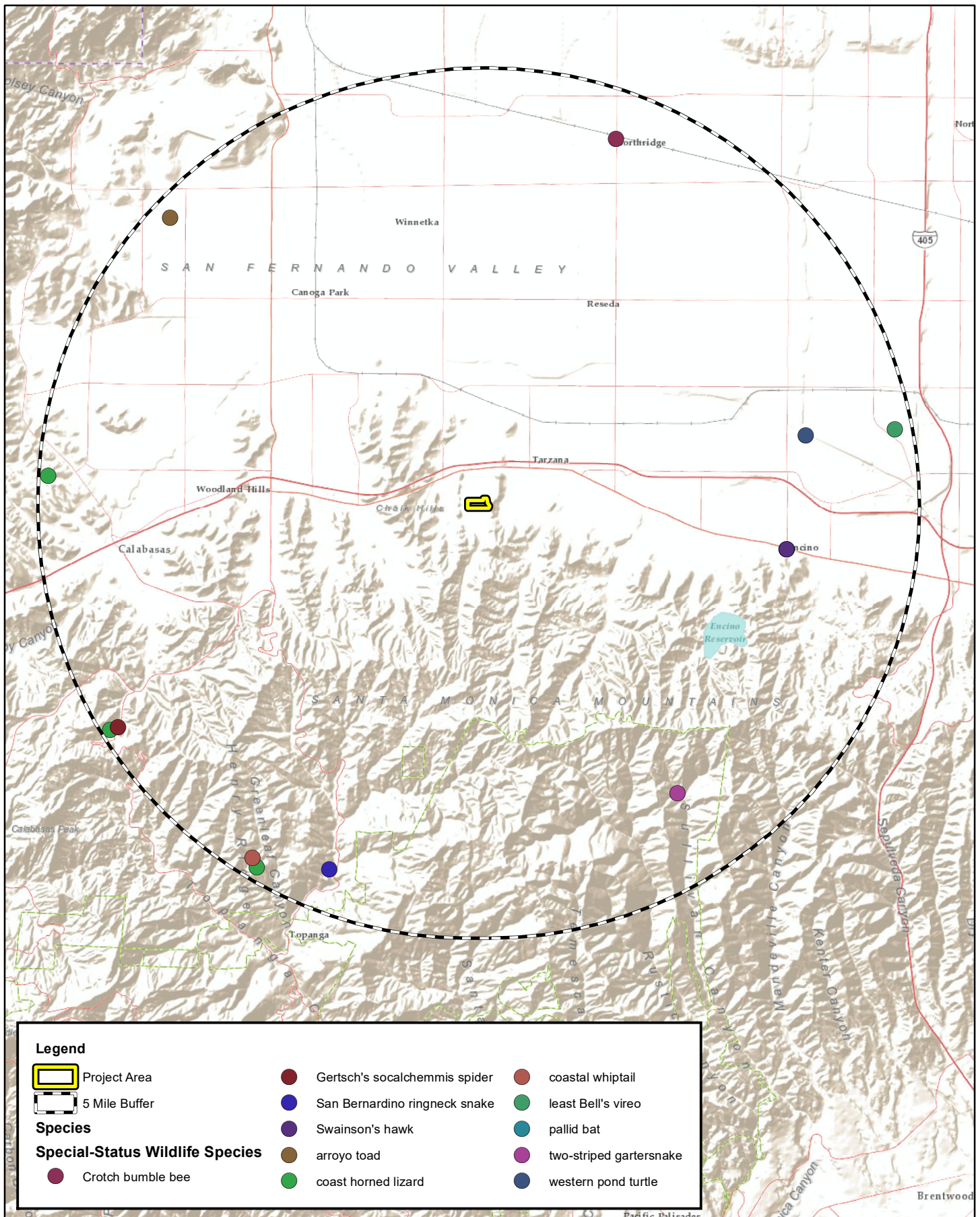




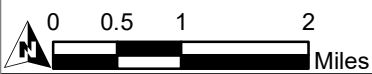






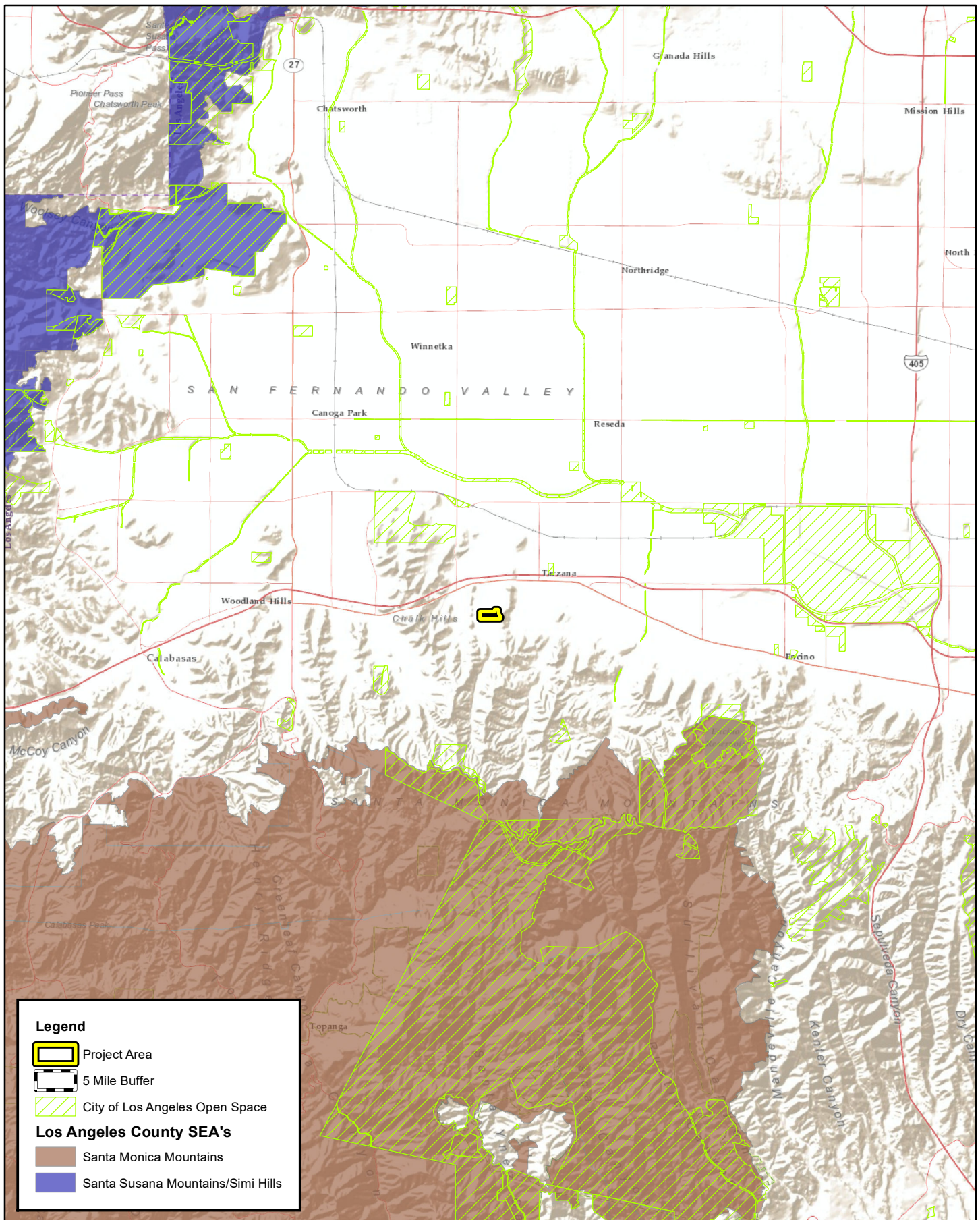


5300 OAKDALE AVENUE  
BIOLOGICAL RESOURCES ASSESSMENT  
**CNDDDB Special-Status Fauna**

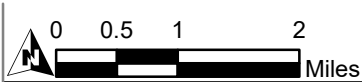


Source: ESRI Aerial Imagery, CNDDDB, Los Angeles County





5300 OAKDALE AVENUE  
 BIOLOGICAL RESOURCES ASSESSMENT  
**Wildlife Corridors**



Source: World Terrain Imagery, LA County SEA, Los Angeles County



## **Appendix B      Site Photographs**

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**Photograph 1:** From the middle of the project site looking south at the existing house within the project footprint.



**Photograph 2:** From the middle of the project site, looking west down the existing gravel driveway.





**Photograph 3:** From the middle of the project site, looking east down the gravel driveway adjacent to the existing house within the project footprint.



**Photograph 4:** From the middle of the southern boundary, looking west along the existing fence line adjacent to Collier Street.





**Photograph 5:** From the middle of the southern boundary, looking east along the existing fence line adjacent to Collier Street within the existing orchard.



**Photograph 6:** From the southeast corner of the project site, outside the project footprint, looking north along the eastern boundary (this area will be donated).



**Photograph 7:** From the southeast corner of the project site, outside the project footprint, looking diagonally northwest through the middle of the site (this area will be donated).



**Photograph 8:** From the southeast corner of the project site, outside the project footprint, looking west along the southern boundary (this area will be donated).





**Photograph 9:** From the northeast corner of the project site, outside the project footprint, looking south along the eastern boundary (this area will be donated).



**Photograph 10:** From the northeast corner of the project site, outside the project footprint, looking diagonally southwest through the middle of the site (this area will be donated).





**Photograph 11:** From the southeast corner of the project site, outside the project footprint, looking west along the northern boundary.



**Photograph 12:** From the middle of the western boundary, looking south through existing orange trees within the project footprint.





**Photograph 13:** From the middle of the western boundary, looking north through existing orange trees within the project footprint.

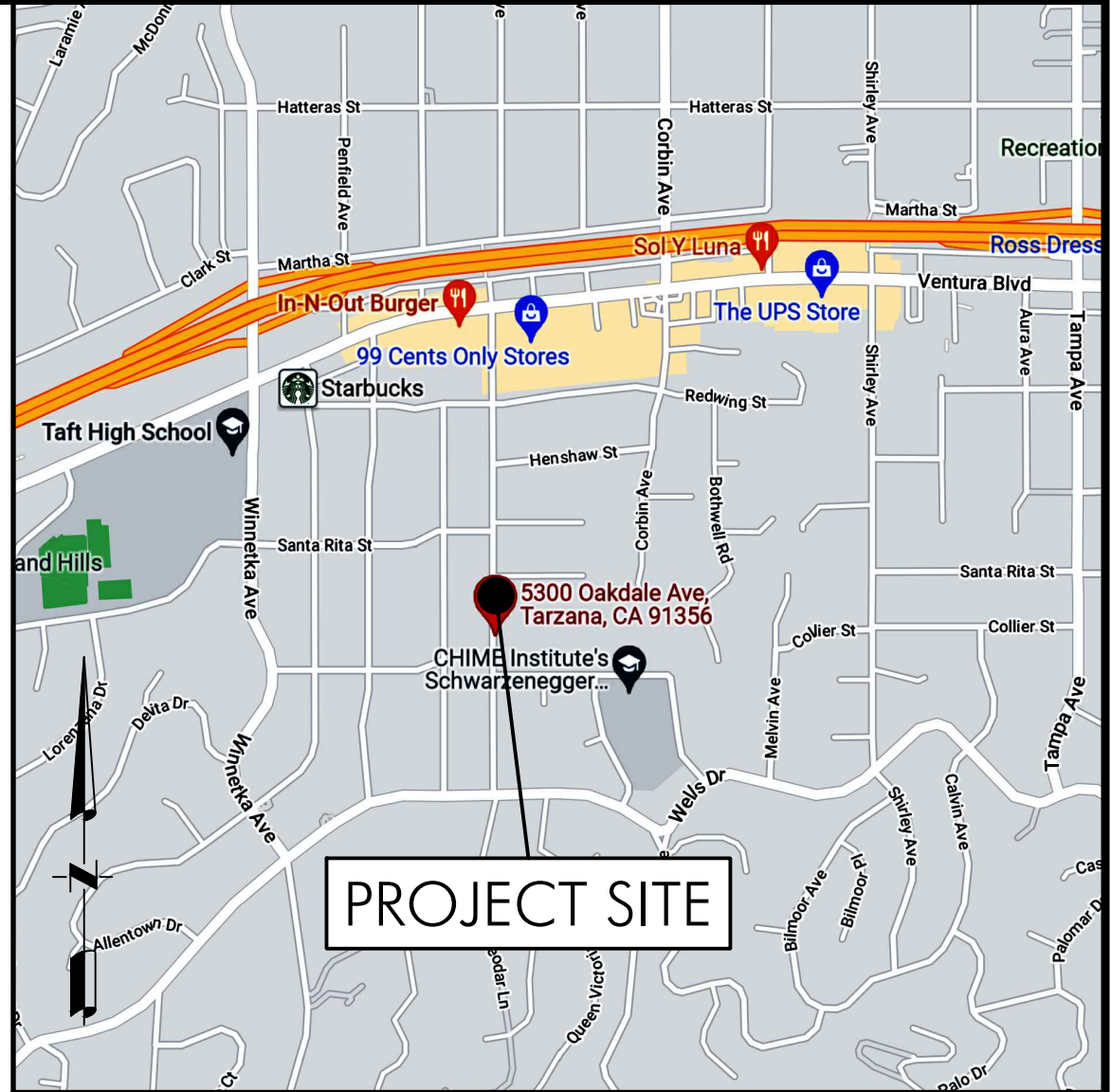
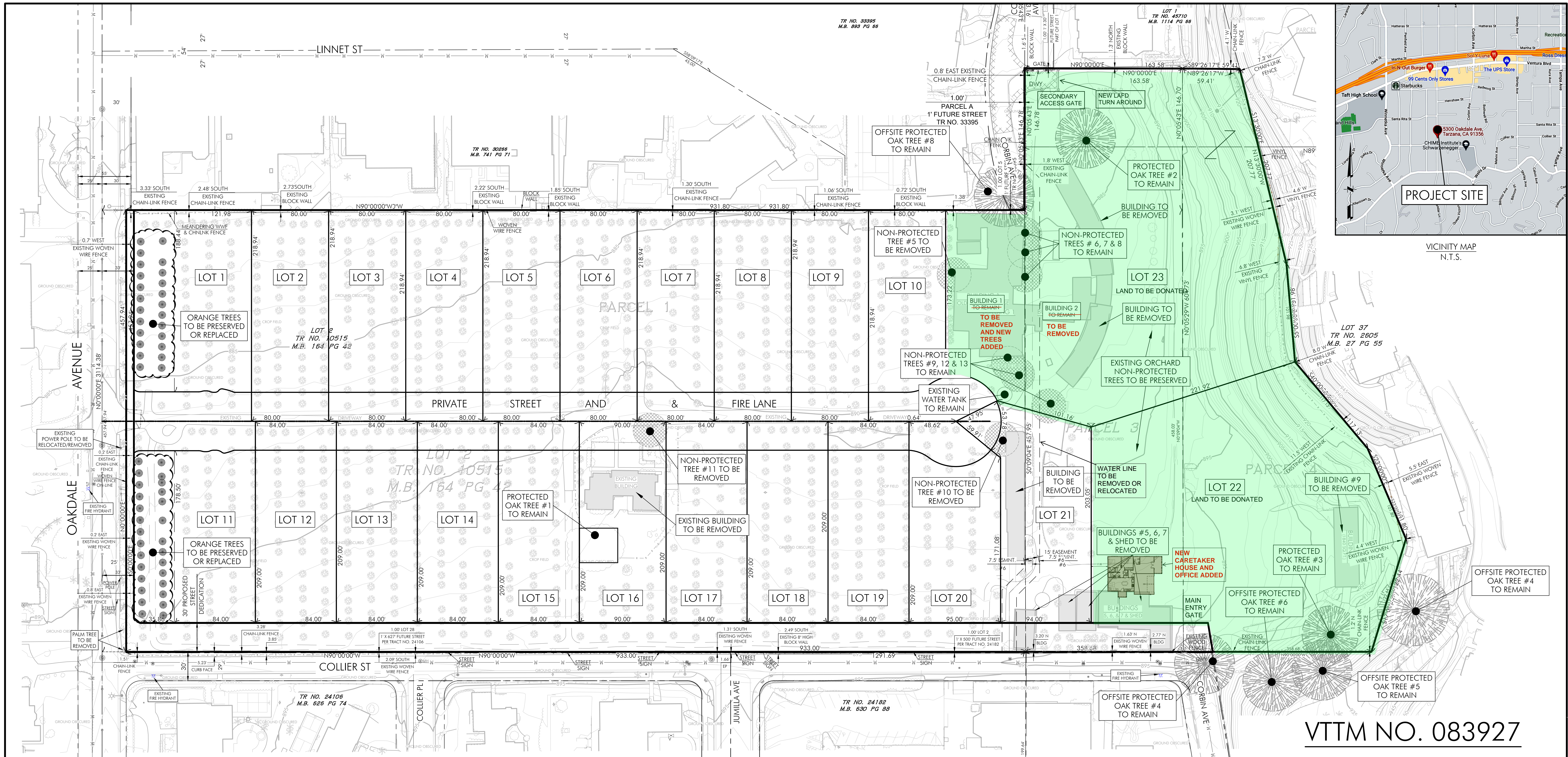


**Photograph 14:** From the middle of the western boundary, looking east down the gravel driveway through the middle of the site.

## **Appendix C      Site Plan**

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## VTTM NO. 083927

FOR MERGER AND SUBDIVISION  
BOTHWELL RANCH  
EXISTING CONDITIONS

5300 OAKDALE AVENUE  
WOODLAND HILLS, CA 91364  
A.P.N.: 2164-008-001, 005, 006 & 007

### LEGAL DESCRIPTION

PARCEL 1: (APN: 2164-008-001)  
LOT 2, OF TRACT NO. 10515, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 164, PAGE 42, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 2164-008-005)  
WEST 143.58 FEET OF SOUTH 81.81 FEET OF LOT 36, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 55 TO 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 2164-008-006)  
THE WEST 163.58 FEET OF THE NORTH 522.98 FEET OF LOT 37, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 55 TO 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APN: 2164-008-007)  
PART OF LOTS 36 AND 37, OF TRACT NO. 2605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGES 55 TO 75, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

November 10, 2023

PREPARED BY:

**PACIFIC COAST CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168  
WWW.PACIFICCOASTCIVIL.COM

**Richard E. Doss**  
RICHARD E. DOSS  
R.C.E. C48987  
DATE 11/10/23

OWNER/DEVELOPER:

**OAKDALE ESTATES, LLC**  
11766 WILSHIRE BLVD., SUITE 820  
LOS ANGELES, CA 90025  
P: (310) 582-1991 X203  
C: (310) 864-3330

### EXCEPTIONS AND EXCLUSIONS

ITEMS 1-4 NOT SURVEY RELATED/CANNOT BE PLOTTED

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 6028 OF DEEDS, PAGE 236,  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION  
AFFECTS: BLANKET IN NATURE - NOT DELINEATED ON MAP
- AN EASEMENT FOR RIGHT-OF-WAY FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1978 AS INSTRUMENT NO. 1978-259471 OF OFFICIAL RECORDS  
IN FAVOR OF: CITY OF LOS ANGELES  
AFFECTS: PARCELS 1, 2, & 3 - PLOTTED HEREON

### BASIS OF BEARING:

THE BEARING OF NORTH ALONG THE CENTERLINE OF SHIRLEY AVENUE AS SHOWN ON MAP OF TRACT NO. 17011, M.B. 601 PG 01

### BENCHMARK:

BM: # 07-10311 DATUM: NAVD 1988 YEAR: 2000

WIRE SPK IN S CURB VENTURA BLVD; 3FT W OF B C CURB RET W OF CORBIN AVE

ELEVATION: 834.870 (FEET)

254.469 (METERS)

### PROJECT PARCEL SIZE:

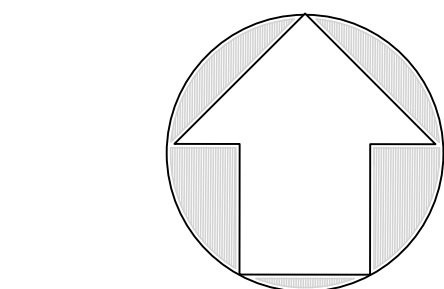
GROSS AREA: (BLUE BORDER) 612,868 SQ.FT. (14.07 AC)  
PUBLIC STREET DEDICATION: 33,820 (0.78 AC)  
NET AREA = GROSS - STREET DEDICATION: 579,049 SQ.FT. (13.29 AC)

### SURVEY PREPARED BY:

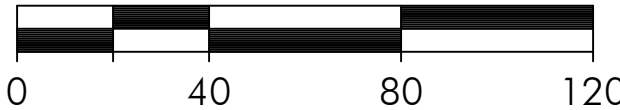
**PACIFIC COAST CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 200  
AGOURA HILLS, CA 91301  
PH: (818) 865-4168  
WWW.PACIFICCOASTCIVIL.COM

### LEGEND:

- FIRE HYDRANT
- SANITARY MANHOLE
- ORANGE TREE TO BE PRESERVED
- ORANGE TREE TO BE REMOVED
- PALM TREES ALONG OAKDALE TO BE PRESERVED
- PALM TREES ALONG OAKDALE TO BE REMOVED
- CENTERLINE
- PROJECT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- ROW
- BUILDING
- CORNER
- FLOW LINE
- TOP OF CURB
- TOP OF DRAIN GRATE
- TOP OF WALL



SCALE: 1" = 40'



RICHARD E. DOSS R.C.E. C48987 DATE 11/10/23

SHEET: 1 OF 3



## **Appendix D      Potentially Occurring Special-Status Flora and Plant Communities**

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## Potentially Occurring Special-Status Fauna and Plant Communities

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
<b>SPECIAL-STATUS PLANT SPECIES</b>				
<i>Astragalus brauntonii</i> Braunton's milk-vetch	Fed: <b>END</b> CA: None CNPS: 1B.1	Grows in recent burns or disturbed areas, usually in sandstone soils with carbonate layers within chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 13 to 2,100 feet. Blooming period is from January to August.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Calochortus catalinae</i> Catalina mariposa-lily	Fed: None CA: None CNPS: 4.2	Grows in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 49 to 2,297 feet. Blooming period is from March to June.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Calochortus plummerae</i> Plummer's mariposa-lily	Fed: None CA: None CNPS: 4.2	Prefers openings in chaparral, foothill woodland, coastal sage scrub, valley and foothill grasslands, cismontane woodland, lower montane coniferous forest and yellow pine forest. Often found on dry, rocky slopes and soils and brushy areas. Can be very common after a fire. From 328 to 5,577 feet in elevation. Blooming period is from May to July.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Chorizanthe parryi</i> var. <i>fernandina</i> San Fernando Valley spineflower	Fed: None CA: <b>END</b> CNPS: 1B.1	Grows in sandy soils within scrub habitats. Found at elevations below 2,500 feet. Blooming period is from April to July.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Deinandra minthornii</i> Santa Susana tarplant	Fed: None CA: Rare CNPS: 1B.2	Grows in rocky soils within chaparral and coastal scrub habitats. Found at elevations ranging from 920 to 2,490 feet. Blooming period is from July to November.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i> Blochmans dudleya	Fed: C A: None CNPS: 1B.1	Grows in rocky soils or among moss pads in rock faces, along the coastline at elevations ranging from sea level to approximately 1,300 feet. Blooming period is from March to April.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Juglans californica</i> southern California black walnut	Fed: None CA: None CNPS: 4.2	Found in chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 164 to 2,953 feet. Blooming period is from March to August.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	Fed: None CA: None CNPS: 1B.1	Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet. Blooming period is from February to June.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i> white-veined monardella	Fed: None CA: None CNPS: 1B.3	Grows within chaparral and cismontane woodland habitats. Found at elevations ranging from 165 to 5,005 feet. Blooming period is (April) May to August (September to December).	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<b>SPECIAL-STATUS PLANT COMMUNITIES</b>				
California Walnut Woodland	CDFW Sensitive Habitat	Occurs on valley slopes and in valley bottoms, as well as around rocky outcrops. This habitat usually occurs in areas with relatively moist, fine soils. It can intergrade with coast live oak woodland and coast live oak forest in more mesic areas. The canopy is relatively open and is dominated by California walnut with a grassy understory.	No	<b>Absent</b>
Southern Sycamore Alder Riparian Woodland	CDFW Sensitive Habitat	Below 2,000 meters in elevation, sycamore and alder often occur along seasonally-flooded banks; cottonwoods and willows also are often present. Poison-oak, mugwort, elderberry and wild raspberry may be present in the understory.	No	<b>Absent</b>

**U.S. Fish and Wildlife Service (USFWS) - Federal**  
END - Federally Endangered  
THR - Federally Threatened

**California Department of Fish and Wildlife (CDFW) - California**  
END - State Endangered  
CEND - State Candidate Endangered  
SSC - Species of Special Concern  
WL - Watch List  
FP - Fully Protected

**California Native Plant Society (CNPS)**  
**California Rare Plant Rank**  
1A Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere  
1B Plants Rare, Threatened, or Endangered in California and Elsewhere  
2B Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere  
4 Plants of Limited Distribution – A Watch List

**Threat Ranks**  
0.1 - Seriously threatened in California  
0.2 - Moderately threatened in California  
0.3 - Not very threatened in California





# **Appendix E      Potentially   Occurring   Special-Status Fauna**

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## Potentially Occurring Special-Status Fauna

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
<b>SPECIAL-STATUS WILDLIFE SPECIES</b>				
<i>Accipiter gentilis</i> northern goshawk	Fed: None CA: SSC	Found in coniferous and mixed forests. Generally restricted to wooded areas, but may be in relatively open woods or along edges. Often more common as a breeding bird in mixed woods than in pure stands of coniferous trees. During winter incursions to the south, may be found in any forest type	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Agelaius tricolor</i> tricolored blackbird	Fed: None CA: <b>THR</b>	Prefers to nest in cattails and marshes among wetland and grassland habitats, although most native habitats have been lost. Breeding colonies are usually found within agricultural flood lands in valleys and foothills.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Anaxyrus californicus</i> arroyo toad	Fed: <b>END</b> CA: SSC	Found in riparian terraces with oaks, willows, or cottonwoods, and shallow gravel-bottom pools in streams. Requires exposed, sandy, stable streamside terraces for burrowing with scattered vegetation.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Anniella</i> spp. California legless lizard	Fed: None CA: SSC	Occurs primarily in areas with sandy or loose loamy soils under sparse vegetation of beaches, chaparral, or pine-oak woodland; or near sycamores, oaks, or cottonwoods that grow on stream terraces. Often found under or in the close vicinity of logs, rocks, old boards, and the compacted debris of woodrat nests. Any <i>Anniella</i> species that occurs in the range overlap between species.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Antrozous pallidus</i> pallid bat	Fed: None CA: SSC	Locally common species of low elevation in California. Occurs in grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. Most common in open, dry habitats with rocky areas for roosting.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Ardea alba</i> great egret	Fed: None CA: None	Found in marshes, ponds, shores, mud flats. Usually forages in rather open situations, as along edges of lakes, large marshes, shallow coastal lagoons and estuaries; also along rivers in wooded country. Usually nests in trees or shrubs near water, sometimes in thickets some distance from water, sometimes low in marsh.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	Fed: None CA: SCC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
<i>Athene cunicularia</i> burrowing owl	Fed: None CA: SSC	Prefers habitat with short, sparse vegetation with few shrubs and well-drained soils in grassland, shrub steppe, and desert habitats. Primarily a grassland species, but it persists and even thrives in some landscapes highly altered by human activity. Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. The overriding characteristics of suitable habitat appear to be burrows for roosting and nesting and relatively short vegetation with only sparse shrubs and taller vegetation.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Bombus crotchii</i> Crotch bumble bee	Fed: None CA: None	Exclusive to coastal California east towards the Sierra-Cascade Crest; less common in western Nevada.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Buteo swainsoni</i> Swainson's hawk	Fed: None CA: THR	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Danaus plexippus</i> pop. 1 monarch butterfly	Fed: CE CA: None	Occurs in open fields and meadows dominated by milkweed ( <i>Asclepias</i> sp.). In winter, species can be found on the coast of southern California in Eucalyptus groves and at high altitudes in central Mexico.	No	<b>Presumed Absent</b> Limited foraging habitat is present, but no <i>Asclepias</i> species were observed.
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	Fed: None CA: None	Common in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Gonidea angulata</i> Western ridged mussel	Fed: None CA: None	Occurs on the benthos of streams, rivers, and lakes with substrates that vary from gravel to firm mud, and include at least some sand, silt or clay.	No	<b>Presumed Absent</b> The drainage feature on-site is a flood control channel with a concrete lined bottom and retaining walls and does not provide suitable habitat.
<i>Haliaeetus leucocephalus</i> bald eagle	Fed: END CA: FP	Prefers lakes and reservoirs with lots of fish and surrounding forests. Winters around unfrozen lakes and hunting along coastlines, reservoirs, and rivers. During their migration, bald eagles are seen near all types of water habitats.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Phrynosoma blainvillii</i> coast horned lizard	Fed: None CA: SSC	Found in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Salvadora hexalepis virgultea</i> coast patch-nosed snake	Fed: None CA: SSC	Found in brushy or shrubby vegetation along the coast and requires small mammal burrows for refuge and overwintering.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Observed Onsite	Potential to Occur
<i>Taricha torosa</i> Coast Range newt	Fed: None CA: SSC	Resides in coastal areas. Found near small ponds, creeks, and seeps in woodlands and chaparral.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Thamnophis hammondi</i> two-striped garter snake	Fed: None CA: SSC	Occurs in or near permanent fresh water, often along streams with rocky beds and riparian growth up to 7,000 feet in elevation.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.
<i>Vireo bellii pusillus</i> least Bell's vireo	Fed: <b>END</b> CA: <b>END</b>	Primarily occupy Riverine riparian habitat that typically feature dense cover within 1 -2 meters of the ground and a dense, stratified canopy. Typically it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodlands, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses, 2,000 feet elevation in the interior.	No	<b>Presumed Absent</b> There is no suitable habitat present within or adjacent to the project site.

**U.S. Fish and Wildlife Service (USFWS) - Federal**  
 END - Federally Endangered  
 THR - Federally Threatened

**California Department of Fish and Wildlife (CDFW) - California**  
 END - State Endangered  
 CEND - State Candidate Endangered  
 SSC - Species of Special Concern  
 WL - Watch List  
 FP - Fully Protected

## **Appendix F      Qualifications of Report Preparers**

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**Years of Experience: 43**

**Education**

Ph.D., 1978, Genetics, University of California at Santa Barbara

M.A., 1978, Ecology, University of California at Santa Barbara

B.A., 1971, Biology, Harvard University

**Skills and Specialties**

Endangered Species Permits  
Mitigation Implementation

## Thomas J. McGill, Ph.D.

### Managing Director

Dr. McGill has experience in preparing all types of biological reports, including resource management plans, habitat conservation plans (HCP), multi-species habitat conservation plans (MSHCP), sensitive species surveys, and biological assessments under Section 7 of the federal endangered species act. He provides the unique combination of being an environmental consultant as well as an attorney having passed the California State Bar in 1990. Dr. McGill has directed numerous habitat conservation planning, land use planning, and environmental efforts throughout California. Dr. McGill is also one of the authors of the multiple award-winning first

ever Tribal Multi-Species Habitat Conservation Plan prepared for the Agua Caliente Band of Cahuilla Indians which established the benchmark for all future similar documents for Sovereign Nations. Prior to his entry into the private industry, Dr. McGill worked for the U.S. Department of the Navy as head of environmental management in the Mojave Desert at China Lake.

### Project Experience

**PV Peninsula Water Reliability Project, City of Rolling Hills Estates, California.** *Black and Veatch.* Third-Party Reviewer. The proposed pipeline alignment had the potential to impact several jurisdictional drainage features and extends through federally designated Critical Habitat for California gnatcatcher (*Poliophtila californica*). Due to the sensitivity of the project, Dr. McGill was hired by Black and Veatch to review all biological and regulatory documents, and regulatory permits for the project to ensure that the reports complied with federal and state regulations and assist with project implementation.

**Earvin "Magic" Johnson Recreation Area and Ujima Village Master Plan, City of Willowbrook, California.** *Los Angeles County Department of Parks and Recreation.* Senior Biologist. The Department of Parks and Recreation intends to develop an Amendment to the State Master Plan for the Earvin "Magic" Johnson Recreation Area that reflects a future expanded area that includes the adjoining Ujima Village property and adjacent soccer fields. Dr. McGill was the senior biologist responsible for overseeing the habitat assessment and biological resources report for the project, ensuring that no impacts to sensitive biological resources would occur.

**Biological, Cultural, and Paleontological Monitoring for the Replacement of an 18-Inch Waterline, Marina Del Rey, California.** *County of Los Angeles.* Project Manager. Responsible for project management. Michael Baker provided biological, cultural, and paleontological monitoring for the replacement of an 18-inch water line along Admiralty Way in the City of Marina del Rey, California. Monitoring efforts included creating an iPad mapping and data collection application to enable instantaneous and accurate in-field assessment of ongoing nesting bird activities and ensure that construction activities did not disrupt nesting birds. Construction noise was also monitored to ensure it did not disrupt nesting behavior. The project site has the potential for sensitive archaeological and paleontological resources. Excavations were monitored daily by a certified archaeologist, certified paleontologist, and a Native American monitor appointed by the local Indian tribes to ensure that any sensitive resources found would be properly recorded and removed.



**Don Wallace Multi-Use Trail Connector Calabasas, CA.** *Los Angeles County Department of Parks and Recreation.* Senior Biologist. The Don Wallace Multi-Use Trail Connector Project is intended to develop a safe and passable multi-use trail connector under U.S. Route 101. Dr. McGill help negotiate and process the various regulatory permits required by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife (CDFW), and the U.S. Fish and Wildlife Service (USFWS) for impacts occurring to Las Virgenes Creek. Dr. McGill also helped negotiate survey requirements for the project with the USFWS and CDFW for the federally and state endangered least Bell's vireo (*Vireo belli pusillus*) and federally threatened California red-legged frog (*Rana draytonii*).

**Los Angeles Beaches and Harbors Berm Installation, Malibu, California.** *Los Angeles County Department of Public Works.* Project Manager. A select number of beaches in Los Angeles County undergo annual construction of temporary sand berms to protect public beach facilities from potential winter storm inundation. Mr. McGill conducted pre-construction bird surveys to document the presence/absence of the federally threatened western snowy plover (*Charadrius nivosus nivosus*) within the limits of disturbance. In addition, Mr. McGill monitored the berm installation along three beaches between the cities of Malibu and Long Beach to assist the County in complying with permit conditions and ensure the project did not result in impacts to western snowy plover.

**Dockweiler State Beach RV Park Expansion Project, Playa Del Rey, California.** *Los Angeles County Beaches and Harbors.* Project Manager. The Los Angeles County Department of Beaches and Harbors proposed to expand the existing Dockweiler State Beach RV Park for a new campervan campground. The expansion included a new drive loop off the south end of the existing RV Park, which would accommodate twenty-three (23) parallel campervan parking spaces. Dr. McGill inventoried and evaluated the condition of the habitat within the project site to characterize existing site conditions and assess the potential occurrence of special-status plant and wildlife species that could pose a constraint to project implementation. The biological report prepared provided an in-depth assessment of the suitability of the on-site habitat to support dune habitat, western snowy plover (*Charadrius nivosus* ssp. *nivosus*), El Segundo blue butterfly (*Euphilotes battoides allyni*), as well as several other special-status plant and wildlife species identified by the California Natural Diversity Data Base (CNDDB) and other electronic databases as potentially occurring in the vicinity of the project site.

**USS Iowa Project, San Pedro, California.** *Los Angeles Harbor Department.* Senior Biologist. The project involved towing the USS Iowa battleship from San Francisco Bay to Berth 87 in the Port of Los Angeles. The battleship will be moored year-round at the Port of Los Angeles. Portions of the USS Iowa will be available to the public for guided tours, special events, and educational programs. Upon arrival at Berth 87, the battleship will be restored and prepared for opening as a floating museum. Dr. McGill helped draft the biological resources section of the Environmental Impact Report. Biological issues there were addressed included impacts to natural habitats (e.g., eelgrass, kelp, etc.) created from the shadowing affect created by the battleship, Essential Fish Habitat, and migratory birds.

**4118 Athenian Way, Los Angeles, California.** *California/Hawaii American Water Company.* Senior Biologist. The California/Hawaii American Water Company proposed to install and well monitoring equipment at a project site located at 4118 Athenian Way in the City of Los Angeles, Los Angeles County, California. Dr. McGill conducted the pre-construction nesting bird clearance survey to ensure that project activities occurring on the project site would not violate the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Fish and Game Code by impacting active avian nests or disrupting avian nesting behavior. Compliance with the MBTA and Fish and Game Code ensures that project activities will not result in potential impacts to nesting birds on or within 500 feet of the project site.



**Years of Experience:** 14

**Education**

B.S., 2006, Biology, University of California at San Diego

**Certifications**

Certificate, 2012, Field Ornithology, University of California at Riverside, University Extension

Certificate, 2012, Wetland Delineation, Wetland Training Institute

Certificate, 2014, Certified California Rapid Assessment Method (CRAM) Practitioner, Riverine and Depressional Wetlands

Certificate, 2014, GIS and Spatial Analyst, California State University at Fullerton

Certificate Botany, 2015, University of California at Riverside, University Extension

**Additional Training**

Southwestern Willow Flycatcher Survey Training Workshop, Southern Sierra Research Station, 2014

Learning California Bird Sounds, Sea and Sage Audubon Society – Sylvia Gallagher, 2012

Introduction to Desert Tortoise Surveying, Monitoring, and Handling Techniques Workshop, Desert Tortoise Council, 2011

**Skills and Specialties**

General and Focused Habitat Assessments  
Focused Sensitive Plant and Wildlife Surveys  
Avian Surveys and Monitoring  
Wetland and Stream Delineations  
Regulatory Permit Processing  
Mitigation Implementation  
Endangered Species Permits

## Travis J. McGill

### Biologist/Regulatory Specialist

Mr. Travis McGill specializes in conducting due diligence surveys, habitat assessments, preparing biological technical reports, botanical surveys, protocol listed species surveys, and assisting with environmental permitting and compliance for both public and private sector clients. He assists clients in compliance with a range of environmental regulations, including the California Environmental Quality, National Environmental Policy Act, and State and Federal Endangered Species Acts. He also has experience preparing and processing federal and State Incidental Take Permits through the United States Fish and Wildlife Service (Section 7 and Section 10 of the Federal Endangered Species Act) and California Department of Fish and Game (Section 2080.1, 2081, subds. (b) {c) of the Fish and Game Code).

Mr. McGill conducts delineations of state and federal jurisdictional waters and helps clients through the regulatory permit process pursuant to Sections 404 and 401 of the Clean Water Act, the California Porter-Cologne Water Quality Control Act, and Section 1602 et. seq. of the California Fish and Game Code. Mr. McGill has effectively drafted and processed numerous state and federal regulatory applications for residential, restoration, commercial, flood control, institutional, and transportation projects. Mr. McGill also performs California Rapid Assessment Method analyses on riverine and depressionanl areas to identify the functionality of a drainage system.

Mr. McGill also prepares and conducts Worker Education Training programs, biological monitoring, and nesting bird and burrowing owl clearance surveys in compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503, 3503.5, and 3513.

### Project Experience

**Gateway Recycled Water Pipelines Project, Cities of Bell Gardens, Lynwood, and South Gate, California.** *Central Basin Municipal Water District.* Biologist. The Central Basin Water District owns and operates the Central Basin Recycled Water Distribution System (RWDS) which is broken up into two separate systems. The Central Basin Water Districted proposed to extend its recycled water system into the Cities of Bell Gardens, Lynwood and South Gate that t would consist of approximately 34,920 lineal feet of recycled water pipeline. Mr. McGill

conducted a habitat assessment to characterize existing site conditions and to assess the probability of occurrence for special-status plant and wildlife species that could pose a constraint to implementation of the proposed project. Based on the results of the habitat assessment, Mr. McGill prepared the biological resource report that provided an in-depth assessment of the suitability of the habitat on-site to support federally and State endangered species, as well as several other special-status plant and wildlife species identified by the California Natural Diversity Data Base (CNDDB) and other electronic databases as potentially occurring in the vicinity of the project site.

**Earvin “Magic” Johnson Recreation Area and Ujima Village Master Plan, City of Willowbrook, California.** *Los Angeles County Department of Parks and Recreation.* Biologist. The Department of Parks and Recreation intends to develop an Amendment to the State Master Plan for the Earvin “Magic” Johnson Recreation Area that reflects a future expanded area that includes the adjoining Ujima Village property and adjacent soccer fields. Mr. McGill conducted a habitat assessment to assess existing baseline conditions at the project site and evaluate the suitability of the habitat on the project site to support special-status habitats and/or species identified by the CNDDB and other electronic databases as potentially occurring within the vicinity of the project site. Additionally, Mr. McGill also prepared a jurisdictional assessment to verify that the two artificial ponds on-site would not be considered jurisdictional by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, or the California Department of Fish and Wildlife.

**Don Wallace Multi-Use Trail Connector Calabasas, CA.** *Los Angeles County Department of Parks and Recreation.* Biologist/Regulatory Specialist. The Don Wallace Multi-Use Trail Connector Project is intended to develop a safe and passable multi-use trail connector under U.S. Route 101. Mr. McGill conducted and prepared the Delineation of State and Federal Jurisdictional Waters and Caltrans Natural Environment Study (NES) documenting the jurisdictional limits of Las Virgenes Creek and biological resources occurring within the Biological Study Area. Mr. McGill prepared and processed the various regulatory permits required by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service (USFWS) for impacts occurring to Las Virgenes Creek. Mr. McGill also conducted focused presence/absence surveys for the federally and state endangered least Bell’s vireo (*Vireo belli pusillus*) and a suitability assessment for California red-legged frog (*Rana draytonii*).

**Wheeler Canyon Road Bridge Improvement Project. Ventura County, California.** *Ventura County.* Biologist/Regulatory Specialist. The proposed project included several structural and functional improvements to the existing Wheeler Canyon Road Bridge. Mr. McGill conducted and helped prepare the delineation of State and Federal jurisdictional waters report and Caltrans NES for the project. Mr. McGill successfully delineated the jurisdictional boundaries of Todd Barranca, a drainage feature, and documented the biological resources occurring within the Biological Study Area. The NES documented baseline conditions of the habitat and identified sensitive habitats and/or species within the Biological Study Area and included the results of the jurisdictional delineation for impacts to Todd Barranca.

**Biological, Cultural, and Paleontological Monitoring for the Replacement of an 18-Inch Waterline, Marina Del Rey, California.** *County of Los Angeles.* Biologist. Mr. McGill coordinated and assisted with the biological, cultural, and paleontological monitoring for the proposed project in the City of Marina del Rey, California. He prepared and implemented a Workers Education Awareness Program to all contractors and personnel working on the project for the colonial nesting birds that occurred in the area. Colonies of nesting birds (i.e., black-crowned night heron and snowy egret) were monitored weekly along the construction route to ensure that construction activities did not violate the Migratory Bird Treaty Act and CDFW Code. Monitoring efforts included creating an iPad mapping and data collection application to enable instantaneous and accurate in-field assessment of ongoing nesting bird activities and ensure that construction activities did not disrupt nesting birds. Construction noise was also monitored to ensure it did not disrupt nesting behavior.



**Years of Experience: 3**

**Education**

B.S., 2017, Biology, California State University – Fullerton

**Additional Training**

Introduction to Desert Tortoise Surveying, Monitoring, and Handling Techniques Workshop, Desert Tortoise Council, 2019

**Skills and Specialties**

General and Focused Habitat Assessments  
Avian Surveys and Monitoring  
Workers Education Awareness Programs

## Jacob H. Lloyd Davies

### Associate Biologist

Mr. Jacob Lloyd Davies specializes in conducting due diligence surveys, habitat assessments, preparing biological technical reports, botanical surveys, protocol listed species surveys, and assisting with environmental permitting and compliance for both public and private sector clients. He assists clients in compliance with a range of environmental regulations, including the California Environmental Quality Act, National Environmental Policy Act, and State and Federal Endangered Species Acts.

Mr. Lloyd Davis also prepares and conducts Worker Education Training programs, biological monitoring, and nesting bird and burrowing owl clearance surveys in compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503, 3503.5, and 3513.

### Project Experience

**Vulcan Area I, San Bernardino, California.** *Vulcan Materials Company.* Biologist. Vulcan Materials Company proposes to incorporate their Area I Project Site into the Cajon Creek Conservation Management Area in San Bernardino, California. The Area I Project Site is located on the northern bank Cajon Creek and borders the existing boundary of the Conservation Management Area. Area I supports intermediate Riversidean Alluvial Fan Sage Scrub (RAFSS) habitat that provides suitable habitat for special-status plant and wildlife species known to occur in the region. Mr. Lloyd Davies was an integral part of the general habitat assessment and focused special-status plant survey, and assisted with the preparation of the biological technical report and focused special-status plant survey report. During the surveys, particular attention was given to the site's ability to provide suitable habitat for San Bernardino kangaroo rat (*Dipodomys merriami parvus*) and Santa Ana River woollystar (*Eriogonum densifolium* ssp. *sanctorum*).

**Perris Highlands – Assemblage A Biological Due Diligence Survey, Perris, California.** *My California Capital.* Biologist. The project involved the completion and reporting for a Biological Due Diligence Survey and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis for the approximately 165-acre Perris Highlands – Assemblage A project site. Mr. Lloyd Davies completed relevant surveys and contributed to report completion. Special attention was given to the suitability of the on-site habitat to support burrowing owl (*Athene cunicularia*), California gnatcatcher (*Poliophtila californica*), and several other special-status species listed in the California Natural Diversity Database.

**Sycamore Canyon Business Park Project, City of Riverside, California.** *Hillwood Investment Properties.* Biologist. The project included the construction of two commercial warehouse buildings and associated infrastructure, and relocation/creation of a new drainage channel along the site's western boundary. After the installation of the new drainage channel Mr. Lloyd Davies directed the field crews with the installation of the native plant species and removal of non-native/exotic plant species. Mr. Lloyd Davies also prepared a field guide of the non-native plant species found within the created drainage channel to assist the field crews with identification between the native and non-native plant species.

**Cajon Creek Island Restoration Project, San Bernardino, California.** *Vulcan Materials Company.* Biologist. Restoration activities were initiated to restore the native Riversidean Alluvial Fan Sage Scrub (RAFSS) habitat on the island within the Cajon Creek Conservation Management Area. The project site is an undeveloped 4.5-acre island in Cajon Creek that was created from the historic dumping of soils, and no longer supported native habitat. In order to restore the island with native habitats, the island was capped with approximately 6 feet of clean fill dirt to restore the RAFSS habitat. Mr. Lloyd Davies conducted monitoring, surveys for special-status species, and worked with native landscaping crews to ensure restoration efforts aligned with United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) guidelines. The Island project site supports a population of Santa Ana River woollystar and functions as refugia habitat for San Bernardino kangaroo rat populations found within the Conservation Area. Mr. Lloyd Davies also completed routine technical reporting following relevant monitoring efforts.

**Cajon Creek Conservation Management Area Restoration Program (Muscoy 86 and 21), Muscoy, California.** *Vulcan Materials Company.* Biologist. The Muscoy properties were folded into the Cajon Creek Conservation Management Area in 2017. The Muscoy 86 and 21 sites are characterized as supporting heavily disturbed RAFSS plant communities mixed with a dense understory of non-native grasses. These sites are located within designated critical habitat for San Bernardino kangaroo rat, and have the potential to provide suitable habitat for this species, as well as, provide suitable habitat for other special status species for which the Conservation Management Area was established. Mr. Lloyd Davies helped implement the restoration program to restore the native RAFSS plant community, and conducted special-status species surveys within the project site. Mr. Lloyd Davies also assisted with the vegetation inventories in accordance with the Releve methodology to document baseline condition and determine species biodiversity.

**Eastern Municipal Water District's Solar Photovoltaic Renewable Energy Initiative Project, Riverside County, California.** *Eastern Municipal Water District.* Biologist. Eastern Municipal Water District (EMWD) is in the process of implementing Phase III of its Solar Photovoltaic Renewable Energy Initiative Project. Phase III includes the installation of solar arrays (single axis tracking) and appurtenances at their Moreno Valley Regional Water Reclamation Facility (RWRF), Perris Valley RWRF, Sun City RWRF, and San Jacinto RWRF. Mr. Lloyd Davies conducted pre-construction burrowing owl (*Athene cunicularia*) and nesting bird clearance surveys to ensure that ground disturbing activities would not violate the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code by impacting occupied burrowing owl burrows or disrupting avian nesting behavior on or within the vicinity of the project site.

**Big Tujunga Wash Mitigation Area, Los Angeles, California.** *Los Angeles County Department of Public Works.* Biologist. The project site is owned and managed by the Los Angeles County Department of Public Works (LACDPW) to offset impacts to habitats and vegetation communities at other LACDPW-owned facilities. Mr. Lloyd Davies supported LACDPW with the implementation of the Master Mitigation Plan (MMP) Programs at the Big Tujunga Wash Mitigation Area for one year. Mr. Lloyd Davies lead nesting bird clearance surveys and focused surveys for coastal California gnatcatcher (*Polioptila californica californica*) and least Bell's vireo (*Vireo bellii pusillus*). Included in the MMP were restoration efforts for coastal sage scrub and riparian habitats. Mr. Lloyd Davies conducted monitoring surveys, vegetation mapping, and technical reporting for these efforts, in addition to providing biological oversight for restoration crews.

**Sea Summit at Marblehead Development Project, San Clemente, California.** *Taylor Morrison Home Corporation.* Biologist. The project focused on rehabilitation and management of 116 acres of coastal sage scrub and wetland habitats along the coast of San Clemente in accordance with the Habitat Management Plan (HMP). Mr. Lloyd Davies supported HMP implementation by conducted nesting bird clearance surveys, focused surveys for coastal California gnatcatcher, and vegetation surveys. Mr. Lloyd Davies also contributed to monitoring efforts and aided in plant identification for restoration crews.

**Cowbird Project, Riverside County, California.** *Santa Ana Watershed Association.* Biological Assistant. The project aimed to remove the invasive brown-headed cowbird (*Molothrus ater*) from Temescal Canyon in Riverside County. Mr. Lloyd Davies operated and maintained several cowbird traps with Temescal Canyon and surveyed for least Bell's vireo. Relevant duties included avian monitoring and proper handling of cowbirds, and documentation of wild specimens.



# PROTECTED TREE REPORT

## **PREPARED FOR**

Oakdale Estates, LLC  
11766 Wilshire Blvd. Suite 820  
Los Angeles, CA 90025

## **PROPERTY**

5300 Oakdale Ave  
Woodland Hills, CA 91364  
APNs 2164-008-001, -005, -006, and -007  
Council District 3, Encino -Tarzana Community Plan

## **CONTACT**

Erik Pfahler, Borstein Enterprises  
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July 18, 2024

## **PREPARED BY**

LISA SMITH, THE TREE RESOURCE ®  
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## TABLE OF CONTENTS

ASSIGNMENT AND LIMITATIONS	3
SUMMARY AND OVERVIEW	4
PROPERTY LOCATION	6
TREE CHARACTERISTICS AND SITE CONDITION MAP	7
IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS	7
PROTECTED TREES	7 - 9
STREET TREES	11
CITRUS TREES	12
<b>GENERAL RECOMMENDATIONS</b>	<b>14</b>
Working Within the Protected Zone	
Protective Fencing	
Planting Within the Protected Zone	
New Tree Planting	
Tree Maintenance and Pruning	
Diseases and Insects, Grade Changes, Inspection	
<b>ASSUMPTIONS AND LIMITING CONDITIONS</b>	<b>22</b>
<b>APPENDIX A.1 –TREE LOCATION MAP - SURVEY</b>	<b>23</b>
<b>APPENDIX A.2 –TREE LOCATION MAP - SITE PLAN</b>	<b>24</b>
<b>APPENDIX A.3 - TREE REPLACEMENT MAP, LANDSCAPING PLAN</b>	<b>25</b>
<b>APPENDIX A.4 - TREE REPLACEMENT MAP, Landscaping PLAN 2</b>	<b>26</b>
<b>APPENDIX B - PHOTOGRAPHS</b>	<b>27</b>
<b>APPENDIX C – SUMMARY OF FIELD INSPECTION</b>	<b>46</b>
<b>APPENDIX D – SUMMARY OF DATA</b>	<b>48</b>
<b>APPENDIX E – Dave Matias Citrus Evaluation</b>	<b>51</b>

## ASSIGNMENT

The Assignment included:

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

## LIMITS OF THE ASSIGNMENT

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

## TREE CHARACTERISTICS AND SITE CONDITIONS

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

# PROTECTED TREE REPORT

5300 Oakdale Ave, Woodland Hills, CA 91364

## SUMMARY AND OVERVIEW

PROJECT OVERVIEW	
Site Address	5300 Oakdale Ave, Woodland Hills, CA 91364
Location and/or Specific Plan	Woodland Hills
Project Description	21 New Single Family Residences
Date of Site Inspection	04/29/23 and 01/28/24
Number of Protected Trees on Site	3
Number of Recommended Removals	0
	Overall Area: 612,868.50 sq.ft. (14.07 AC); Proposed Area: 426,848.03 sq.ft. (9.91 AC); MRCA Preservation Area: 186,020.47 sq.ft. (4.16 AC)

The property located at 5300 N. Oakdale Avenue, Los Angeles, CA 91364, Oakdale Estates, is an intact 14-acre citrus orchard straddling the neighborhoods of Tarzana and Woodland Hills. Oakdale Estates, LLC is proposing to preserve approximately 4.16 acres of the orchard including existing drives and adding a new caretaker unit on the preserved property in conjunction with developing 21 single family lots on the remaining 9 acres of property, consistent with the zoning. Furthermore, as a feature to the proposed project; two rows of citrus trees on approximately 0.39 acres and most of the Washingtonian Fan Palm trees located along Oakdale Avenue will be retained. A suitable public agency will be selected to take title to the preserved area. There are a total of 1,451 citrus trees on site. A total of 1,143 trees in the north and south groves are proposed removals and 308 trees will be preserved and replanted. A further discussion of the Citrus trees is in Exhibit D.

## PROTECTED TREES, URBAN FORESTRY DIVISION

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

At this time I observed three (3) coast live oak (*Quercus agrifolia*) trees on the property. (See Appendix A.1 for Tree Location Map) These trees will be retained and protected in place. One (1) coast live oak is located on the proposed area for construction, and will be retained and protected in place. Two (2) coast live oaks are located on the preserved area and will also be retained and protected in place. Please refer to the Appendix A.1 Tree Location Map on page 20.

## NEIGHBOR TREES - OFFSITE TREES

There are six (6) coast live oak trees on the neighboring adjacent properties that will not be impacted by construction.

These trees will be retained and protected in place and are offsite on the preserved land where no construction will occur.

## CITY OF LOS ANGELES STREET PARKWAY TREES, URBAN FORESTRY DIVISION

At this time, I observed nineteen (19) **City of Los Angeles Street Trees** in the parkway perimeter of the property. These street trees were approximately 60 foot tall Fan Palms.

Fifteen (15) trees will receive no impact and will be retained, four (4) trees are recommend for removal due to driveway installation and required road widening. City Department of Engineering was contacted, and they have agreed to reduce the required pavement section along Oakdale Avenue enough to preserve the remaining palm trees.

## NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH (Diameter at breast height = 54" above grade or 4.5") of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees**.

At this time, I observed (9) Non-Protected Significant Trees on the property.

Three (3) trees are located in the area of construction. Canary pine trees #5, #10 and #11 will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

Six (6) other non-protected significant trees will be retained and protected in place in the preserved area.

## NEW TREES

In addition to the 308 trees being preserved and replanted, (57 of the 308 are being replanted in the area along Oakdale Avenue) the project will plant/install 328 new native trees and shrubs on the property, such as coast live oak (*Quercus agrifolia*), Western Sycamore (*Platanus racemosa*) and toyon shrub (*Heteromeles arbutifolia*). Along Collier Street, 66 of the new trees will be installed. 212 new native trees/shrubs will be installed within the areas of construction, and 50 new native trees/shrubs will be planted in the preserved area in locations determined by the preservation agency.

The map shows the Los Angeles basin with topographic contours. Major freeways are shown in purple: I-5 (Golden State Fwy), I-10 (Foothill Fwy), I-405 (San Diego Fwy), SR-10 (Antelope Valley Fwy), SR-210 (Foothill Fwy), SR-138 (Ventura Fwy), SR-27 (Ventura Fwy), and SR-1 (San Diego Fwy). Cities and towns labeled include Pico, Newhall, Sylmar, San Fernando, Mission Hills, Pacoima, Northridge, Winnetka, Canoga Park, Reseda, Tarzana, Encino, Sherman Oaks, Studio City, North Hollywood, Van Nuys, Panorama City, Sun Valley, Moorpark, West Hollywood, Beverly Hills, Culver City, Santa Monica, Venice, Marina Del Rey, Playa del Rey, and Inglewood. Geographical features include Oat Mountain, San Gabriel Mountains, San Fernando Mission Cemetery, Chatsworth Reservoir, Encino Reservoir, Malibu Lake, and Malibu Creek. A red dot marks the project location near Encino, and a box labeled 'Project' is placed over the map. A scale bar indicates 0 to 5 miles, and a north arrow is present.

[illegible]









## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

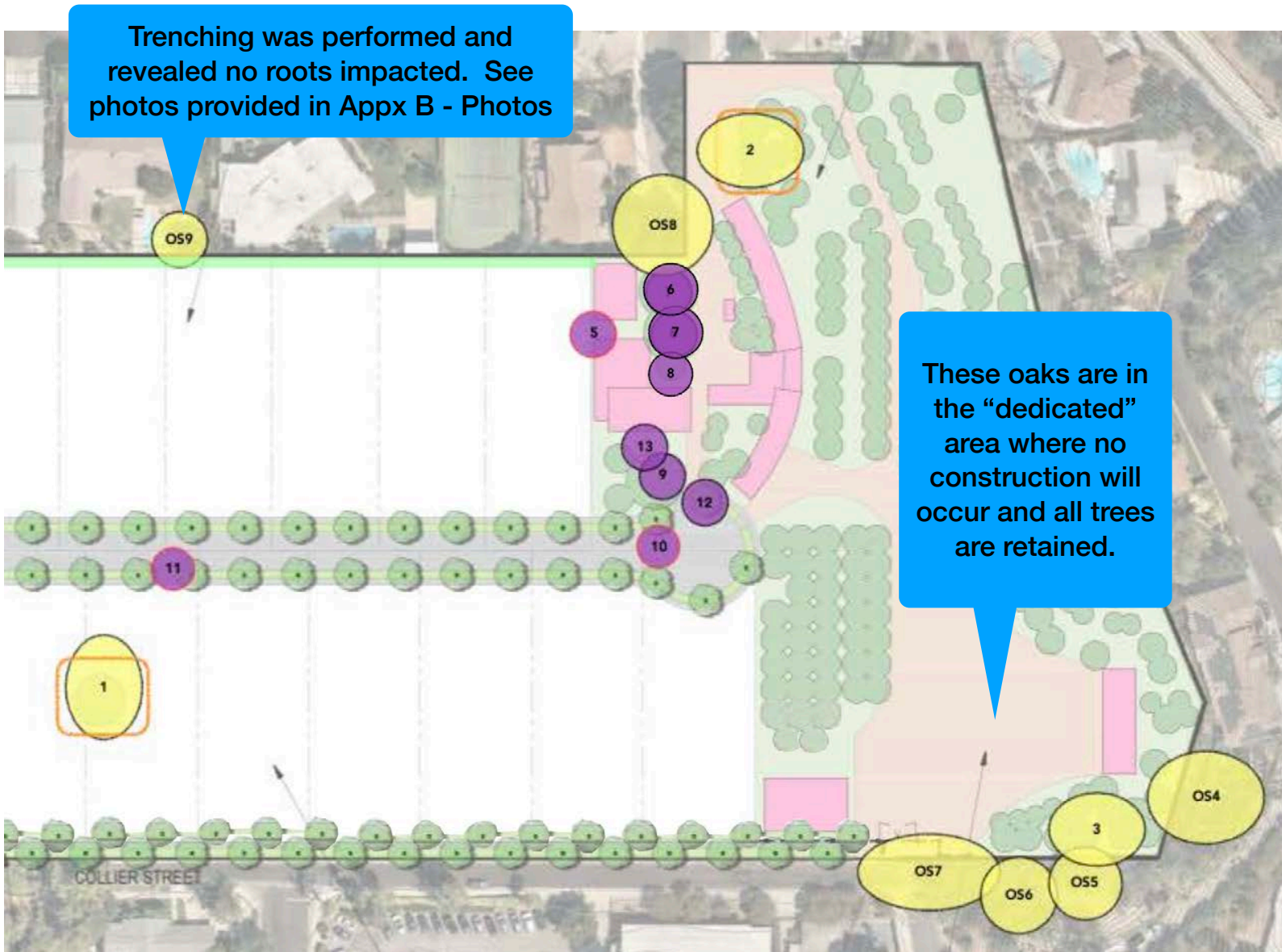
### **OFF-SITE PROTECTED TREES**

Off-Site Oak trees #OS8 & #OS9 are outside of the construction zone and will be retained and protected in place. Oak #OS9 on neighboring property is setback from the proposed construction.

Exploratory Trenching was performed adjacent to Oak #OS9 and revealed no significant roots are located and none will be impacted by the proposed construction activities.

Off Site Oak trees OS4, OS5, OS6 and OS7 are located on the southern perimeter of the property.

These (4) Four off-site Oak trees are on the dedicated parcel/land where no construction will occur.

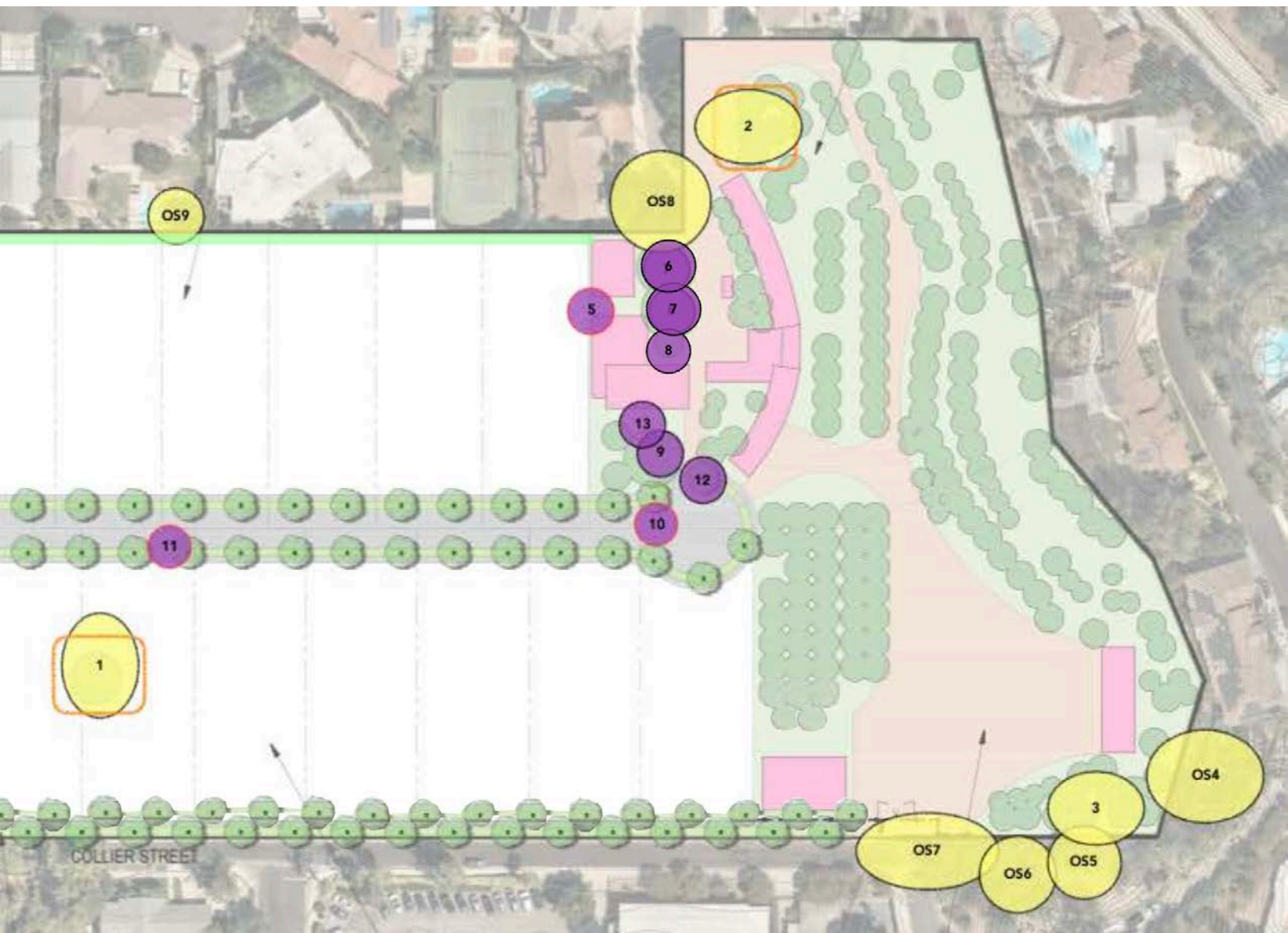


## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

### OFF-SITE PROTECTED TREES

Off-Site Oak trees #OS8 & #OS9 are outside of the construction zone and will be retained and protected in place. Four of these trees are offsite on the dedicated parcel/land where no construction will occur. Oak #OS9 on neighboring property is setback from the proposed construction. Any work performed nearby will assess the roots and modify any soil work prior to ensure reduced impact.

Off Site Oak trees #? And #? On the neighboring property had exploratory trenching performed and revealed...





## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

### STREET TREES

There are (19) nineteen Street *Washingtonia robusta* fan palms located in the ROW and are considered Parkway Street Trees.

City conditions require road widening of Oakdale Avenue and Collier Street to LADOT standards and construction of ingress/egress for this new housing development.

Two (2) Mexican Fan palms will need to be removed for the proper driveway opening at the westerly project entry along Oakdale Avenue. Additionally, another two (2) Mexican Fan Palms at the intersection of Collier Street and Oakdale Avenue will need to be removed to make way for the required road widening. This will be a total of four (4) Fan Palms to be removed for the road widening and installation of the entrance road/driveway.

The remaining 15 street palms will receive root pruning and will be minimally impacted by the road widening. Palms can handle root pruning in close proximity. These palms will be retained and protected in place. City Department of Engineering was contacted, and they have agreed to reduce the required pavement section along Oakdale Avenue enough to preserve the remaining palm trees.

### **Aerial View of Property-** Shows locations of street trees



# IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

## **AGRICULTURAL CITRUS GROVE**

**SUMMARY:** This property contains an orchard of 1,451 citrus trees. Approximately 1,143 trees in the north and south groves are recommended for removal due to construction impact and their beyond-redemption condition. 251 trees on the preserved area behind train station, including the terrace area. Also, 57 trees will be retained and replanted along Oakdale Avenue. Replanting of some of the trees is necessary to complete the city ROW to city standards.

These remaining trees are in variable condition and will require regular active maintenance including adequate irrigation, fertilizers, pruning, weed and pest control to survive and be productive.

**HISTORY OF SITE & CURRENT CONDITION REPORT BY CITRUS EXPERT DAVID MATIAS:** Previously, the land was an agricultural orchard for growing, harvesting and selling citrus. Years of drought, poor irrigation and lack of maintenance took their toll and now the majority of this orchard is in major decline. These aged trees are both distressed and declining according to Dave Matias' report evaluating the citrus trees, dated March 14, 2022. See report in Appendix E, pages 45 - 52.

Mr. Matias goes on to note that these trees suffered many years of under-watering. The resulting damage is unlikely to be ameliorated in California's current water restrictive climate and, even if provided ample water, the orchard could not overcome years of neglect to return to its former state.

Substantial leaf loss, wilt and (branch) die-back indicates that these trees have been under watered for years. Once citrus is allowed to dry out, restoring water normally will not restore the tree to its original healthy state.

The trees are declining and in senescence (death spiral) and although they may have leaves and some fruit, it does not denote any meaningful potential for overcoming their age and natural lifespan of citrus trees in the most optimal conditions.

Dave Matias analysis was performed prior to 2022 summer's extended mega-drought, and will most certainly push most of these citrus trees into a "severe stress" condition.

**AGRICULTURAL TREES not NON-PROTECTED SIGNIFICANT TREES:** The agricultural citrus trees in this case do not meet the criteria for a typical, non-protected significant tree. A non-protected significant tree is an amenity tree that provides shade and canopy in an urban setting. Here, they are neither amenity nor shade canopy trees, but rather agricultural trees.

From a tree canopy standpoint, the existing trees have no desirable or significant quality, especially as compared to broad evergreen or broad deciduous trees. A shade tree can be defined as a tree that exceeds 25 feet in height at maturity, requires little maintenance and is drought tolerant. For all the foregoing reasons, these citrus trees meet neither the criteria for a typical amenity tree nor a shade tree. Thus, the 1:1 replacement requirement for non-protected, significant trees does not apply in this case.

In place of the dying orchard, twenty-one homes will be built and new trees will be planted. In fact, included in this project is a landscape plan which will incorporate a robust collection of new trees. Please see provided landscaping plan on page 9 of this report.

## IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

### **NON-PROTECTED TREES 8" or greater**

There is a low quantity of non-protected trees 8" or greater. These consist of seven canary pines and two queen palm trees.

Canary pine trees #5, #10 and #11 will be impacted by construction and are recommended for removal. Six other trees will be retained and protected in place.

**RETAINED CITRUS and OAKS - Aerial View of Property-** Shows locations of retained citrus and oak trees and retained non-protected significant trees in NON developed areas.



## GENERAL RECOMMENDATIONS

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

### WORKING IN THE TREE PROTECTION ZONE

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

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

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

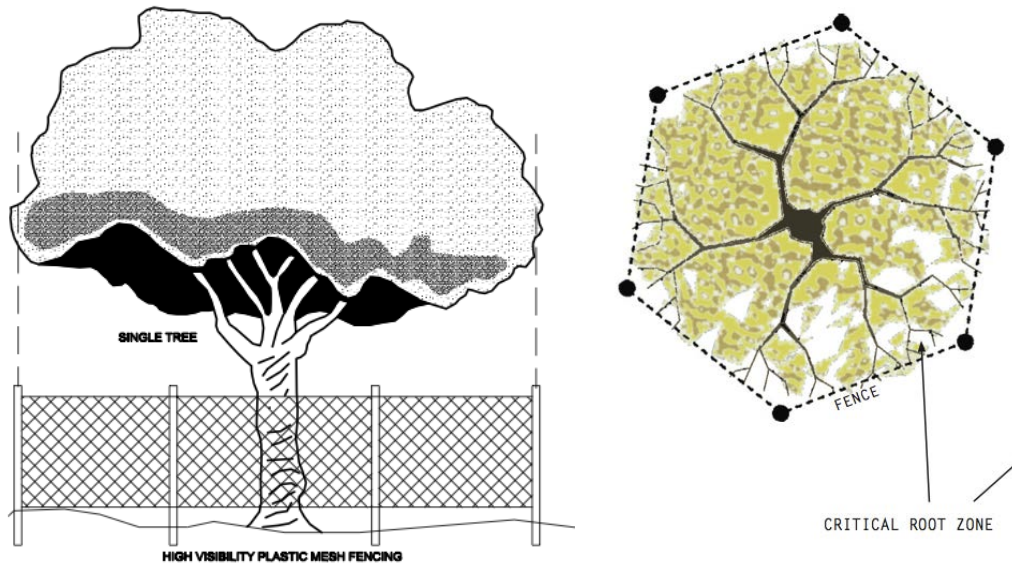
**Root Pruning** - **Should** there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging. **The roots should be cut at a 90-degree angle and cut cleanly.** No roots should be torn or jagged; this can lead to rotting and decay in the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

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

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



## PROTECTIVE FENCING



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

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



## PLANTING WITHIN THE PROTECTED ZONE

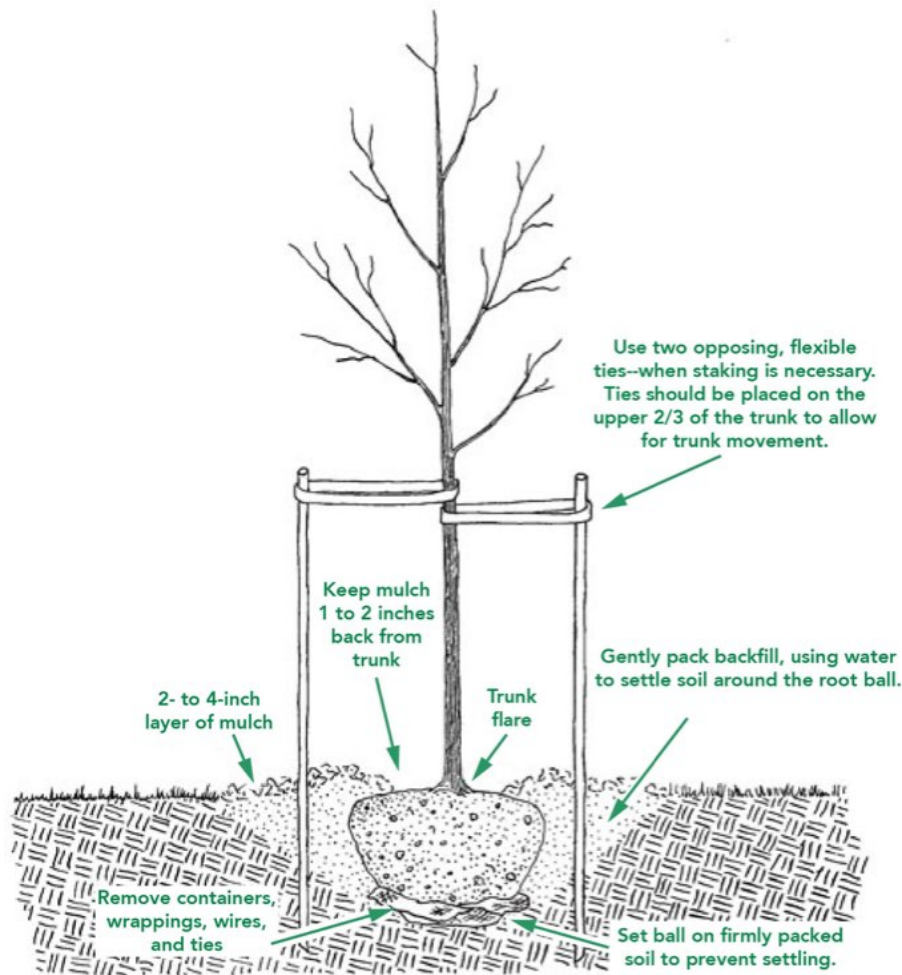
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

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

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

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

## NEW TREE PLANTING



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

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

## NEW TREE PLANTING, continued

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

## TREE MAINTENANCE AND PRUNING

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

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

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

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

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

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

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

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

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

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

## **TREE MAINTENANCE AND PRUNING, continued**

### **How Much Should Be Pruned?**

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

### **Wound Dressings**

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

## **DISEASES AND INSECTS**

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

## **GRADE CHANGES**

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

## **INSPECTION**

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

## Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

Respectfully submitted,



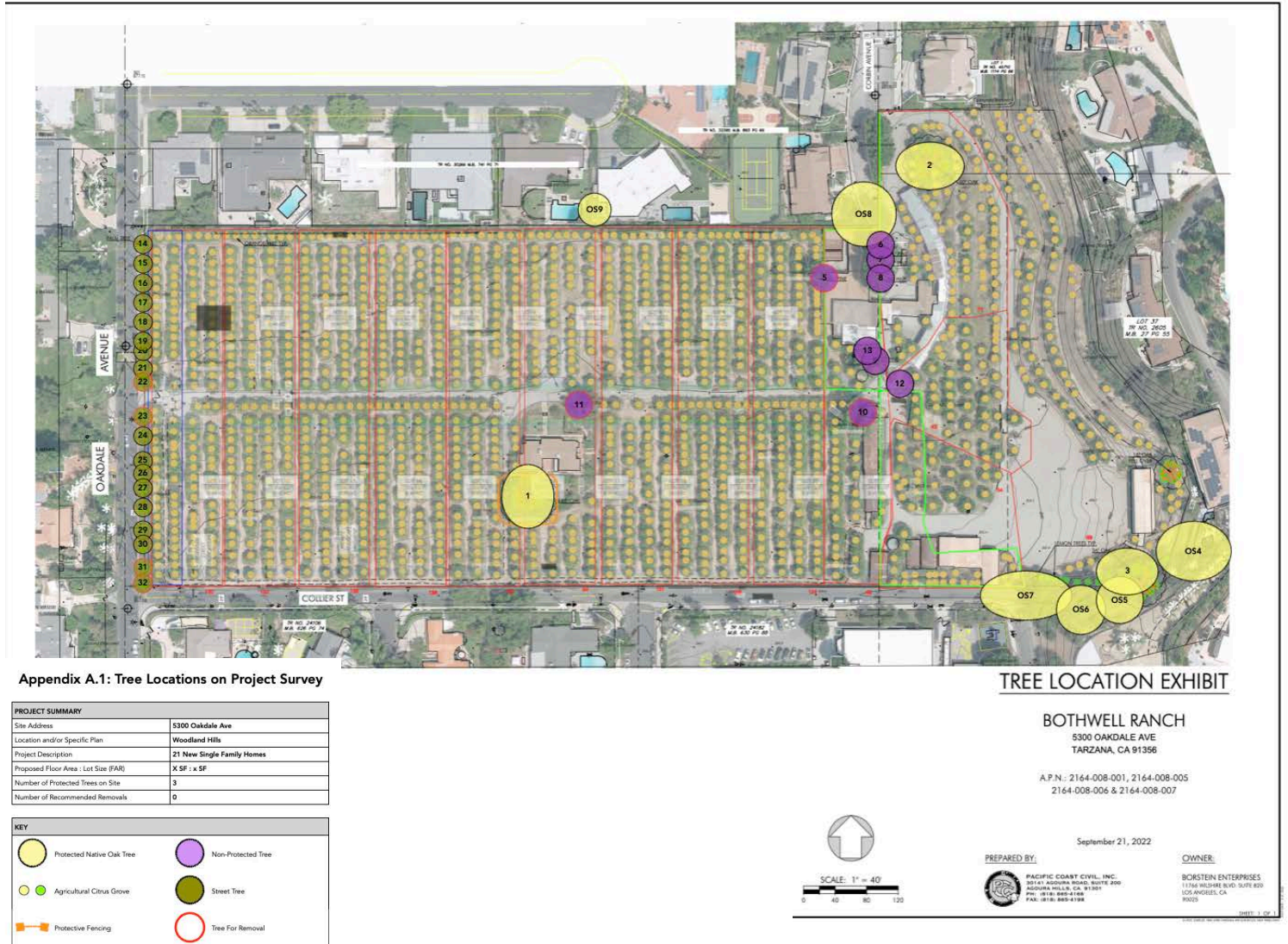
**Lisa Smith**

Registered Consulting Arborist #464  
ISA Board Certified Master Arborist #WE3782B  
ISA Tree Risk Assessor Qualified- Instructor  
American Society of Consulting Arborists, Member





## APPENDIX A.1 - TREE LOCATION - SURVEY MAP, REDUCED



SUMMARY OF FIELD INSPECTION					
Tree #	Species	Status	DBH (")	Condition	Retain or Remove
1	Coast Live Oak <i>Quercus agrifolia</i>	Protected	48	Fair	Retain
2	Coast Live Oak <i>Quercus agrifolia</i>	Protected	33.5	Fair	Retain
3	Coast Live Oak <i>Quercus agrifolia</i>	Protected	36	Fair	Retain
5	Canary Pine <i>Pinus canariensis</i>	Non-Protected	36	Fair	REMOVE
6	Canary Pine <i>Pinus canariensis</i>	Non-Protected	34	Fair	Retain
7	Canary Pine <i>Pinus canariensis</i>	Non-Protected	32	Fair	Retain
8	Canary Pine <i>Pinus canariensis</i>	Non-Protected	38	Fair	Retain
9	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	Fair	Retain
10	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	Fair	REMOVE
11	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	Fair	REMOVE
12	Queen Palm <i>Spathoglottis</i>	Non-Protected	18	Fair	Retain
13	Queen Palm <i>Spathoglottis</i>	Non-Protected	18	Fair	Retain
14-32	California Fan Palm <i>Washingtonia filifera</i>	Street	22	Fair	4 removals
33	Citrus <i>Citrus sp.</i>	Agricultural Citrus Grove	6" - 8"	Poor-very Poor	REMOVE
OS4	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	12	C	Retain
OS5	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	20, 20	C	Retain
OS6	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	24	C	Retain
OS7	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	36	C	Retain
OS8	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	24	C	Retain
OS9	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	15	D	Retain

### TREE COUNT

Citrus Trees: 1,451

Palm Trees on Oakdale: 15 of 19 preserved

Palm Trees Preserved Parcel east: 2 preserved

Large Pines: 4 of 7 preserved

Oak Trees: 3 - 2 of which are on preserved east parcel and one preserved on western parcel

Total preserved in place and replanted citrus: 308 trees

Native trees in Preserve (to be donated in donation agreement): 50



PROJECT SUMMARY	
Site Address	5300 Oakdale Ave
Location and/or Specific Plan	Woodland Hills
Project Description	21 New Single Family Homes
Proposed Floor Area - Lot Size (FAR)	X SF : x SF
Number of Protected Trees on Site	3
Number of Recommended Removals	0

KEY	
	Protected Native Oak Tree
	Non-Protected Tree
	Remaining Agricultural Citrus Grove
	Street Tree
	Protective Fencing
	Tree For Removal

SUMMARY OF FIELD INSPECTION					
Tree #	Species	Status	DBH (")	Condition	Retain or Remove
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2	Coast Live Oak <i>Quercus agrifolia</i>	Protected	33.5	Fair	Retain
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5	Canary Pine <i>Pinus canariensis</i>	Non-Protected	36	Fair	REMOVE
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7	Canary Pine <i>Pinus canariensis</i>	Non-Protected	32	Fair	Retain
8	Canary Pine <i>Pinus canariensis</i>	Non-Protected	38	Fair	Retain
9	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	Fair	Retain
10	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	Fair	REMOVE
11	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	Fair	REMOVE
12	Queen Palm <i>Syagrus romanzoffiana</i>	Non-Protected	18	Fair	Retain
13	Queen Palm <i>Syagrus romanzoffiana</i>	Non-Protected	18	Fair	Retain
14-32	California Fan Palm <i>Washingtonia filifera</i>	Street	22	Fair	4 removals
33	Citrus sp	Agricultural Citrus Grove	6" - 8"	Poor-very Poor	REMOVE
OS4	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	12	C	Retain
OS5	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	20, 20	C	Retain
OS6	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	24	C	Retain
OS7	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	36	C	Retain
OS8	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	24	C	Retain
OS9	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	15	D	Retain

## TREE COUNT

Citrus Trees: 1,451

Palm Trees on Oakdale: 15 of 19 preserved

Palm Trees Preserved Parcel east: 2 preserved

Large Pines: 4 of 7 preserved

Oak Trees: 3 - 2 of which are on preserved east parcel and one preserved on western parcel

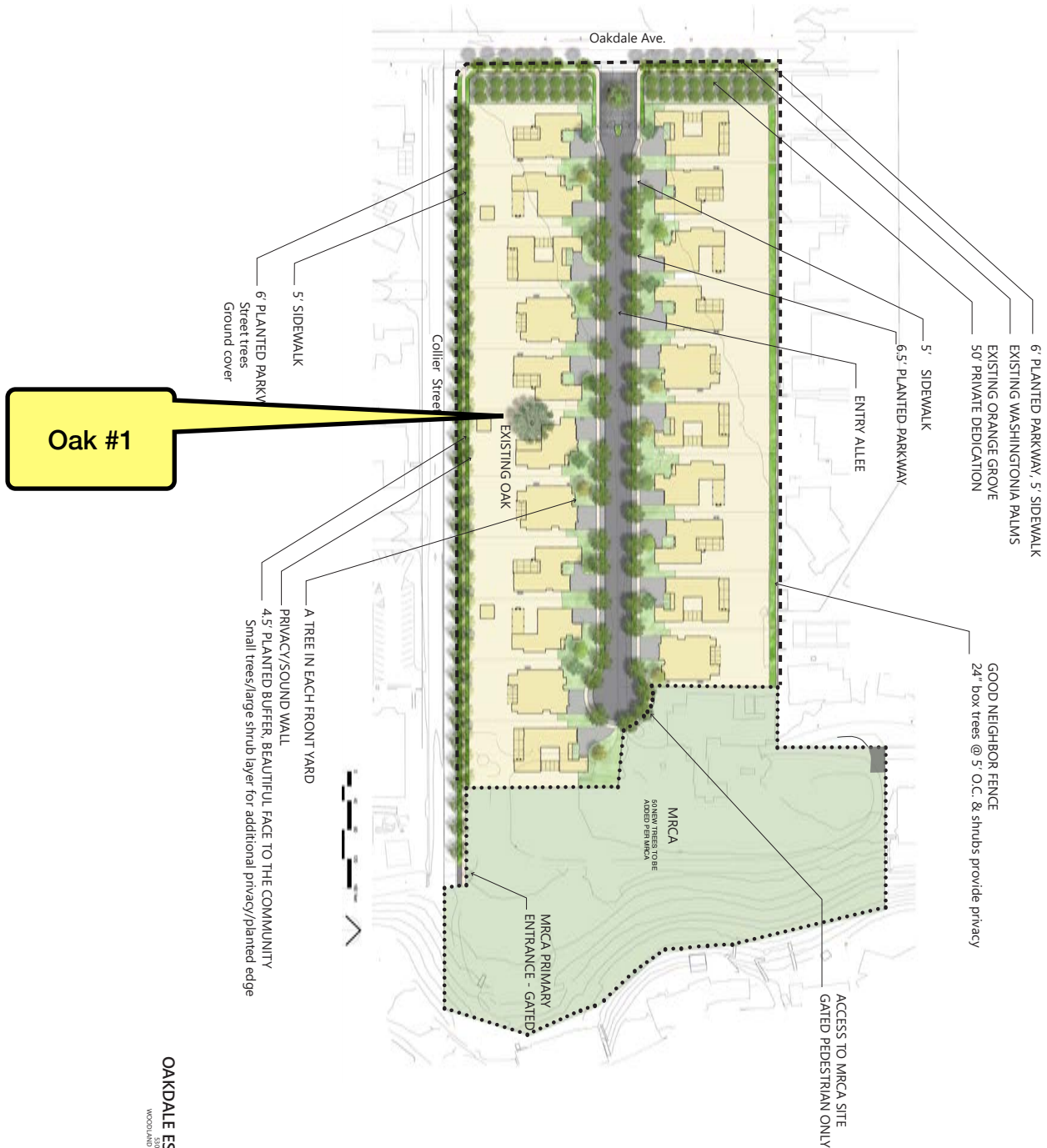
Total preserved in place and replanted citrus: 308 trees

Native trees in Preserve (to be donated in donation agreement): 50



# APPENDIX A.3 - TREE REPLACEMENT MAP, Landscaping PLAN REDUCED

## ILLUSTRATIVE SCHEMATIC LANDSCAPE PLAN



# APPENDIX A.4 - TREE REPLACEMENT MAP, Landscaping PLAN REDUCED

PRELIMINARY TREE PLANTING PLAN  
Selected

## TREE COUNT

CENTER ALLEE	40	36" box Ulmus parvifolia, plant per plan
COLLIER AVE	35	36" box Platanus racemosa, 30' O.C.
Parkway	31	36" box Chitalpa tashkentensis or equal, 30' O.C.
Inboard buffer		offset from sycamores for privacy 'wall'
ENTRY SPECIMEN	1	60" box Olea Europea 'Swan Hill' multi trunk
NORTH PRIVACY EDGE	150	24" box Podocarpus gracilior or equal, planted 5' O.C.
FRONT YARD TREES	21	Minimum 24" box, various species that complement plant palette
TOTAL PROPOSED TREES	278	
EXISTING		
Washingtonia palms		
Oak		
Oakdale Orange grove, 2 rows		

## ENTRY ALLEE



Ulmus parvifolia  
True Green/Drake Elm  
Rounded canopy, evergreen



## NEIGHBOR PRIVACY



Laurus nobilis



Podocarpus gracilior - tree or hedge  
Fern Pine



Eleocharis decipiens  
Japanese Blueberry Tree

Entry Gate  
Specimen Olive

Oak #1



## ENTRY GATE SPECIMEN



Olea europea 'Swan Hill'  
Fruitless Olive  
Evergreen multi-trunk

## COLLIER PRIVACY



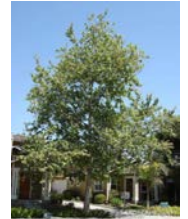
Rhus integrifolia  
Lemonadeberry  
Native



Heteromeles arbutifolia  
Toyon  
Native



Chitalpa tashkentensis 'Pink Dawn'  
Pink Dawn Chitalpa  
Airy structure, ornamental form/flower,  
deciduous



Platanus racemosa  
California sycamore  
Deciduous

12



## APPENDIX B - PHOTOGRAPHS



**PHOTO 1** - There are (19) nineteen Street Washingtonia robusta fan palms located in the ROW and considered Parkway Street Trees. City plans require road widening of Collier Street and construction of ingress/egress for this new housing development. City Department of Engineering was contacted, and they have agreed to reduce the required pavement section along Oakdale Avenue enough to preserve the remaining palm trees. Only 4 of the Mexican Fan palms will need to be removed along the east side of Oakdale Avenue. The remaining 15 street palms will receive root pruning and will be minimally impacted by the road widening. These palms will be retained and protected in place.

5300 Oakdale Ave



## APPENDIX B - PHOTOGRAPHS



**PHOTO 2** - Oak tree #1 is setback 10' - 6" from construction and will receive minimal impact. This tree will be retained and protected in place per the design, in Lot 16.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 3** - Oak tree #1 is setback 10' 6" from construction and will receive minimal impact. This tree will be retained and protected in place per the design, in Lot 16.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 4** - Protected Oak #2 oak is in the preserved land area and outside of the construction zone, will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 5** - Protected Oak #2 oak is in the preserved land area and outside of the construction zone, will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 6** - Protected Oak #3 oak is in the preserved land area and outside of the construction zone, will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 7** - Protected Oak #3 oak is in the preserved land area and outside of the construction zone, will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 8** - Protected oak tree OFF-SITE is outside of the construction zone, will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 9** - Protected OFF-SITE Oak #OS5 is outside of the adjacent preserved land where no construction will occur. It will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 10** - Protected OFF-SITE Oak #OS5 is outside of the construction zone, will receive no impact and will be retained and protected in place. In fact, this tree is offsite adjacent to the preserved land where no construction will occur.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 11** - Protected OFF-SITE Oak #OS5 & OS6 are outside of the adjacent preserved land where no construction will occur. They will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 12** - Protected OFF-SITE Oak #OS7 is outside of the adjacent preserved land where no construction will occur. It will receive no impact and will be retained and protected in place.



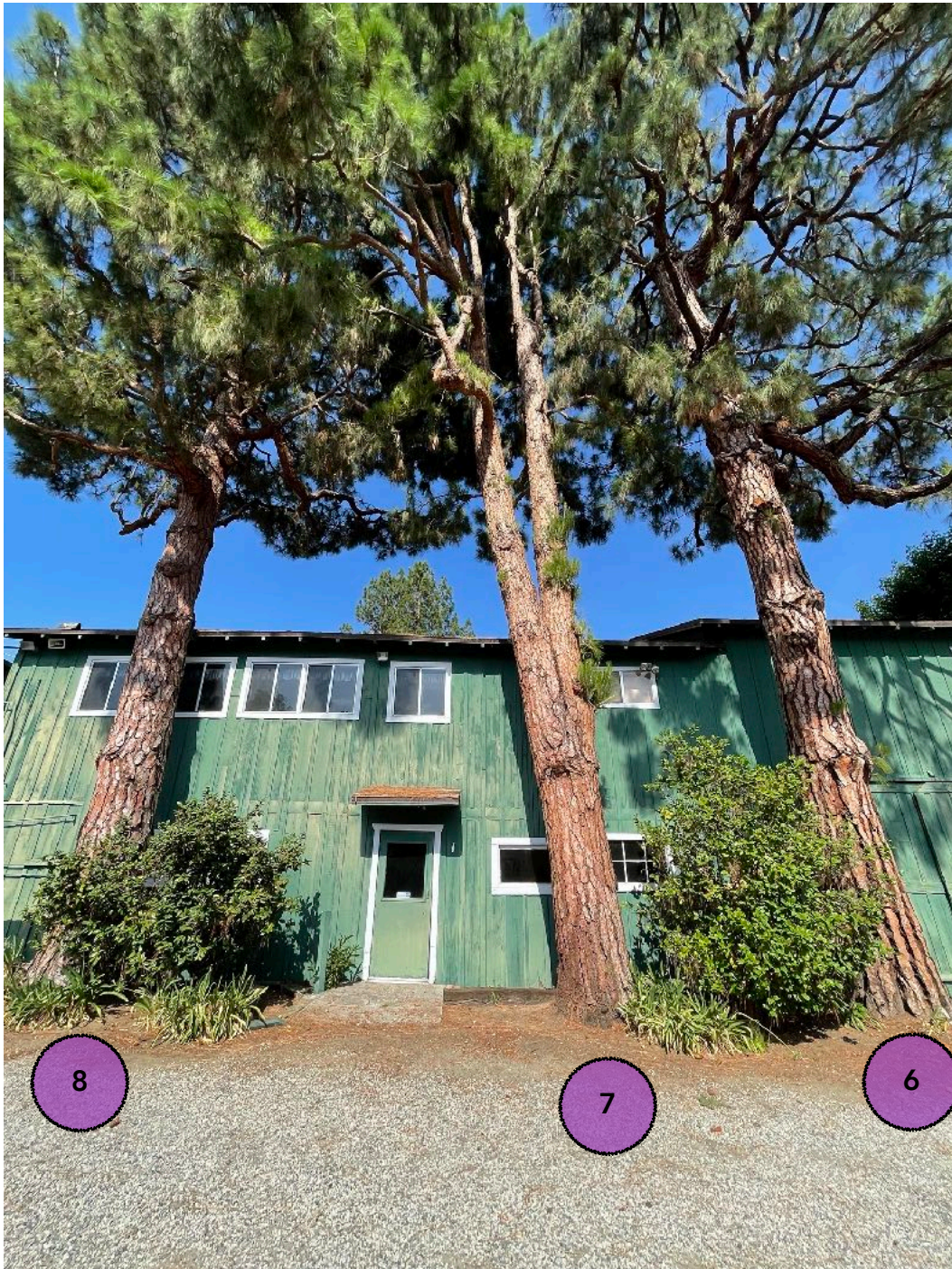
## APPENDIX B - PHOTOGRAPHS



**PHOTO 13** - Non-Protected canary pine. This tree will be impacted by the proposed construction and will require removal.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 14** - Non-Protected canary pine - Located in the preserved area. These will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 15-** Protected OFF-SITE Oak #OS8 is outside of the adjacent preserved land where no construction will occur. It will receive no impact and will be retained and protected in place.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 16** - Shows some of the agricultural citrus grove for removal.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 17** - Shows some of the agricultural citrus grove for removal.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 18** - Shows some of the agricultural citrus grove for removal.



## APPENDIX B - PHOTOGRAPHS



**PHOTO 19** - Shows protected OFF-SITE Oak #OS9 on neighboring property will receive no impact and will be retained and protected in place.

## APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Species	Status	Location	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	Coast Live Oak <i>Quercus agrifolia</i>	Protected	Lot 16 - Private Property	48	50	60	C	Retain
2	Coast Live Oak <i>Quercus agrifolia</i>	Protected	Preserved Area	33.5	40	55	C	Retain
3	Coast Live Oak <i>Quercus agrifolia</i>	Protected	Preserved Area	36	50	50	C	Retain
5	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Private Property	36	75	35	C	REMOVE
6	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Preserved Area	34	60	20	C	Retain
7	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Preserved Area	32	60	15	C	Retain
8	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Preserved Area	38	60	25	C	Retain
9	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Preserved Area	30	60	25	C	Retain
10	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Private Property	30	60	25	C	REMOVE
11	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Private Property	30	60	25	C	REMOVE
12	Queen Palm <i>Syagrus romanzoffiana</i>	Non-Protected	Preserved Area	18	45	15	C	Retain
13	Queen Palm <i>Syagrus romanzoffiana</i>	Non-Protected	Preserved Area	18	35	15	C	Retain
14	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
15	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
16	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
17	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
18	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
19	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
20	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain



## APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Species	Status	Location	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
21	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
22	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	REMOVE
23	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	REMOVE
24	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
25	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
26	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
27	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
28	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
29	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
30	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	Retain
31	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	REMOVE
32	California Fan Palm <i>Washingtonia filifera</i>	Street	Parkway Tree	22	75	10	C	REMOVE
33	Citrus <i>Citrus sp</i>	Agricultural Citrus Grove	Private Property	6" - 8"	15	15	D-E	1,143 Removals
OS4	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	Off-Site	12	25	15	C	Retain
OS5	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	Off-Site	20, 20	20	20	C	Retain
OS6	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	Off-Site	24	35	20	C	Retain
OS7	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	Off-Site	36	45	45	C	Retain
OS8	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	Off-Site	24	50	25	C	Retain
OS9	Coast Live Oak <i>Quercus agrifolia</i>	Off Site Protected	Off-Site	15	25	20	D	Retain

## APPENDIX D - SUMMARY OF DATA

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

<b>Coast Live Oak (<i>Quercus agrifolia</i>)</b>	<b>3</b>
Number of Native Coast Live Oak trees to be removed	0
Number of Native Coast Live Oak trees to be minimally impacted by the construction	0
Number of Native Coast Live Oak trees not dead, to be retained, and/or where natural grade is unchanged	3
<b>Total Protected Trees or Shrubs (DBH 4" or greater)</b>	<b>3</b>
<b>Total Protected Trees or Shrubs to be removed</b>	<b>0</b>
<b>Total Protected Trees or Shrubs to be minimally impacted</b>	<b>0</b>
<b>Total Protected Trees or Shrubs to be retained, and/or where natural grade is unchanged</b>	<b>3</b>

## APPENDIX D - SUMMARY OF DATA

**Table 2. Schedule of Proposed Removals**

Tree #	Species	Status	Condition	Retain or Remove	RECOMMENDATION
					Reason for Removal
5	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Fair	Remove	Construction Impact
10	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Fair	Remove	Construction Impact
11	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Fair	Remove	Construction Impact
22	California Fan Palm <i>Washingtonia filifera</i>	Street	Fair	Remove	Construction Impact
23	California Fan Palm <i>Washingtonia filifera</i>	Street	Fair	Remove	Construction Impact
31	California Fan Palm <i>Washingtonia filifera</i>	Street	Fair	Remove	Construction Impact
32	California Fan Palm <i>Washingtonia filifera</i>	Street	Fair	Remove	Construction Impact
	Citrus Citrus sp (1143 removals)	Agricultural Citrus Grove	Very Poor	Remove	Construction Impact

## APPENDIX D - SUMMARY OF DATA

**Table 3. Summary of Replacement**

	Existing Trees to Be Removed	Trees to be Planted in Replacement
PROTECTED TREES OR SHRUBS Replaced 4:1	0	0
CITY OF L.A. STREET TREES Replaced 2:1	4	8
NON-PROTECTED SIGNIFICANT TREES 8" + DBH Replaced 1:1	3	3
<b>TOTAL</b>	<b>7</b>	<b>11</b>

### Recommended Species and Size of Replacement Trees

Non-Protected Significant Canary Island Pine tree will be replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

Street trees will be replaced at a two-to-one (2:1) ratio, to the satisfaction of the Urban Forestry Division.

## **APPENDIX E - Dave Matias Citrus Evaluation**

### **Bothwell Citrus Ranch Evaluation**

**At**

**5300 Oakdale Avenue  
Woodland Hills CA.**

**Prepared for:**

**Erik Pfahler  
Borstein Enterprises  
11766 Wilshire Boulevard  
Suite 820  
Los Angeles, CA 90025**

**Prepared by:**

**Dave Matias  
Plant and Pest Consultant  
1174 Bridgeport Rd.  
Corona, California 92882  
(951) 212-2315**

**ASCA Registered Consulting Arborist # 476  
ISA Certified Arborist WC-0463A  
C-27 ST. CONT. LIC. 599831  
C.D.F.A. P.C.A. 74261  
C.D.F.A. Q.A.L. 98669**

**March 14, 2022**



## APPENDIX E - Dave Matias Citrus Evaluation

### Table of Contents

	Page
Scope of work	1
Background and summary	1
Site inspection and Discussion	1-2
Citrus culture and Conclusion	2
Site Map	3
Site Photographs	4-5
Assumptions and Limiting Conditions	6

## APPENDIX E - Dave Matias Citrus Evaluation

Bothwell Ranch Citrus

page 1 of 6

### Scope of work

Evaluate existing Citrus Trees in their current state at 5300 Oakdale Avenue, Woodland Hills CA.

### Background and Summary

The Bothwell Ranch dates to 1926. It was part of a 30-acre citrus operation with approximately 14 acres remaining. It is primary Valencia Orange. According to the ranch manager the orchard has been operating at a loss for many years and was last harvested in 2019. Substantial leaf loss, wilt and die-back indicates that these trees have been under watered for years. The orchard is in moderate to severe stress currently. Because of water cost, it has been curtailed for years according to the ranch manager.

Water became more expensive in the mid-1980s when the Los Angeles Department of Water and Power discontinued its bargain agricultural rate for farms. This forced many growers out of business. The Bothwell Ranch has been selling its assets to maintain the orchard. Even with water curtailment the costs of water alone exceed any potential revenue. Citrus needs regular irrigation to produce volume and quality fruit. When water is curtailed, the tree can survive for some time, but fruit production ceases and tree damage can become permanent.

### Site Inspection and Discussion

A site inspection was conducted on March 14, 2022, with Albelardo the current ranch manager for the past 32 years. The orchard is in moderate to severe stress currently. Several crop years still hang on few of the trees but is shrunken, very soft and easily falls from touch. Substantial leaf loss, wilt and die-back indicates that these trees have been under watered for years. Many trees probably will not survive another season without ample water. Once citrus is allowed to dry out, restoring water normally will not restore the tree to its original healthy state.

A typical commercially operated citrus grove annually requires between 2.5-to-3.5-acre feet of water per acre of grove area, which is very expensive in a metropolitan area. Drought has plagued Southern California for decades. Citrus growers relied on winter rains to supplement their irrigation needs and incorporate fertility. Winter rain would wash trees of dust, aerial pollutants, and leach sodium out of the root zone from irrigation water. The last time this orchard was irrigated was by rainfall in December 2021. The orchard historical irrigation ran on a weekly schedule for decades up to 32 hour run time during the hotter times of the year or during Santa Ana winds conditions. Currently, it gets 4 hours occasionally to prevent it from completely drying out. Albelardo was planning on giving the orchard a light irrigation within a day or so after minor irrigation repairs.

Citrus suffers when the root system is too wet or too dry. Trees must maintain even soil moisture and cannot be allowed dry out between irrigations. Drying has a negative effect on fruit set, size, quality, and eventual death. Drying or excessive wet conditions can lead to increase susceptibility to insect and disease.

Citrus bark is very thin and normally is protected from sunburn from a dense leaf canopy. You should not be able to see through a healthy citrus tree. Substantial leaf loss has occurred exposing the interior of these trees to sunlight. Exposure to the interior of a tree can lead to bark sunscald that can permanently damage or kill a limb.

The main 9.6 acres portion of the grove contains Valencia orange. It is not known what variety of Valencia or rootstock were used here. There are trees of different age and size within rows. According to the ranch manager, most of the grove was replanted approximately 36 years ago. It appears that this citrus orchard had been well taken care of in the past. It has good tree uniformity with few gaps and dead trees.

It appears that the original orchard was furrow irrigated. Parts of the original irrigation system remain but not functional. At some point the irrigation was converted to a micro irrigation system. The current system has a mixture of different size sprinklers preventing good irrigation uniformity. This creates a situation where some trees receive too much water while others not enough. Some minor irrigation damage was observed probably from coyotes looking for water.

Weed control is good at this time, which is to be expected from the lack of irrigation and rainfall. Herbicides had been used sparingly in the past but have not been used recent times. Current weed control is performed with hand tools, weed eater, or scraping with a tractor.

## APPENDIX E - Dave Matias Citrus Evaluation

Bothwell Ranch Citrus

page 2 of 6

This site has been relatively insect pest free and received very little if any pest control over the years. 2019 was the last time this orchard was sprayed with an insecticide to comply with regulatory requirements to move fruit off site.

The eastern portion of the ranch approximately 4 acres is mostly flat. It has open ground that new citrus or other gardening activities can expand into. It has approximately 1.25 acres of mixed citrus and contains the oldest trees on the ranch. Valencia, navel, grapefruit, lemon, and mandarin and tangerine were observed. Many of the older trees have substantial die-back. Some of the older tree's express disease issues such as psoriasis and phytophthora and should be considered for removal. These issues and others are now prevented by using newer bud lines and rootstocks.

The current system has a mixture of different size sprinklers preventing good irrigation uniformity. This creates a situation where some trees receive too much water while others not enough. The system was turned off and its performance could not be verified. It appears this system is worn out and probably has minor leaks that would affect the entire system. There are trees that are about dead and still being irrigated.

The most easterly portion of the 4 acres has a west exposure (approximately 1.2 acres) slopes upward to existing homes. This area has several terraces, has the poorest soil conditions, and is the driest portion of the property. Because of slope drainage and sun exposure this area is difficult to irrigate and maintain moisture. The remainder of the acreage is occupied by shop building, storage sheds and a large graveled open space.

### Citrus Culture and Conclusion

Citrus is a sub-tropical plant and requires a long-term commitment to work. It requires good soil, fertility, and even soil moisture to survive and be productive. Growers make a sizable investment to establish an orchard. It takes years before production to start, thus starting with the right tree is critical. It takes several years to produce a certified tree in the nursery. Growers contract with commercial citrus nurseries that certify variety, pest, and disease-free trees. Before planting growers test soil to determine the best rootstock to use in their soil and be pest free. Commercial citrus nurseries graft the desired fruit variety onto the rootstock using the same bud source. This maintains tree and fruit uniformity within the orchard. It can take five to seven years before an orchard starts producing a reasonable crop.

Citrus inputs such as water, fertilizer, pruning, and pest control have been studied for more than a century. There are many tools for the grower to use to maximize quality and production. Using weather data and soil moisture devices growers can fine tune moisture needs. Soil and leaf analysis can fine tune nutritional needs. Regular orchard scouting for pest prevent serious outbreaks. With proper care citrus can produce for over 100 years. It appears that there may be trees that date back to the time when this orchard was established.

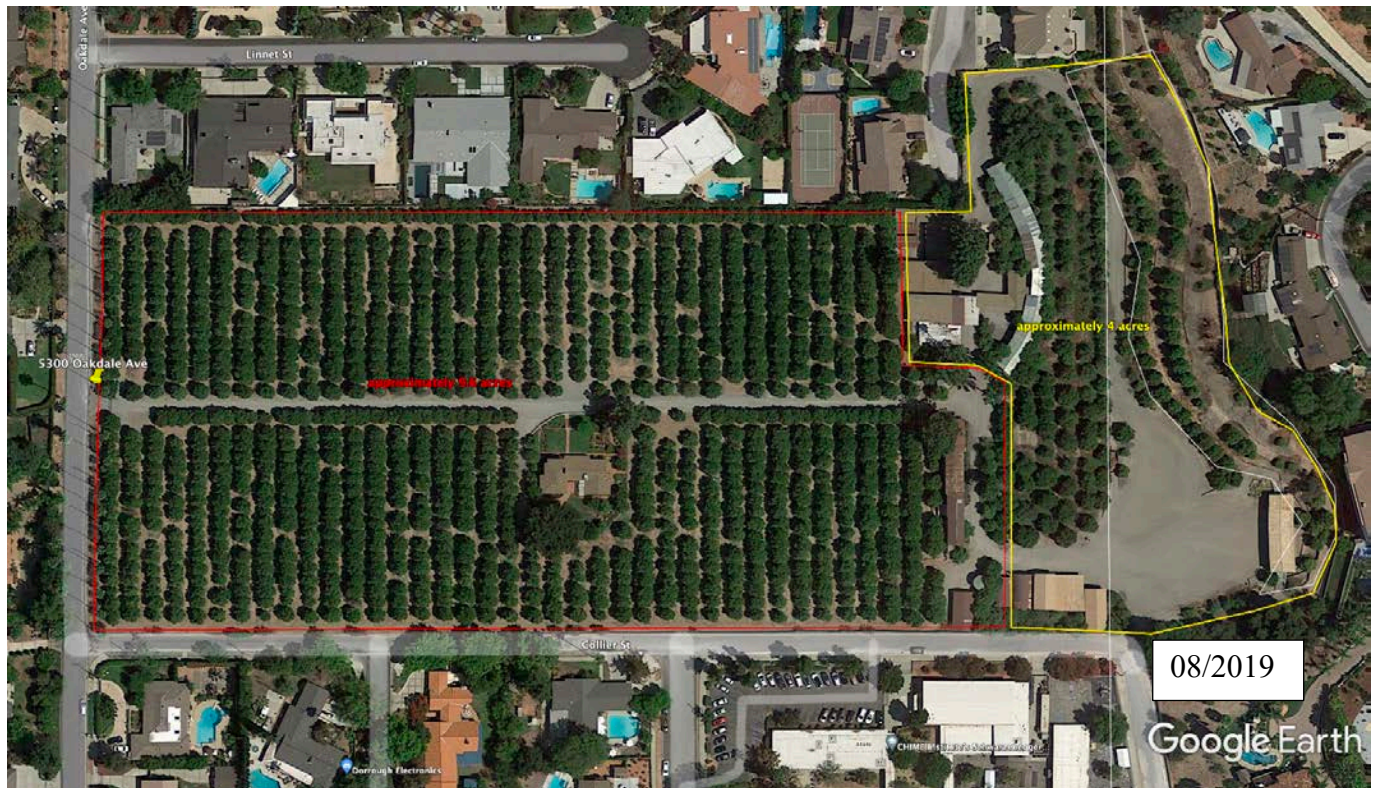
The local citrus industry infrastructure that growers relied on to get their crops harvested in Southern California disappeared when, land value, taxes, water, labor, insurance, packing facilities costs and other inputs became increasingly expensive. This site has been operating at a loss for many years.

As the farming infrastructure has disappeared in this region drastically driving up costs and coupled with high water costs and lower priced fruit from other areas, it has made it impossible for a citrus grove to be financially feasible in the Los Angeles metropolitan area.

A citrus grove requires regular active maintenance and operation to keep it healthy and productive. Unfortunately, continued lack of irrigation, fertilizers, pruning, weed and pest control will continue to stress the trees and eventually lead to death of the orchard within the next few years. Some trees in the orchard appear to be relatively healthy and may recover after several years if inputs are restored. They still may be suitable for landscaping and non-commercial fruit production if handled appropriately.

## APPENDIX E - Dave Matias Citrus Evaluation

### Site Map



Google Earth aerial from 2019 shows trees with dense deep green canopies. Today most trees have die-back and have lost a substantial amount of leaf cover.



## APPENDIX E - Dave Matias Citrus Evaluation

Bothwell Ranch Citrus

page 4 of 6

### Pictures from the western 9.6-acre portion of the ranch



Three years of crop. Note leaf drop.



View along main drive looking west toward Oakdale. Note leaf drop and die-back.

### Pictures from the eastern 4 acres of the ranch



View from slope looking southwest toward shop building showing trees in various stages of decline.



View of many dead trees behind shop area.

5300 Oakdale Ave

Dave Matias Plant and Pest Consultant

March 14, 2022



## APPENDIX E - Dave Matias Citrus Evaluation

Bothwell Ranch Citrus

page 5 of 6

Pictures from proposed area to be preserved.



View west toward Oakdale along main drive.



View from north-east corner looking south.



View of avocado and weeds in severe water stress. Top of slope looking north.

5300 Oakdale Ave



View of Building 9. Grounds are clean and well maintained.

## APPENDIX E - Dave Matias Citrus Evaluation

Bothwell Ranch Citrus

page 6 of 6

### Assumptions and Limiting Conditions

- 1 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
- 2 Loss or alteration of any part of this report invalidates the entire report.
- 3 Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consulting arborist.
- 4 The consulting arborist shall not be required to give testimony or to attend court, provide additional services or attend meeting by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5 Sketches, diagrams, graph, and photographs in this report, being intended as visual aids, are not necessary to scale and should not be construed as engineering or architectural reports or surveys.
- 6 Unless expressed otherwise information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and the inspection is limited to visual examination of accessible items without dissection, excavation, or coring.
- 7 This inspection does not warranty or guarantee that these trees are free of defects from hidden or unapparent conditions expressed or implied. The conclusions of this report are derived from visual inspection. No samples were taken to confirm or deny the presence of disease. I hereby certify that the statements furnished above represent the data and information, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and believe.



**Dave Matias**  
**Plant and Pest Consultant**



# 5300 OAKDALE AVENUE

## Los Angeles, California



## Historical Resource Assessment Report

**Prepared by:**  
Teresa Grimes | Historic Preservation  
January 2024



## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	PURPOSE.....	4
1.2	QUALIFICATIONS OF PREPARER.....	5
1.3	PREVIOUS DESIGNATIONS AND EVALUATIONS.....	5
1.4	AREA OF POTENTIAL IMPACT.....	6
1.5	METHODOLOGY.....	6
<b>2.</b>	<b>REGULATORY FRAMEWORK.....</b>	<b>7</b>
2.1	HISTORICAL RESOURCES UNDER CEQA.....	7
2.1	NATIONAL REGISTER OF HISTORIC PLACES .....	8
2.2	CALIFORNIA REGISTER OF HISTORICAL RESOURCES .....	10
2.3	LOS ANGELES CULTURAL HERITAGE ORDINANCE .....	12
2.4	LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE ORDINANCE .....	13
2.5	LOS ANGELES GENERAL PLAN CONSERVATION ELEMENT.....	13
<b>3.</b>	<b>ENVIRONMENTAL SETTING .....</b>	<b>14</b>
3.1	BRIEF HISTORY OF THE AREA .....	14
3.2	PROJECT SITE HISTORY AND DESCRIPTION .....	17
<b>4.</b>	<b>HISTORIC CONTEXTS .....</b>	<b>21</b>
4.1	CASH CROPS FOR EXPORT .....	21
4.2	THE RANCH HOUSE .....	23
4.3	LINDLEY F. BOTHWELL .....	24
<b>5.</b>	<b>EVALUATION OF ELIGIBILITY .....</b>	<b>25</b>
5.1	NATIONAL REGISTER OF HISTORIC PLACES .....	26
5.2	CALIFORNIA REGISTER OF HISTORICAL RESOURCES .....	32
5.3	LOS ANGELES HISTORIC-CULTURAL MONUMENTS.....	32
<b>6.</b>	<b>CONCLUSIONS.....</b>	<b>32</b>
<b>7.</b>	<b>REFERENCES.....</b>	<b>32</b>
<b>Appendix A – Résumé</b>		
<b>Appendix B - Figures</b>		
<b>Appendix C – 2022 DPR Forms</b>		



## EXECUTIVE SUMMARY

This report presents the results of a historical resource assessment of the property located at 5300 Oakdale Avenue in the Encino - Tarzana Community Plan Area of the City of Los Angeles. It is approximately 14 acres in size and includes four Assessor Parcel Numbers: 2164-008-001, 005, 006, and 007. The property is commonly known as Bothwell Ranch and includes a single-family house, grove, and variety of ancillary buildings. A proposed project (Project) would involve the redevelopment of approximately ten acres as 21 single-family lots with the development and donation of approximately four acres to the Santa Monica Mountains Recreation and Conservation Authority (MRCA).

The Project Site is not currently listed under federal, state, or local landmark or historic district programs; however, it was identified in the 2012 historic resource survey of the Encino - Tarzana Community Plan Area as appearing eligible for listing in federal, state, and local registers of historical resources. In 2022, the Los Angeles City Council denied a Historic-Cultural Monument nomination, which means it is ineligible for listing in the local register of historical resources. The City Council findings; however, only pertained to the local register and not the federal or state registers of historical resources. Thus, Teresa Grimes | Historic Preservation (TGHP) was retained to evaluate the Project Site on an intensive level to determine if it is eligible for listing in the National Register of Historic Places and/or California Register of Historical Resources.

After careful inspection, investigation, and evaluation, TGHP concluded that neither the Project Site collectively nor any of the buildings, structures or sites individually are eligible for listing in the National Register of Historic Places and California Register of Historical Resources for lack of historical significance and architectural distinction. The recommended Status Code is 6Z, ineligible for listing in federal, state, and local registers of historical resources through survey evaluation. Thus, the Project Site does not qualify as a historical resource as defined by the California Environmental Quality Act.

# 1. INTRODUCTION

## 1.1 PURPOSE

The purpose of this report is to analyze whether a proposed project (Project) would impact historical resources defined by the California Environmental Quality Act (CEQA). CEQA defines a historical resource as a property listed in or determined to be eligible for listing in the California Register of Historical Resources.<sup>1</sup> The Project is located at 5300 Oakdale Avenue (Project Site) in the Encino - Tarzana Community Plan Area (CPA) of the City of Los Angeles. The Project Site is situated on the east side of Oakdale Avenue at the corner of Collier Street (see **Figure 1**). It is approximately 14 acres in size and includes four Assessor Parcel Numbers, which are listed below:

- APN 2164-008-001 is Lot 2 of Tract No. 10515 (9.81 acres)
- APN 2164-008-005 is a portion of Lot 36 of Tract No. 2605 (0.30 acres)
- APN 2164-008-006 is a portion of Lot 37 of Tract No. 2605 (1.96 acres)
- APN 2164-008-007 is a portion of Lots 36 and 37 of Tract No. 2605 (1.92 acres)

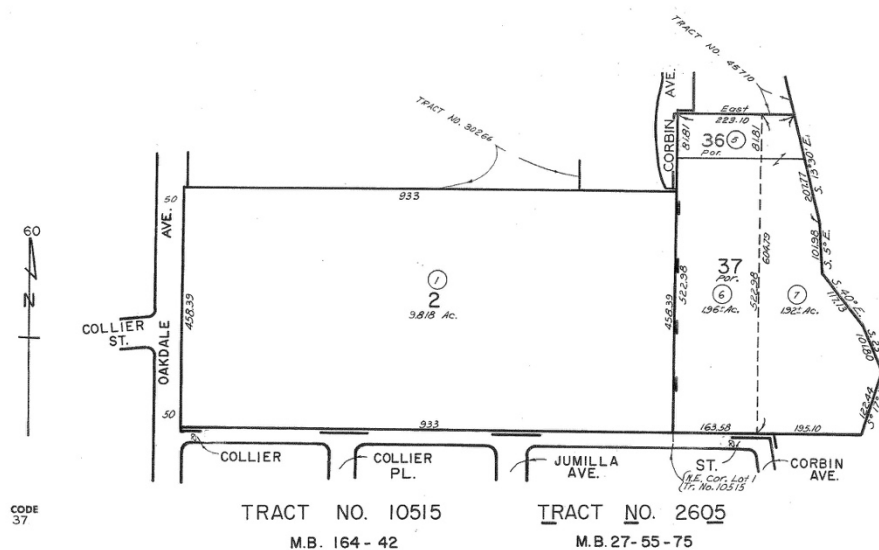


Figure 1: Assessor Parcel Map of Project Site.

APN 2164-008-001 is occupied by a single-family house and a citrus grove; APN 2164-008-007 is occupied by a storage building; and APN 2164-008-006 is occupied by a variety of ancillary buildings. The Project Site is commonly known as Bothwell Ranch, so named for Lindley F. Bothwell, the patriarch of the family who once owned the property. A proposed project (Project) would involve the redevelopment of approximately ten acres as 21 single-family lots and the donation of approximately four acres to the Mountains Recreation & Conservation Authority (MRCA). All of the buildings would be removed pursuant to City of Los Angeles

<sup>1</sup> Public Resources Code § 21084.1

Department of Building and Safety requirements. One new one-story building would be constructed on the MRCA site.

## **1.2 QUALIFICATIONS OF PREPARER**

Teresa Grimes | Historic Preservation (TGHP) was retained to prepare this report. Ms. Grimes fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

## **1.3 PREVIOUS DESIGNATIONS AND EVALUATIONS**

The following sources were consulted to determine if the Project Site is currently designated under federal, state, or local landmark or historic district programs or previously evaluated as a potential historical resource:

1. The Built Environment Resources Directory (BERD) is managed and maintained by the State Office of Historic Preservation (OHP). The BERD includes properties listed and determined to be eligible for listing in the National Register of Historic Places, listed and determined to be eligible for listing in the California Register of Historical Resources, designated California Registered Historical Landmarks, and designated California Points of Historical Interest. The BERD also includes information on properties evaluated in historic resource surveys and properties subject to federal and state environmental laws processed through OHP. This research revealed the Project Site is not included in the BERD.
2. The Los Angeles Historic Resources Inventory website, [HistoricPlacesLA.org](http://HistoricPlacesLA.org), is managed and maintained by the Los Angeles Office of Historic Resources (OHR). It includes properties designated as Los Angeles Historic-Cultural Monuments (HCM) or located within designated Historic Preservation Overlay Zones (HPOZ). This research revealed that the Project Site is not a designated HCM or located within a designated HPOZ.
3. The findings of SurveyLA, the citywide historic resource survey of Los Angeles, are also included in [HistoricPlacesLA.org](http://HistoricPlacesLA.org) as well as individual survey reports for each Community Plan Area (CPA). This research revealed the Project Site was identified by SurveyLA in 2012 as appearing eligible for federal, state, and local landmark designation “as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.”
4. The Zone Information and Map Access System (ZIMAS) is maintained by the Department of City Planning. Designated historical resources can also be identified through ZIMAS under the Planning and Zoning/Historic Preservation Review tab. This research revealed that the Project Site was nominated as an HCM in 2019 but denied by the Los Angeles City Council in 2022.

## **1.4 AREA OF POTENTIAL IMPACT**

A preliminary field inspection of the Project Site and surrounding area was also conducted to determine the scope, or Area of Potential Impact (API), of the report. The API is the geographic area within which a project may directly or indirectly impact the character of historical resources. In determining the API, three factors were considered: the existing setting of the Project Site; the scale and nature of the proposed development relative to the existing setting; and the impacts the Project could have on historical resources identified within the API.

The Project Site is located in a RA-1 Zone and is surrounded single-family residential neighborhoods. Directly south of the Project Site on Collier Street is the CHIME Institute's Schwarzenegger Community School. As the proposed Project would be consistent with pattern and scale of the surrounding development, the API for the report was limited to the Project Site. Historical resources, beyond the Project Site were eliminated from inclusion within the API because the Project would have no potential for direct or indirect impacts. The Project would blend into the existing built environment and would therefore have no adverse effect on their physical integrity.

## **1.5 METHODOLOGY**

As the Encino - Tarzana CPA historic resource survey is over five years old, TGHP determined that the Project Site should be evaluated on an intensive level to determine if any of the buildings, structures, or sites collectively or individually qualify as historical resources as defined by CEQA. To evaluate the Project Site as a potential historical resource, TGHP performed the following tasks:

1. Conducted an intensive field inspection of the Project Site, during which the general condition and physical integrity of the buildings, structures, and sites was assessed. Digital photographs were taken during the field inspection.
2. Determined that the Project Site should be evaluated individually as a potential historical resource according to National Park Service, State Office of Historic Preservation, and Los Angeles Office of Historic Resources standards. The area in which the Project Site is located was not identified as a potential historic district by SurveyLA. During the field inspection, it was determined that there were not enough properties with shared physical characteristics or historical associations in the area to form a potential historic district.
3. Conducted research using a variety of primary and secondary materials to establish the development history of the Project Site as well as the contexts in which it should be evaluated. Sources included, but were not limited to, online sources, published literature in local and regional history, city directories, historic aerial photographs, newspaper archives, and maps. The City of Los Angeles Department of Building and

Safety did not have building permits for any of the improvements on the Project Site. Additional sources included interviews with members of the Bothwell family.

4. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement (LACHCS)* to identify the appropriate CTPs under which to evaluate the Project Site.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the Project Site as a potential historical resource.

## **2. REGULATORY FRAMEWORK**

### **2.1 HISTORICAL RESOURCES UNDER CEQA**

CEQA defines a historical resource as a property listed in the California Register of Historical Resources (California Register) or determined to be eligible for listing in the California Register by the State Historical Resource Commission. The California Register automatically includes properties listed and formally determined to be eligible for listing in the National Register of Historic Places (National Register) as well as some California State Landmarks and Points of Historical Interest. A property designated under a local preservation ordinance or identified as eligible in a historic resource survey is presumed to be a historical resource unless a preponderance of evidence demonstrates that the property is not architecturally, historically, or culturally significant.<sup>2</sup> The lead agency has the discretion to treat a property as a historical resource if it meets statutory requirements and substantial evidence supports the conclusion. Thus, there are three categories of historical resources:

- *Mandatory historical resources* are properties listed or determined to be eligible for listing in the California Register by the State Historical Resource Commission.<sup>3</sup>
- *Presumptive historical resources* are properties included in a local register of historical resources as defined by subdivision (k) of Section 5020.1 of the Public Resources.<sup>4</sup> Presumptive historical Resources may also include properties deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless a preponderance of the evidence demonstrates that the resource is not significant. Subdivision (g) pertains to the requirements of nomination historic resource surveys for listing in the California Register.<sup>5</sup>

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<sup>2</sup> Public Resources Code § 5024.1 and Title 14 California Code of Regulations § 4850 & § 15064.5 (a) (2).

<sup>3</sup> Title 14 California Code of Regulations § 15064.5 (a) (1).

<sup>4</sup> A local register of historical resources is defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

<sup>5</sup> A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:



- *Discretionary historical resources* are properties determined to be eligible for listing in the California Register by the lead agency. The determination must be supported by evidence in light of the whole record.<sup>6</sup>

The National Register, California Register, and Los Angeles designation programs are discussed below.

## 2.2 NATIONAL REGISTER OF HISTORIC PLACES

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>7</sup>

### Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>8</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

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The survey has been or will be included in the State Historic Resources Inventory.

1. The survey and the survey documentation were prepared in accordance with office procedures and requirements.
2. The properties were evaluated and determined by the office (SHOP) to have a significance rating of Category 1 to 5 on DPR Form 523.
3. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the integrity of the resource.

<sup>6</sup> Title 14 California Code of Regulations § 15064.5 (a) (3) (4).

<sup>7</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>8</sup> Title 36 Code of Federal Regulations Part 60.4.

## Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”<sup>9</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>10</sup> A district’s significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>11</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>12</sup>

## Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be

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<sup>9</sup> Ibid.

<sup>10</sup> Title 36 Code of Federal Regulations Part 60.3 (d).

<sup>11</sup> *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: U.S. Department of the Interior, 1995), 12.

<sup>12</sup> *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

judged only when it is evaluated within its historic context. Historic contexts are “those patterns or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>13</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

## **Integrity**

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”<sup>14</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

## **2.3 CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>15</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>16</sup>

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<sup>13</sup> Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 7.

<sup>14</sup> *National Register Bulletin #15*, 44.

<sup>15</sup> Public Resources Code § 5024.1 (a).

<sup>16</sup> Public Resources Code § 5024.1 (d).

## Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.<sup>17</sup>

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>18</sup>

## SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP for recording historical resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.

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<sup>17</sup> Public Resources Code § 5024.1 (c).

<sup>18</sup> Title 14 California Code of Regulations § 4852 (c).

3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- |            |  |
|------------|--|
| <b>3S</b>  | Appears eligible for the National Register as an individual property through survey evaluation.              |
| <b>3CS</b> | Appears eligible for the California Register as an individual property through survey evaluation.            |
| <b>5S3</b> | Appears to be individually eligible for local listing or designation through a survey evaluation.            |
| <b>6Z</b>  | Found ineligible for National Register, California Register, or local designation through survey evaluation. |

## 2.4 LOS ANGELES CULTURAL HERITAGE ORDINANCE

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history;



3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.<sup>19</sup>

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

## **2.5 LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE ORDINANCE**

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. A HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of a HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.<sup>20</sup>

## **2.6 LOS ANGELES GENERAL PLAN CONSERVATION ELEMENT**

The City of Los Angeles General Plan includes a Conservation Element. Section 5 of the Conservation Element recognizes the City's responsibility for identifying and protecting its cultural and historical heritage. The Conservation Element establishes a policy to continue to protect historical and cultural sites and/or resources potentially affected by proposed land development, demolition, or property modification activities, with the related objective to protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

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<sup>19</sup> Los Angeles Administrative Code § 22.171.7.

<sup>20</sup> Ordinance No. 184903, accessed October 1, 2020, [https://preservation.lacity.org/sites/default/files/Citywide%20HPOZ%20Ordinance\\_current\\_1.pdf](https://preservation.lacity.org/sites/default/files/Citywide%20HPOZ%20Ordinance_current_1.pdf).

### 3. ENVIRONMENTAL SETTING

#### 3.1 BRIEF HISTORY OF THE AREA<sup>21</sup>

Although the San Fernando Valley is often thought of in terms of widespread, post-World War II suburban expansion, the south San Fernando Valley (where Encino and Tarzana are located) has a rich development history that spans the previous two centuries. The majority of the area was once part of the San Fernando Mission lands. While there are no resources remaining from the Mission era within the area, the Spanish explorers and friars established El Camino Real, the path connecting the missions, generally along the route now occupied by Ventura Boulevard. This road in its many incarnations has operated as a major thoroughfare since the late eighteenth century and continues to serve as the dominant commercial artery of the south San Fernando Valley.

In the mid-nineteenth century, the area was part of the large Rancho El Encino (sometimes called the Rancho Los Encinos), a 4,500-acre landholding situated between the Los Angeles River and the Santa Monica Mountains. The name Encino, which persists today, was derived from the Spanish word for oak in reference to the native Valley Oak and Coastal Live Oak trees that thrived in the area. A cluster of buildings from Rancho El Encino, including the Vicente de la Osa adobe (built 1849) and the Garnier building and blacksmith shop (built circa 1870), are situated around a natural spring near the intersection of Ventura Boulevard and Balboa Avenue in what is now Los Encinos State Historic Park.<sup>22</sup>

By the turn of the twentieth century, the area remained sparsely populated and predominantly agricultural, with an abundance of fruit and walnut orchards, grazing lands and wheat fields. The first major developmental changes began in the 1910s in anticipation of the construction of the Owens Valley aqueduct in 1913, bringing water to Los Angeles via the San Fernando Valley, and the annexation of the area into the City of Los Angeles in 1915. Anticipating the eventual real estate boom of the San Fernando Valley, landowners began to plat and prepare for residential settlement and commercial development. The Los Angeles Suburban Homes Company, headed by *Los Angeles Times* publisher Harrison Gray Otis, purchased large tracts of land throughout the area and other newly annexed sections of the Valley. Before dividing the land, the partners of the company chose acreage for themselves. Otis later sold his acreage to Tarzan author Edgar Rice Burroughs in 1919. Burroughs created the community of Tarzana out of his property.<sup>23</sup>

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<sup>21</sup> Adapted from Architectural Resources Group, "Historic Resource Survey Report: Encino-Tarzana Community Plan Area," *SurveyLA Los Angeles Historic Resource Survey* (City of Los Angeles Office of Historic Resources, February 2013), 8-12.

<sup>22</sup> Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2002), 197-198.

<sup>23</sup> John Taliaferro, *Tarzan Forever* (New York: Simon and Schuster, 1999), 152-156.

The south San Fernando Valley felt the effects of the boom of the 1920s, which had a tremendous impact on the development of Los Angeles as a whole. The 1920s saw major road improvements in the Valley, including work on the Cahuenga Pass and, later, the Sepulveda Tunnel, which provided vehicular access between the San Fernando Valley and West Los Angeles. This coincided with the paving of Ventura Boulevard and the establishment of Mulholland Drive. Improved vehicular access spurred residential development in the southeast San Fernando Valley. Sherman Oaks Circle, which is located at the far eastern edge of the Survey Area, was subdivided in the 1920s. Though it was not entirely built out until the postwar era, the platting of Sherman Oaks Circle near the Sepulveda Tunnel and adjacent to Ventura Boulevard is indicative of the impact of these improvements on the development of the area.

Despite a surge of residential development in the eastern communities of the San Fernando Valley in the 1920s, Encino and Tarzana remained somewhat rural due to their relatively remote location. As such, these areas became attractive to potential homeowners seeking large properties and a quiet, rustic lifestyle while remaining within Los Angeles city limits. Melody Acres, a 1920s subdivision in Tarzana north of Ventura Boulevard, featured large lots with rows of citrus trees and equestrian zoning. The former Amestoy family ranch in Encino was also subdivided for residential development and called Encino Acres. This subdivision, which was located north of Ventura Boulevard between Balboa and White Oak Avenues, featured lots that ranged in size between two and 20 acres. Properties were used for country estates, hobby ranching, and farming, including the cultivation of lemons, oranges, and walnuts. The residences and some ancillary buildings from these properties remain in the center of blocks that were later carved up into smaller lots, forming a distinctive pattern of parcels in the Encino Acres subdivision.

After floods ravaged the south San Fernando Valley in 1938, the city began channelizing the Los Angeles River and set aside the Sepulveda Basin in the northeast of the Survey Area as a flood control area. The Army Corps of Engineers designed the Sepulveda Dam, completed in 1941. A small golf course opened in the basin in 1941, but the area remained in the control of the Army for next decade. The flood control infrastructure greatly reduced the risk of catastrophic flooding in the San Fernando Valley and made the area more desirable for wide-spread residential development and federally insured home loans.

The demand for housing following World War II was central to the development of Encino and Tarzana. In the five years between 1945 and 1950, the population of the San Fernando Valley doubled to just over 400,000. Anticipating postwar growth, the City initially planned for the development of the Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. Two planning documents—a 1943 Master Plan and a 1944 Zoning Plan—called for the retention of agricultural zones around self-contained urban communities with designated industrial and commercial areas to supplement the agricultural economy and supply employment for present

and future residents.<sup>24</sup> However, due to the area's exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions and the plans were never fully realized.

The postwar boom brought tremendous change to the character of the Encino and Tarzana communities. Large residential subdivisions cropped up on both sides of Ventura Boulevard and, as the demand grew, land value skyrocketed. Fragmented urban development encroached on orchards and ranches. As a result, farmers could no longer make enough profit to cover rising property taxes, and most were forced to downsize or sell. The opening of the 101 and 405 Freeways in the early 1960s further bolstered suburban growth, connecting the area to many of the Downtown and Westside business districts in Los Angeles and relieving congestion on city streets. Single family residential development continued south into the hills of the Santa Monica Mountains during the late 1950s through the 1970s.

A long history of racially restrictive housing and ownership practices meant that most of the Valley remained “a thoroughly white domain” even through the post-World War II boom. Author Kevin Roderick observed that restrictive covenants had factored into patterns of town building and settlement going back to the Valley's earliest history.<sup>25</sup> With the exceptions of Pacoima and San Fernando in the northern Valley, which were relatively ethnically diverse from the early twentieth century, members of ethnic minorities who resided in the San Fernando Valley were generally confined to segregated areas. Beginning in 1922, any property sold in Tarzana had a restriction within the deed stating, “that said premises, or any part thereof shall not be leased, sold, or conveyed to or occupied by any person not of the Caucasian race.”<sup>26</sup> Deed restrictions like these were common throughout the greater San Fernando Valley and were not effectively eliminated until well into the 1970s.<sup>27</sup>

Despite the prevalence of restrictive housing practices, many of the young families flocking to the area in the postwar period were Jewish. The Jewish population was more easily able to obtain housing in middle-class suburban neighborhoods than other “non-white” racial groups and in the decade following World War II the Jewish population of the San Fernando Valley doubled.<sup>28</sup> This influx led to the doubling or tripling in size of existing Valley congregations and the opening of new congregations, including Valley Beth Shalom on Ventura Boulevard in Encino.<sup>29</sup> Many of the Jewish residents of the area resisted the discrimination and isolation of Jewish communities in other parts of Los Angeles and sought to assimilate into the suburban

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<sup>24</sup> Mary Corbin Sies and Christopher Silver, *Planning the Twentieth-Century American City* (Baltimore: Johns Hopkins University Press, 1996), 258.

<sup>25</sup> Roderick, 139-140.

<sup>26</sup> Catherine Jurca, *White Diaspora: The Suburb and the Twentieth Century American Novel* (Princeton: Princeton University Press, 2001), 42.

<sup>27</sup> Josh Sides, L.A. City Limits, *African American Los Angeles from the Great Depression to the Present* (Berkeley: University of California Press, 2003) 104, 193.

<sup>28</sup> George J. Sanchez, *Beyond Alliances: The Jewish Role in Reshaping the Racial Landscape of Southern California* (West Lafayette: Purdue University Press, 2012), 43.

<sup>29</sup> Lawrence Jorgenson, *The San Fernando Valley: Past and Present* (Los Angeles: Pacific Rim Research, 1982), 191-192.

American lifestyle. In 1956, Jewish businessman Bernard Shapiro purchased El Caballero Country Club in Tarzana and made it one of the first country clubs in Los Angeles to allow both Christian and Jewish members.<sup>30</sup>

### 3.2 PROJECT SITE HISTORY AND DESCRIPTION

#### Development History

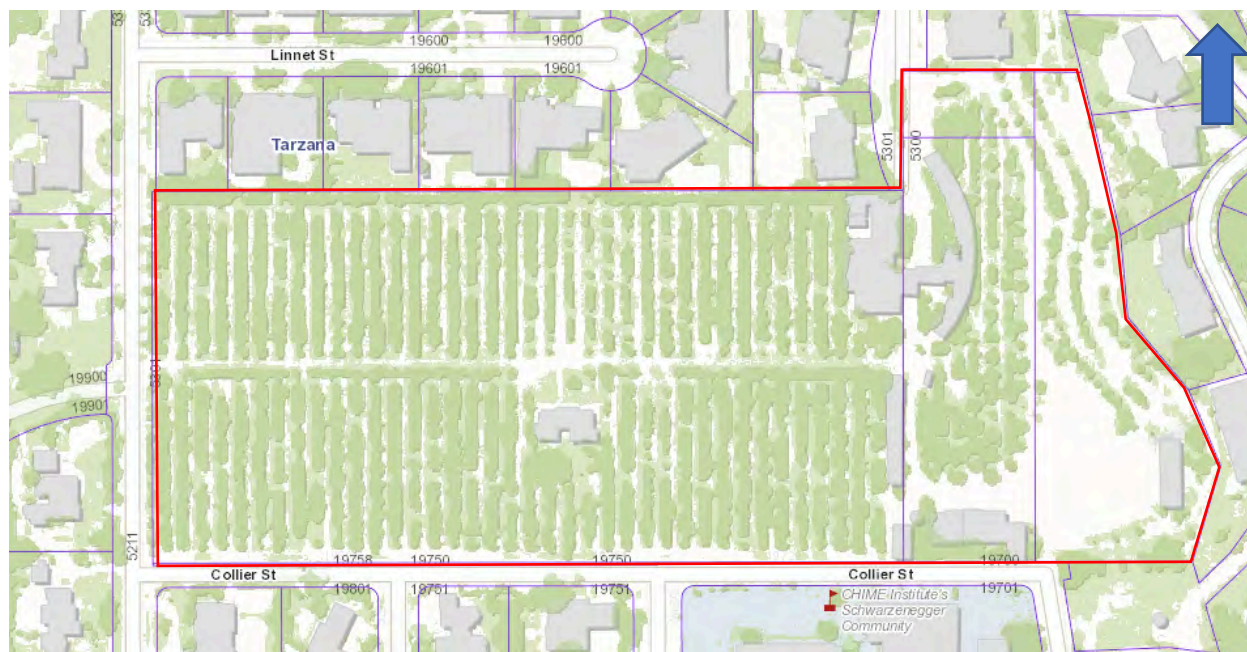


Figure 2: Project Site outlined in red, base map courtesy of the Los Angeles County Office of the Assessor.

The modern origins of the Project Site can be traced to the subdivision of Tract No. 2605 in 1914 by the Title Insurance and Trust Company. At that time, Ventura Boulevard was still called Ventura County Road. Most of the existing side streets, including Oakdale Avenue, had been laid out. Sometime after 1914, Henry R. Bristol, Sr. (1855-1928) purchased the lots (Lots 35, 39, 40, 41, 42, 43, and 44, see **Figure 4**) along Oakdale Avenue from Ventura Boulevard on the north to Wells Drive on the south.<sup>31</sup> The combined acreage of the lots was approximately 70. Bristol and his wife, Ella had been living in Santa Ana since 1882.<sup>32</sup> He was a pharmacist as was his father before him.<sup>33</sup> By 1916, he had sold his business and the family had moved to the San Fernando Valley.<sup>34</sup>

<sup>30</sup> Scott Harris, "A Rich Man with a Social Conscience," *Los Angeles Times*, April 18, 1998.

<sup>31</sup> "Spec House Story Stirs Memories," *Los Angeles Times*, April 1, 1979, and Tract Map No. 2605.

<sup>32</sup> "Ella Bristol obituary," *Santa Ana Register*, June 25, 1924.

<sup>33</sup> "Bristol Avenue & H.R. Bristol," O.C. History Roundup, accessed on April 12, 2022, <https://ochistorical.blogspot.com/2016/12/bristol-avenue-hr-bristol.html>

<sup>34</sup> "Home Wedding," *Santa Ana Register*, October 18, 1916.



The earliest available aerial photograph of the Project Site vicinity dates from 1928 (see **Figure 5**). At that time, the 70 acres was planted with citrus trees. The photograph also depicts two clusters of buildings, one on the north with a driveway from Ventura Boulevard and one on the south with access from Wells Drive. The cluster on the north included the home of Henry and Ella Bristol, Sr. According to the 1920 U.S. Census, their address was 251 Ventura Road. In 1924, they are listed in the Los Angeles City Directory at 19730 Ventura Boulevard.<sup>35</sup> The cluster on the south included the home of their eldest son, Henry Bristol, Jr.<sup>36</sup> The 1920 U.S. Census identified the property as 252 Wells Drive. The address eventually changed to 19801 W. Wells Drive.

Ella Bristol died in 1924 and Henry, Sr. in 1928. In 1926, Samuel and Myra Bothwell agreed to a future acquisition of a portion of Lots 40 and 41 of Tract No. 2605 owned by Henry Bristol Sr.<sup>37</sup> In 1929, the heirs of the Bristol estate sold the remaining property to a group of buyers including Samuel, Myra, Lindley, and Marion Bothwell; Paul J. Howard and Alaseba Howard; and Nels and Anette K. Nelson. The property was subdivided as Tract No. 10515 and included six lots (see **Figure 6**). The Howard family bought the former home of Henry Bristol Jr. on Wells Drive, which became Lot 1 of Tract No. 10515.<sup>38</sup> Howard was in the nursery business and may have used the property as a weekend getaway as the family was still listed at 900 S. Rimpau Boulevard from 1930 and 1942.<sup>39</sup>

By 1934, Lindley F. Bothwell and his first wife Marion Seale Bothwell were living on Lot 2 of Tract No. 10515, which was already planted with citrus trees. Lot 3 to the north was owned by other members of the Bothwell family but may have been managed by Lindley.<sup>40</sup> In 1930, Lindley and Marion were living in Beachwood Canyon, and he was working in the orange business.<sup>41</sup> Thus, it appears that he owned Lot 2, but had not yet made the San Fernando Valley his home. The Los Angeles County Office of the Assessor estimates the date of construction of the house as 1934. This date is confirmed by the fact that Marion Seale Bothwell was registered to vote at this address.

Bothwell purchased a few acres of Lots 36 and 37 of Tract No. 2605 east of the grove around 1940. By that time, there was a driveway bisecting the grove and a house on the south side of the driveway in the approximate center. In addition, Bothwell had constructed what appear to be garages, sheds, and a pergola type structure on the southeastern portion of the Project Site (see **Figure 7**). These buildings apparently supported his diverse businesses. Beginning in the

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<sup>35</sup> According to the 1930 U.S. Census, Sidney Fletcher moved into the former home of Henry Bristol Sr. and farmed the property. By 1960, the buildings were demolished and replaced with a shopping center.

<sup>36</sup> The address of the property is 19801 W. Wells Drive, and the house remains but is not visible from the public right-of-way.

<sup>37</sup> Quit Claim Deed recorded on February 17, 1930, between Citizens National Trust & Savings Bank of Los Angeles and Samuel and Myra Bothwell.

<sup>38</sup> Beginning in 1930 the Howards start to improve the property; 1930LA19021 P.J. Howard 11 x 24 addition to house Lot 1 of Tract 10515 and 1930LA05526 P.J. Howard private lounge for tennis court.

<sup>39</sup> 1930 and 1940 U.S. Census; 1942 World War II Draft Registration Card.

<sup>40</sup> Lot 3 was sold and subdivided for single-family lots in 1965.

<sup>41</sup> 1930 U.S. Census.

1940s, there are numerous sources that chronicle Bothwell's car collecting activities; however, no new buildings or structures were added through 1944 (see **Figure 8**). In 1947, Bothwell constructed a storage shed for the collection at the easternmost portion of the Project Site, which had not yet been planted with citrus trees (see **Figure 9**).<sup>42</sup>

A fire on the Project Site in 1949 destroyed a portion of the car collection as well as the buildings in which the cars were stored.<sup>43</sup> These were apparently the garages, sheds, and pergola type structure on the southeastern portion of the Project Site as they are no longer present in the 1952 photograph (see **Figure 10**).

The group of buildings on the northeastern portion of the Project Site were constructed between 1952 and 1964 (see **Figures 10, 11, and 12**). The train station and storage shed with tracks on Lot 36 were constructed by 1978 for the train collection (see **Figure 14**). The 1978 photograph also documents that the grove was beginning to decline. There are numerous trees that had been removed. By 1980, the trees were virtually gone and by 1985 the grove had been entirely replanted (see **Figures 15 and 16**).

There are approximately 1,500 citrus trees on the Project Site currently, which are predominately Valencia oranges. There are also a few other citrus trees including Naval oranges and grapefruit cultivars. The grove has not been managed or operated as a commercial business since 2016. A report prepared on November 8, 2019 by Brian Neufeld described a combination of healthy and sick trees suffering from disease and lack of water.

### Architectural Description



*Figure 3: Buildings and structures on Project Site outlined in white, base map courtesy of Google.*

<sup>42</sup> Los Angeles County Office of the Assessor and 1947 historic aerial photograph.

<sup>43</sup> "Fire Destroys Antique Autos Used in Films," *Los Angeles Times*, February 5, 1949.

The Project Site is approximately 14 acres in size and generally divided into western and eastern portions. The western portion is the larger of the two and includes APN 2164-008-001, which is 9.81 acres in size. The land is relatively flat and planted with evenly spaced citrus trees in rows with a north-south orientation. Bisecting the grove is a gravel driveway, which begins on Oakdale Avenue and terminates in a surface parking area on the eastern portion (see **Figure 17**). The eastern portion includes APNs 2164-008-005, 006, and 007, which is 4.18 acres in size. The topography rises from west to east. In addition to the surface parking area, there are a variety of buildings and structures with citrus trees planted sporadically in the eastern portion.

On the south side of the driveway in the approximate center of the grove is a single-family house constructed in circa 1934 (see **Figure 18**). The house has a wood-framed structure and U-shaped configuration sheathed in channel rustic wood siding. The open end of the U faces south toward the backyard. The west wing of the U is two stories in height and covered by a hipped roof, the east wing is one-story in height and covered by a rear-facing gabled roof, and the connecting middle wing is one-story in height and covered by a side-facing gabled roof. The roofs have shallow overhanging eaves with exposed rafter tails. The primary (north) façade is organized asymmetrically. The main entrance is located in the middle wing within a projecting front porch. A projecting balcony extends along the second story of the west wing. Windows throughout the house are mostly multi-paned wood casements set in pairs. Similarly designed French doors open on to the balcony as well as the rear patio. Some wood windows have been replaced with vinyl and aluminum sliders. The front yard is separated from the driveway by a low brick garden wall. Brick is also used as a paving material for the walkways, front porch, and rear patio. The yard is fenced on all sides, vinyl picket on the front and chain link on the sides and rear.

At the northeastern corner of the grove is a two-story multi-purpose building constructed between 1952 and 1964 (see **Figure 19**). The first floor was used as a workshop and car storage, while the second floor as an office and caretaker's quarters. The building has a wood-framed structure with various components indicating it was constructed in phases. The roofs are mostly side-facing gables with overhanging eaves and exposed rafter tails. The exterior is clad with board-and-batten wood siding. The fenestration is irregular and the patches in the siding and variety of doors and windows suggest changes over time. There is an assortment of window sizes, types, and materials including wood awning and aluminum sliding sash. There are shed roof lean-tos on the north and south. The one on the north is enclosed with corrugated metal siding. South of the multi-purpose building are two water storage tanks.

East of the multi-purpose building is the train station and storage shed constructed around 1978 (see **Figures 20, 21, and 22**). The station is a wood-framed structure with a T-shaped configuration covered by an intersecting gabled roof. The roof is characterized by overhanging eaves with exposed rafters. Board and batten wood siding clads most of the building, but the pattern changes on the west façade. The east façade appears to be the most intact with a wood paneled door and double-hung wood sash windows. Other windows include aluminum sliding sash. Attached to the west façade is a gabled roof lean-to that appears to have originally been

freestanding. The storage shed is a crescent-shaped structure with a wood frame and corrugated metal roof.

At the southeastern corner of the grove is two-story building that was used for car storage (see **Figure 23**). The building has a wood-framed structure, gabled roof, and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal; however, board and batten wood siding is visible in the gable face of the north façade. There is a car ramp on the south leading to large sliding doors on the second story.

Further southeast is another water storage tank and cluster of corrugated metal sheds (see **Figure 24**).

At the easternmost side of the Project Site is another car storage building two-stories in height (see **Figure 25**). Constructed in circa 1947, the building has a wood-framed structure and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal. There are large swing doors along the first story of the west façade and four single-paned windows spaced evenly along the second story. There is a car ramp at the south end leading to large sliding doors on the second story.

## **4. HISTORIC CONTEXTS**

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The *Los Angeles Citywide Historic Context Statement (LACHCS)* was used to identify the relevant contexts for judging the significance of the Project Site. The *LACHCS* is organized into nine broad contexts that cover the period from 1850 to 1980 and are specific to Los Angeles. Within each context, important themes and sometimes sub-themes in the City's history are explored. The most relevant contexts for the evaluation of the Project Site are the Industrial Development context and the Architecture and Engineering context. The associated themes, sub-themes, and eligibility standards are summarized below.

### **4.1 CASH CROPS FOR EXPORT<sup>44</sup>**

In 2012, the Project Site was identified and evaluated by SurveyLA in the Agricultural Roots Theme of the Industrial Development Context. Properties evaluated under this theme may be significant in the area of Agriculture. Some properties may also be significant in the areas of Ethnic Heritage and/or Architecture. Cash crops, particularly citrus, were among the most important agricultural products cultivated in Los Angeles in the late nineteenth and early twentieth centuries. With technological advancements in irrigation, shipping, and refrigeration, citrus became the highest valued crop produced in the region between 1890 and 1938,

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<sup>44</sup> Adapted from "Context: Industrial Development, 1850-1980," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2015), 24, 26-27.

supplemented by olives and flowers and bulbs. Imagery surrounding the production of cash crops was key to marketing the bounty of Los Angeles produce to consumers nationwide. Cash crops are also associated with the history of many ethnic/cultural groups who worked in the fields, farms, and packing houses harvesting and packing fruits, vegetables, bulbs, and flowers. Extant properties related to cash crop industries may include packing houses, cooperative associations, remnants of groves or orchards, and olive vats and tanks.

Remnants of groves and orchards may be significant for their association with cash crop agricultural production in Los Angeles. They represent the last vestiges of a once expansive agricultural landscape in Los Angeles, and very few properties remain that are associated with cash crop agriculture in the city. Groves and orchards, particularly those that do not have a related agricultural building, may not have a strong enough association to be eligible for the National Register or California Register although they may meet local significance thresholds. The eligibility standards for the grove/orchard property type are found in **Table 1**.

<b>TABLE 1: GROVE/ORCHARD</b>
<b>Context: Industrial Development, 1850-1980</b>
<b>Theme: Agricultural Roots, 1850-1965</b>
<b>Subtheme: Cash Crops for Export, 1870-1945</b>
<b>Property Type: Grove/Orchard</b>
<b>Eligibility Standards</b>
<ul style="list-style-type: none"> <li>• Planted within the period of significance</li> <li>• Retains ability to convey historic association from the period of significance</li> <li>• Retains most of the essential physical features from the period of significance</li> </ul>
<b>Character-Defining/Associative Features</b>
<ul style="list-style-type: none"> <li>• Concentration of numerous mature citrus or deciduous trees planted with ordered spacing characteristic of cultivated grove or orchard</li> <li>• Is large enough to convey a historically rural setting</li> <li>• Typically associated with a least one additional agricultural building or landscape feature (may include a farm/ranch house; outbuilding, land, cooperative association office, or packing house)</li> </ul>
<b>Integrity Considerations</b>
<ul style="list-style-type: none"> <li>• Should retain integrity of Location, Setting, Feeling, and Association</li> <li>• Original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature</li> </ul>



## 4.2 THE RANCH HOUSE<sup>45</sup>

Within the Architecture and Engineering context, the single-family house on the Project Site is best evaluated within The Ranch House theme and the Traditional Custom Ranch House sub-theme. The other buildings and structures on the Project Site are utilitarian in design, and there are no themes or sub-themes in the Architecture and Engineering context applicable for their evaluation as historical resources.

Single-family houses evaluated under Traditional Custom Ranch House sub-theme may be significant in the area of Architecture. Eligible houses will be significant for the quality of their architecture and will be important individual examples that exemplify the Traditional Ranch style and the Ranch house type. Often described as resembling the “quintessential Ranch house,” the Traditional Ranch style is distinguished by its rusticated appearance and incorporation of elements reminiscent of the vernacular, nineteenth century buildings of California and the American West. It was the Traditional Ranch aesthetic that was widely disseminated in popular magazines and replicated across the nation. Eligible examples are custom designed, were typically designed by a noted architect, and stand out as among the best examples of the style. These characteristics help to distinguish Traditional Custom Ranch houses from the scores of mass-produced tract houses designed in the Traditional Ranch style. The eligibility standards for Traditional Custom Ranch houses are in **Table 2**.

<b>TABLE 2: TRADITIONAL CUSTOM RANCH HOUSE</b>	
<b>Context: Architecture and Engineering, 1850-1980</b>	
<b>Theme: The Ranch House, 1930-1975</b>	
<b>Sub-theme: Traditional Custom Ranch House, 1930-1975</b>	
<b>Eligibility Standards</b>	
<ul style="list-style-type: none"><li>• Was constructed during the period of significance</li></ul>	
<ul style="list-style-type: none"><li>• Is an important individual example that exemplifies the Traditional Ranch style and Ranch house type</li></ul>	
<ul style="list-style-type: none"><li>• Was custom designed (as opposed to mass-produced)</li></ul>	
<b>Character-Defining/Associative Features</b>	
<ul style="list-style-type: none"><li>• 1,500 – 3,500 square feet in size</li></ul>	
<ul style="list-style-type: none"><li>• Asymmetrical informal composition with one or more wings</li></ul>	
<ul style="list-style-type: none"><li>• Attached garages, often forming one wing</li></ul>	
<ul style="list-style-type: none"><li>• Brick and stone chimneys</li></ul>	
<ul style="list-style-type: none"><li>• Close relationship to its yard</li></ul>	
<ul style="list-style-type: none"><li>• Dutch doors</li></ul>	
<ul style="list-style-type: none"><li>• Eaves with exposed rafter tails</li></ul>	
<ul style="list-style-type: none"><li>• Exposed post and beam construction</li></ul>	

<sup>45</sup> Adapted from “Context: Architecture and Engineering, 1850-1980; Theme: The Ranch House, 1930-1975,” *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2015), 21-22.

<b>TABLE 2: TRADITIONAL CUSTOM RANCH HOUSE</b>
<ul style="list-style-type: none"> <li>• French doors</li> </ul>
<ul style="list-style-type: none"> <li>• Gabled roof, originally shingled</li> </ul>
<ul style="list-style-type: none"> <li>• Garage door with barn door crossing brace</li> </ul>
<ul style="list-style-type: none"> <li>• One or two stories in height</li> </ul>
<ul style="list-style-type: none"> <li>• Shutters</li> </ul>
<ul style="list-style-type: none"> <li>• Sliding glass doors</li> </ul>
<ul style="list-style-type: none"> <li>• Two-story versions can include Monterey Colonial elements</li> </ul>
<ul style="list-style-type: none"> <li>• Typically designed by a well-known architect</li> </ul>
<b>Integrity Considerations</b>
<ul style="list-style-type: none"> <li>• Should retain integrity of Location, Design, Materials, Workmanship</li> </ul>
<ul style="list-style-type: none"> <li>• Roof line alterations are not acceptable</li> </ul>
<ul style="list-style-type: none"> <li>• Additions are allowed if not visible within public view</li> </ul>

### 4.3 LINDLEY F. BOTHWELL

Lindley Fowler Bothwell (1901-1986) was born in Los Angeles in 1901 to Samuel Fowler Bothwell and Myra Josephine Lindley. He attended the University of Southern California (USC) and received a B.A. and M.A. in History.<sup>46</sup> He was an enthusiastic supporter of USC throughout his life. His grandfather, Dr. Walter Lindley, was the first dean of the USC School of Medicine and two of his aunts founded the USC chapter of the Kappa Alpha Theta sorority. Bothwell founded the USC chapter of the Sigma Alpha Epsilon fraternity.<sup>47</sup> He was also the coach of the USC Yell Leaders (and later the USC Song Girls, founded in 1967) for 60 years. In 1926, he received another degree from the Oregon Agricultural College. In 1927, Bothwell married Marion Seale who was from Palo Alto. In 1930, they were living in Beachwood Canyon with their newborn son, Lindley Jr. and Lindley Sr. was working in the “orange business.”<sup>48</sup> By 1934, they had moved to the Project Site, which the extended Bothwell family had purchased in 1929.<sup>49</sup> In 1935, their daughter Bonnie was born. Sometime in the late 1940s they divorced, and Marion and the two children moved to Oakland.<sup>50</sup> Bothwell remarried Helen Ann Bothwell in 1948.<sup>51</sup>

Bothwell was an entrepreneur whose main businesses involved agriculture and automobiles. There are no scholarly sources on Bothwell’s citrus business. The only contemporaneous source regarding Bothwell described him as an “agricultural adviser to film stars in the San Fernando Valley.”<sup>52</sup> Bruce Bothwell, the grandson of Lindley Bothwell, recalled that his grandfather

<sup>46</sup> U.S. School Year Books, 1919-1924.

<sup>47</sup> “USC’s ‘Mr. B,’ Yell, Song Girl Coach, Dies,” *Los Angeles Times*, June 21, 1986.

<sup>48</sup> 1930 U.S. Census.

<sup>49</sup> Voter Registration.

<sup>50</sup> 1949 Oakland City Directory and 1950 U.S. Census.

<sup>51</sup> “James Ricci, San Fernando Valley Widow’s Orange Grove May Be Last of Its Kind,” *Los Angeles Times*, September 2, 1998.

<sup>52</sup> *San Francisco Examiner*, February 16, 1939.

managed other citrus groves in the San Fernando Valley. He also remembered that oranges were not packed on the property, rather his grandfather was a member of the Sunkist Cooperative. The oranges from the property were picked and transported to a Sunkist plant in either Fillmore or Claremont where they were sorted, packed, and shipped. While Bothwell had a couple of employees to maintain the grove, the packinghouse supplied the labor for picking the fruit.<sup>53</sup> The rising cost of labor and water made small groves less profitable, so Bothwell began a mail-order fruit business. While some of the citrus for the gift baskets was grown on the property, other fruits and nuts were purchased from produce markets in Downtown.<sup>54</sup>

His interest in history was apparently reflected in his passion for antique cars. He purchased a vintage Model T Ford when he was still a student at USC.<sup>55</sup> While there is little information on his citrus business, his involvement with antique cars was widely reported in local newspapers. He was a founding member of the Sports Car Club of America (SCCA) and the president of the Western Region of the SCCA. In addition to collecting antique cars, Bothwell also raced them. In 1949, he broke a 30-year standing speed record at Indianapolis in his 1913 Peugeot.<sup>56</sup> A fire that year depleted his collection but did not destroy it entirely. The loss included the only two-cylinder Packard in existence.<sup>57</sup> The collection continued to grow and included fire engines, streetcars, and trains. A 1964 article in the *Los Angeles Times* stated that his collection was the second largest in the nation.<sup>58</sup> Features of the collection were a 1911 Rolls Royce custom-built for the Nicolas II, the last czar of Russia and a 1905 Mercedes owned by Alfred Vanderbilt. This hobby grew into a business of leasing antique cars for film and television productions, although Bothwell made the collection available for charity fundraisers and school groups. Bothwell died on June 19, 1986, at the age of 84.<sup>59</sup>

## 5. EVALUATION OF ELIGIBILITY

As previously stated, the Project Site was identified by SurveyLA in 2012 as appearing eligible for federal, state, and local landmark designation “as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.” Standard preservation practice evaluates collections of buildings, structures, and sites from similar time periods and historic contexts as districts. This is especially the traditional approach for the evaluation of farms and ranches that are often developed where buildings, structures, and sites are functionally related. As the SurveyLA evaluation was conducted from the public right-of-way, however, not all of the buildings were visible to the surveyors. Thus, the individual buildings were not described,

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<sup>53</sup> James Ricci, “San Fernando Valley Widow’s Orange Grove May Be Last of Its Kind,” *Los Angeles Times*, September 2, 1998.

<sup>54</sup> Teresa Grimes interview with Bruce Bothwell on April 20, 2022.

<sup>55</sup> “Get the Dusters, Mother, It’s the Horseless Cart,” *The Citizens News*, October 7, 1961. Another source stated his first car was a 1901 Oldsmobile.

<sup>56</sup> Jeffrey Hansen, “Pioneer Surfer and Auto Racer Has Hobbies to Stay Young,” *Los Angeles Times*, November 26, 1972.

<sup>57</sup> “Fire Destroys Antique Autos Used in Films,” *Los Angeles Times*, February 5, 1949.

<sup>58</sup> William Estes, “Older Cars Kept ‘Sharp’ by Collectors,” *Los Angeles Times*, October 18, 1964.

<sup>59</sup> Edward J. Boyer, “Lindley Bothwell, USC’s Mr. B. Yell, Song Girl Coach Dies,” *Los Angeles Times*, June 21, 1986.

researched, or identified as contributing or noncontributing. Thus, the Project Site is re-evaluated below on an intensive level based upon additional investigation and research conducted for this report.

## **5.1 NATIONAL REGISTER OF HISTORIC PLACES**

### **Criterion A**

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context considered in the evaluation of eligibility under Criterion A was the history of agriculture, specifically the Cash Crops for Export sub-theme from the *LACHCS*.

The period of significance for the Cash Crops for Export sub-theme is 1870 to 1945, which coincides with the era of significant agricultural production in Los Angeles. The eligibility standards state that a grove should be “planted within the period of significance.” As previously stated, the grove on the Project Site was completely replaced between 1980 and 1985. Thus, it was not planted during the period of significance. The integrity considerations state that “original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature.” Thus, a grove could still be considered significant if some of the trees have been replaced. The 2012 SurveyLA evaluation of the Project Site did not acknowledge the replacement of any, let alone, all of the trees. Therefore, it appears to have been based upon the presumption that the grove dated to the 1920s, not the 1980s.

SurveyLA also identified the orange grove at the southeast corner of the California State University, Northridge (CSUN) campus. The 5-acre grove has 400 Valencia orange trees. While the university was established in 1958, the grove dates to the early 1940s. It is unknown if the grove was ever used as a commercial growing operation since its existence prior to the university was very short lived. According to CSUN, more than 100 trees have been replaced and replanted since 2008. The SurveyLA evaluation recognized that “some of the grove’s original trees have been removed and replaced in-kind.” Therefore, the eligibility standards and integrity considerations expect a grove to be planted between 1870 and 1945 and allow for selective but not comprehensive tree replacement.

The Orcutt Ranch Horticulture Center in Canoga Park is another example of a property in the City of Los Angeles with a citrus grove. Orcutt Ranch is designated HCM No. 31, was determined eligible for listing in the National Register through the Section 106 review process and is listed in the California Register. The property was principally recognized for its association with William Orcutt, although it appears to meet the eligibility standards for the Cash Crops for Export sub-theme. Orcutt was one of California’s early oil pioneers who cemented his place in Los Angeles history with the discovery of prehistoric fossils at the La Brea Tar Pits. The 24-acre property was his vacation home. Orcutt planted orange trees on the property in the 1920s and

served as head of the Canoga Park Citrus Association. Six acres of orange trees remain on the property.<sup>60</sup>

There are no groves or orchards of any kind in Los Angeles County listed in the National Register in the context of agriculture; however, 12 examples are listed on the NPS Digital Archive. In most cases, the grove/orchard is associated with an individual or company that played a significant role in the history of agriculture. Agricultural properties listed in the National Register are also significant as early examples of farming and/or settlement in a region. The Berwick Manor and Orchard in Carmel Valley appears to be the only example of the type in California. The property was purchased by Edward Berwick in 1869 and originally consisted of 120 acres. Berwick was a noted agriculturalist who experimented with fruit growing. His farm was a model of its type and the pear he developed there became world renowned. Berwick is credited as the first person to raise winter pears on a commercial scale in the United States. The property is now 29-acres and is the only intact farmstead remaining from the period.<sup>61</sup>

The Project Site does not meet the eligibility standards for the Cash Crops for Export sub-theme and is not comparable to other properties listed in the National Register in the context of agriculture. The Project Site is not associated with a prominent company, is not associated with any scientific advancements in citriculture, and is not an early or important example of its type. The grove was originally planted in the early 1920s and was merely part of a trend that was already well established. The grove was entirely replaced between 1980 and 1985 and has not been managed or operated for commercial purposes since 2016. For all the reasons outlined above, neither the Project Site as a whole nor any of the individual buildings, structures, or sites (such as the grove) are significant under Criterion A.

## **Criterion B**

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person's productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person's historic contributions.<sup>62</sup>

From 1929 to 1986, the Project Site was owned and occupied by Lindley F. Bothwell and his family. No evidence was found indicating that he was significant within a historic context. While he appears to have been a successful businessman who was active in the community, research did not reveal any important contributions to the history of agriculture. Bothwell was one of

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<sup>60</sup> The City of Los Angeles designated the property LAHCM No. 31 in 1965 and opened the area to residents four years later.

<sup>61</sup> "Berwick Manor & Orchard," National Register of Historic Places Nomination Form, November 17, 1977.

<sup>62</sup> *National Register Bulletin #15*, 14-15.



many individuals who moved to the San Fernando Valley and worked in the citrus industry during the early part of the twentieth century. The completion of the Los Angeles-Owens River Aqueduct in 1913 provided a reliable supply of water. In the San Fernando Valley, acreage irrigated through artificial means grew from about 3,000 acres in 1915 to more than 70,000 acres within ten years, with crops including walnuts, oranges, lemons, and sugar beets leading in production.<sup>63</sup>

When Bothwell purchased the Project Site in 1929, the land was already planted with citrus trees. He was not among the pioneers of the San Fernando Valley or among the largest land holders. At one time the grove was 20 acres but reduced before and after his death to 14 acres.<sup>64</sup> His own property was relatively small for a commercial grove, and his main business appears to have been managing other groves. The claim in newspaper articles that he managed groves throughout the state could not be confirmed.<sup>65</sup> As groves were replaced with subdivisions, he developed a mail-order fruit business. It appears to have been a profitable but modest enterprise compared with companies like Mission Pak, a popular brand founded by George C. Page in 1917.

Bothwell's automobile collection was undoubtedly his greatest achievement. He purchased his first antique car when he was still in college and began collecting others in the 1930s. Enthusiasts like Bothwell began collecting cars almost as soon as they were invented. Kirk Gibson and George Waterman, for example, had assembled a large enough collection by 1931 to establish a museum called Musée des Vénérables. The collection included 47 vehicles that ranged from an 1896 Waverly to 1913 Fiat.<sup>66</sup> Bothwell's collection by all accounts was not just large, but included important examples from Austro-Daimler, Buick, Cadillac, Ford, Hudson, National, Packard, and Pope-Hartford, among others. After the death of Helen Ann Bothwell in 2016, the collection was sold.<sup>67</sup>

Even if there was a context developed for this topic and Bothwell was considered a significant figure, the importance would be attached to the collection, not the buildings in which the collection was stored. The storage buildings on the Project Site are utilitarian in design and do not express the collection they once, but no longer contain.

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<sup>63</sup> Roderick, 71.

<sup>64</sup> Tract No. 30266 was previously Lot 3 of Tract No. 10515. It was sold and subdivided in 1965 by John Lawton and Mary Bothwell Lawton and Jordan Johnson and Elizabeth Bothwell Johnson. Mary was Lindley's younger sister. Helen Ann Bothwell sold 3.94 acres on the northeast in 1988.

<sup>65</sup> "He had his own soil and bacteriological laboratory, providing pruning, spraying, and other technical assistance to some 40 ranches from San Francisco to the Mexican border." Jack Birkinshaw, "Agriculture, Once King, All but Finished in Valley," *Los Angeles Times*, November 28, 1978. Other articles claimed he owned or managed 34 ranches. Still other articles stated he was one of the ten largest citrus growers in the United States by 1943 and also raised cattle on a grand scale.

<sup>66</sup> Rick Carey, "The Founding Fathers of Car Collecting: Waterman & Gibson," *Haggerty*, May 13, 2022.

<sup>67</sup> Kurt Ernst, "Bonhams to offer 50 cars from the Bothwell Collection in November sale," *Hemmings*, October 16, 2017.

The Project Site is not closely associated with any other individuals, significant or otherwise. Therefore, neither the Project Site as a whole nor any of the individual buildings, structures, or sites are significant under Criterion B.

### **Criterion C**

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

#### Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building or structure is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.<sup>68</sup>

Research did not yield any results indicating that the house on the Project Site was considered an important work during its time or in subsequent decades. The house possesses some of the characteristics of Traditional Ranch style, but not enough to make it a true representation of the style. It is lacking in the rustic appearance exhibited in finer examples of the style, which often have wood shake roofs and rambling plans. It is also lacking in elements from vernacular nineteenth century buildings like dovecotes, Dutch doors, and shutters. Although the house has French doors, a front porch, and a rear patio, it is rather disconnected from the outdoors. Additionally, the house did not involve any novel or noteworthy construction techniques, so it does not appear to be significant for embodying the distinctive characteristics of a method of construction. It is an ordinary example of a wood-framed structure with a concrete slab foundation. Finally, the ancillary buildings and structures have been altered since their initial construction and are utilitarian in design. They do not exhibit quality of design or uniqueness in construction that would make them good examples of a type, period, or method of construction. Therefore, neither the Project Site as a whole nor any of the individual buildings or structures are significant under this aspect of Criterion C.

#### Work of a Master

A master is a figure of generally recognized greatness in a field of design or construction such as architecture, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a

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<sup>68</sup> *National Register Bulletin #15*, 17-18.

particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.<sup>69</sup>

The architect of the house on the Project Site is unknown as the construction of the building was not published and the original permit for the building was not found. As it is a typical example of the type, period, and method of construction there is no reason to believe it is the work of a master. The same is the case for the ancillary buildings and structures. Therefore, neither the Project Site as a whole nor any of the individual buildings or structures are significant under this aspect of Criterion C.

### High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>70</sup> A property does not possess high artistic values, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.<sup>71</sup>

A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the house on the Project Site does not. Rather, it exhibits the basic features of Traditional Ranch style and does not include the craftsmanship or detailed handwork found in finer examples of the style such as brick, stone, and wood features like chimneys, shingles, shutters, Dutch doors, carved rafter tails, and carved bargeboards. The same is the case for the ancillary buildings and structures. Therefore, neither the Project Site as a whole nor any of the individual buildings or structures are significant under this aspect of Criterion C.

### Distinguishable Entity

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. A district is a property that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district must be significant under Criterion A, Criterion B, or other aspects of Criterion C, or Criterion D as well as being an identifiable entity.<sup>72</sup>

The area in which the Project Site is located was not identified as a potential district by SurveyLA. During the field inspection conducted for this report, it was determined that there were not enough properties with shared physical characteristics or historical associations in the area to form a potential district. Therefore, the Project Site is being evaluated individually.

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<sup>69</sup> Ibid., 20.

<sup>70</sup> *National Register Bulletin #15*, 20.

<sup>71</sup> Ibid.

<sup>72</sup> Ibid., 5.

While the Project Site could be classified as a district because it is an identifiable entity with a variety of resources, as discussed above and below, it is not significant under any criteria. Districts usually reflect one principal activity such as farming or ranching. One of the character defining features of the grove/orchard property type is that they are “typically associated with a least one additional agricultural building or landscape feature.” But in this case, many of the buildings on the Project Site were constructed as storage for Bothwell’s car collection and not for agricultural purposes. Therefore, based upon additional investigation and further research, the Project Site is not significant under this aspect of Criterion C.

### Conclusion

For all the reasons outlined above, the Project Site does not appear to be significant under Criterion C.

### **Criterion D**

A property may be eligible under Criterion D if it has yielded, or may be likely to yield, information important in prehistory or history. This criterion generally applies to archaeological sites but may apply to buildings, structures, and objects in instances where the property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the Project Site because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research did not indicate the Project Site to have the potential to yield information about human activity. Therefore, the Project Site does not appear to be significant under Criterion D.

### **Integrity**

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As neither the Project Site nor any of the individual buildings, structures, or sites are significant under any of the National Register criteria, it has no period of significance, and an assessment of its integrity is not required.

### **Conclusion**

The field inspection and research conducted for this report indicate that the Project Site as a whole as well as the individual buildings structures, and sites lack historical significance and architectural distinction. Therefore, it does not appear to be eligible for listing in the National Register under any criteria.

## **5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register was modeled on the National Register. The criteria for eligibility for listing in the California Register are virtually the same as the National Register. Therefore, the Project Site appears to be ineligible for listing in the California Register for the same reasons noted above.

## **5.3 LOS ANGELES HISTORIC-CULTURAL MONUMENTS**

On June 29, 2022, the Los Angeles City Council denied a HCM nomination for the Project Site. The City Council determined that the Project Site did not meet the criteria for significance in the Los Angeles Cultural Heritage Ordinance, which are essentially the same as criteria A/1, B/2, and C/3 for listing in the National and California Registers. Therefore, the Project Site is ineligible for HCM designation for the same reasons outlined above.

## **6. CONCLUSIONS**

The Project Site at 5300 Oakdale Avenue is not currently designated under national, state, or local landmark or historic district programs. The Project Site was identified in the 2012 historic resource survey of the Encino – Tarzana CPA as appearing eligible for listing in federal, state, and local registers of historical resources. After careful inspection, investigation, and evaluation, TGHP concludes that none of the buildings, structures, or sites on the Project Site appear to be individually or collectively eligible for listing in the National and California Registers due to a lack of significance. The Los Angeles City Council determined the Project Site does not qualify for designation as a HCM. The recommended Status Code is 6Z, ineligible for designation under federal, state, and local landmark programs through survey evaluation. Thus, the Project Site is not a historical resource as defined by CEQA.

## **7. REFERENCES**

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Starr, Kevin. *Material Dreams: Southern California Through the 1920s*. New York: Oxford University Press, 1990.

## **Appendix A – Résumé**

# TERESA GRIMES | Historic Preservation

Teresa.Grimes@icloud.com  
323-868-2391

Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors. Teresa has extensive experience in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act including the identification of historical resources, analysis of direct, indirect, and cumulative impacts, and development of mitigation measures. Her many projects throughout Southern California include the Art Center College of Design Master Plan, Baldwin Hills Crenshaw Plaza, Cinerama Dome Entertainment Center, City of Hope Master Plan, Claremont Graduate University Master Plan, Claremont McKenna College Master Plan, John Anson Ford Theatres, Oakwood School Master Plan, Los Angeles County Museum of Art, Times Mirror Square, Sunset Las Palms Studios, and Sunset Bronson Studios.

## Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

## Qualifications

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

## Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

## Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

## **Appendix B – Figures**

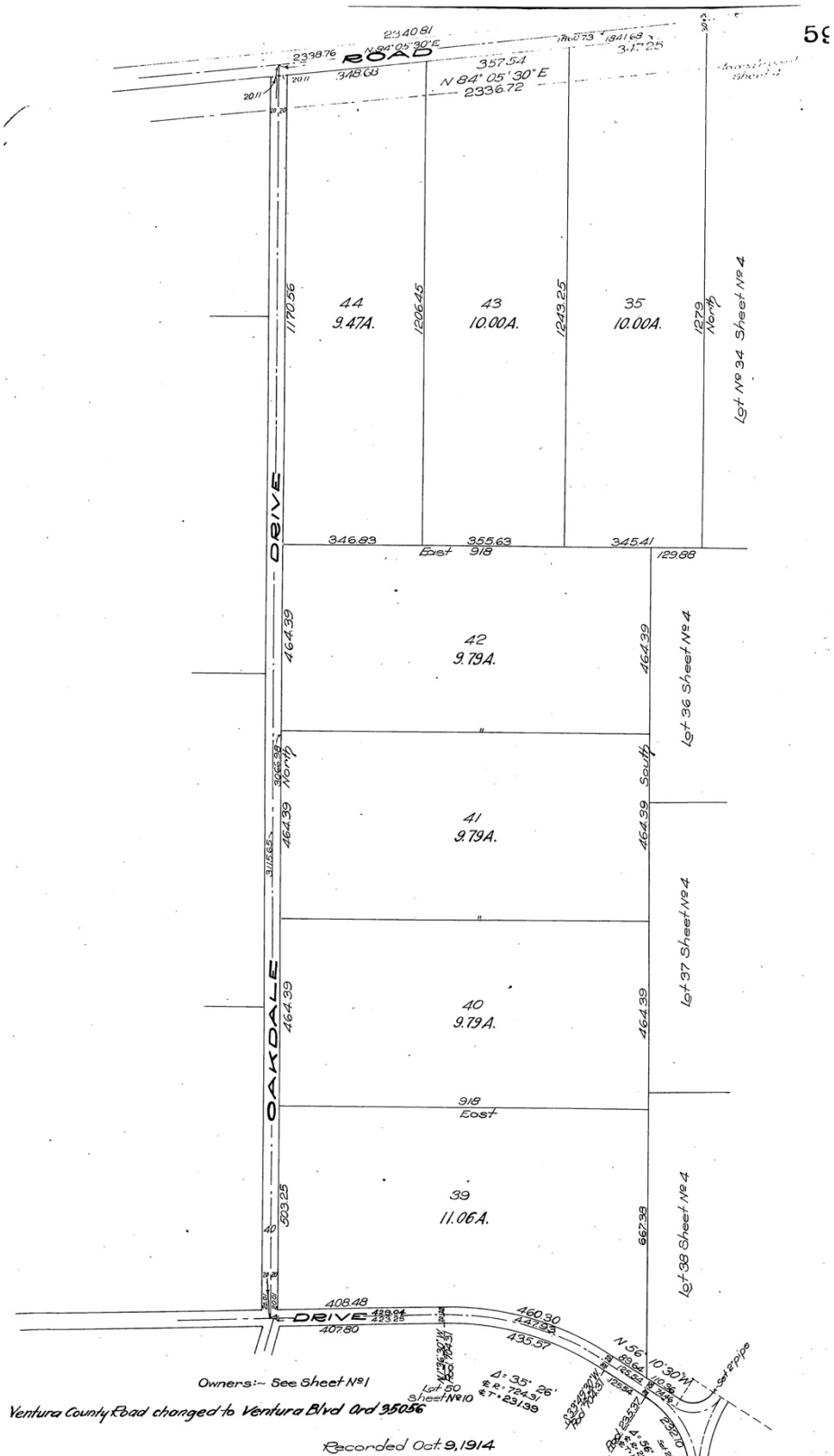


Figure 4: Lots purchased by H.R. Bristol Sr. within Tract No. 2605.





*Figure 5: 1928 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note citrus trees are planted, but no buildings or structures are present.*

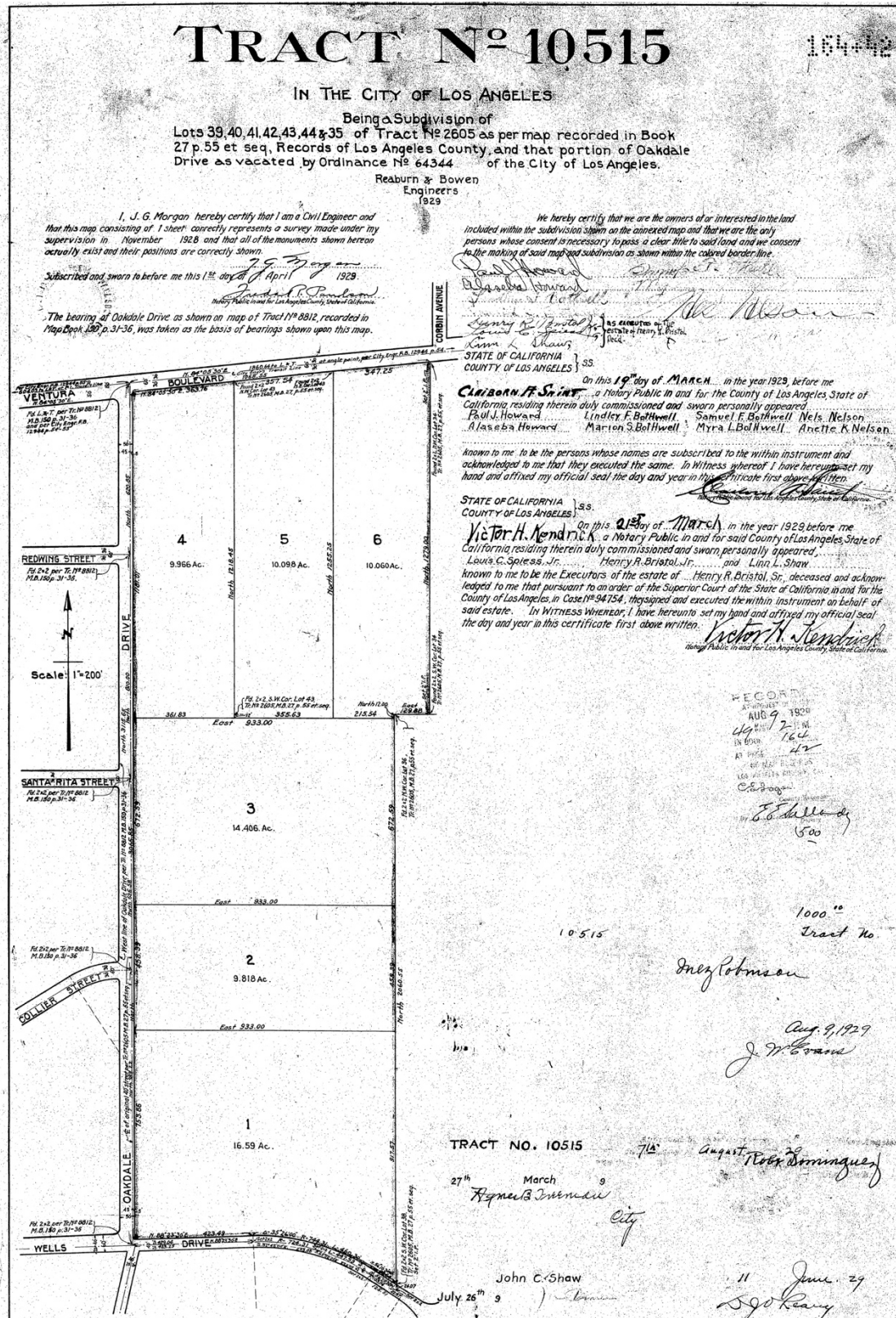


Figure 6: Tract Map No. 10515





*Figure 7: 1940 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note citrus trees are planted, driveway cuts through the middle of the property, the house is on the south side of the driveway, and there are various buildings and structures on the southeast side of the Project Site.*



*Figure 8: 1944 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note the Project Site remained unaltered from 1940.*



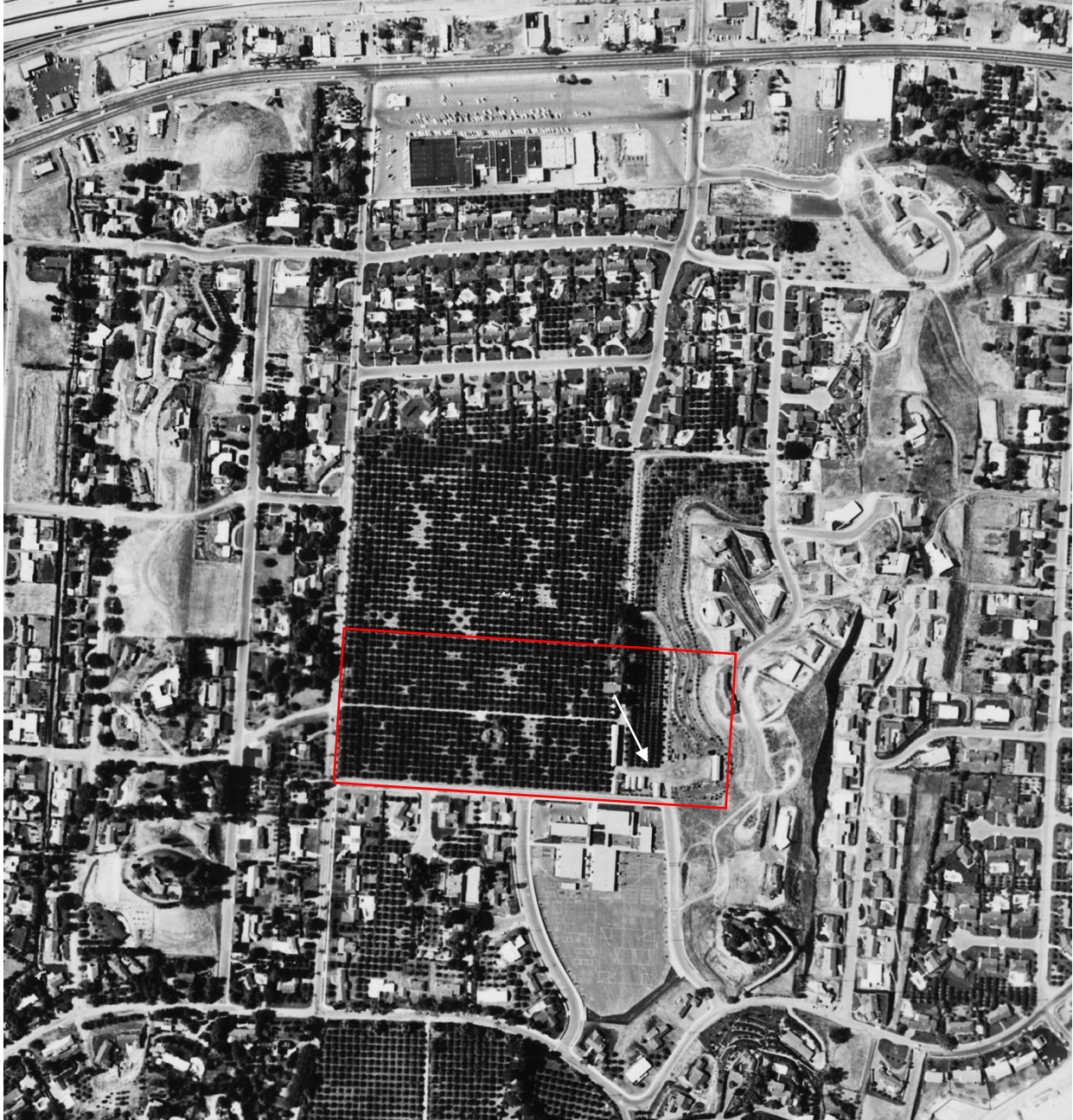


*Figure 9: 1947 aerial photograph, NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the construction of storage building for the car collection on east.*





*Figure 10: 1952 aerial photograph, NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the structure and buildings that once stood on the southeast are gone.*

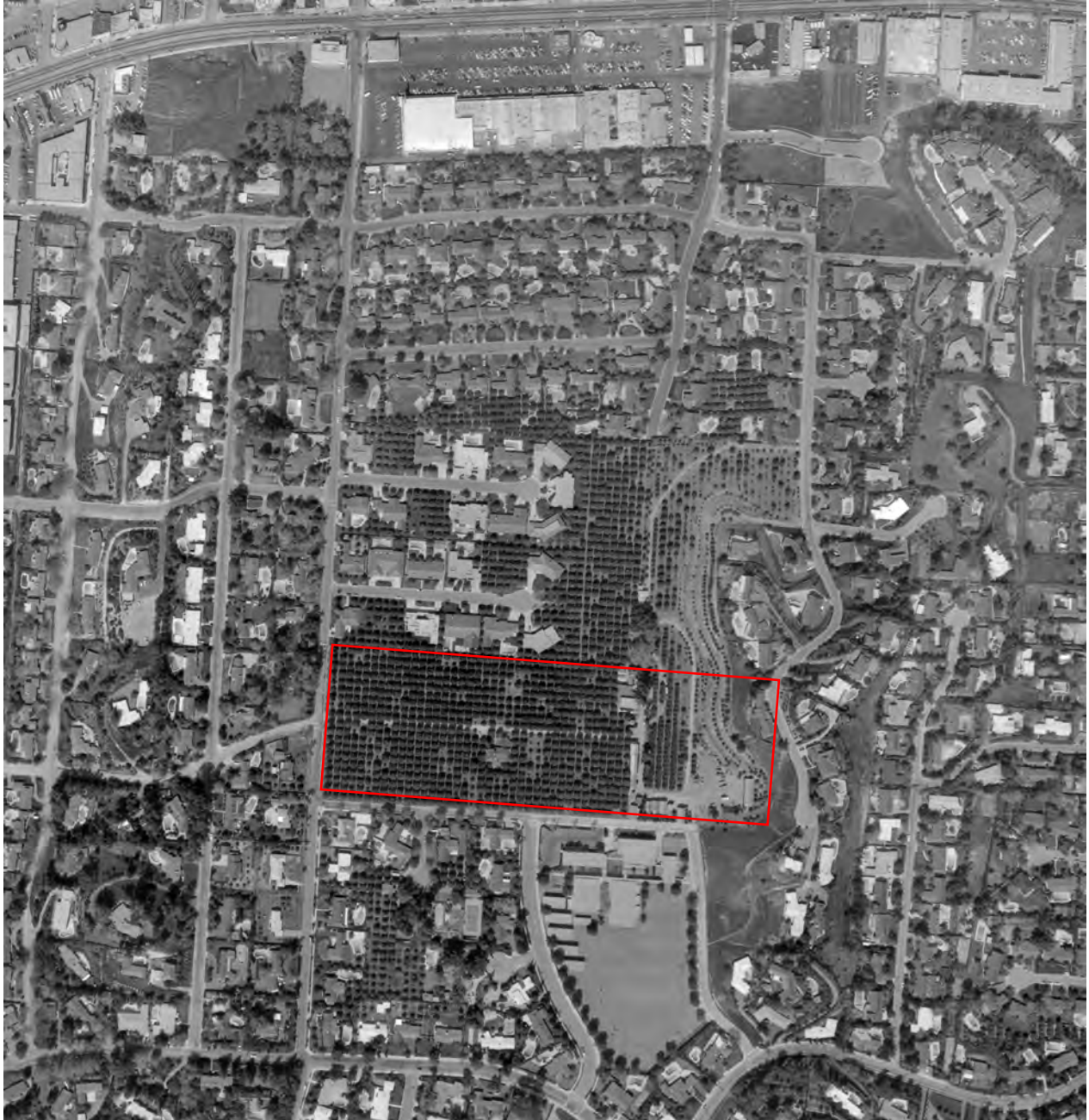


*Figure 11: 1960 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note the garage and tool shed are present, but the citrus trees are beginning to fade.*





*Figure 12: 1964 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the construction of the north storage buildings and the citrus trees are continuing to fade.*



*Figure 13: 1971 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note the property remained unaltered from 1964.*





*Figure 14: 1978 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the construction of the train station and shed and the citrus trees are continuing to fade.*





*Figure 15: 1980 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the citrus trees are essentially gone.*





*Figure 16: 1985 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red.  
Note the citrus trees have been replanted.*



*Figure 17: July 2022 view of Project Site looking east down driveway.*





*Figure 18: July 2022 view of house on Project Site looking south toward primary (north) facade.*



*Figure 19: July 2022 view of multi-purpose building on Project Site looking southwest toward east facade.*





*Figure 20: July 2022 view of train station on Project Site looking southeast from multi-purpose building.*



*Figure 21: July 2022 view of train station on Project Site looking southwest from train shed.*





*Figure 22: July 2022 view of train storage shed on Project Site looking north.*





*Figure 23: July 2022 view of storage building on Project Site looking northeast toward south facade.*



*Figure 24: July 2022 view of storage buildings in southeastern portion of Project Site looking west.*



*Figure 25: July 2022 view of storage building in easternmost portion of Project Site looking northeast.*

## **Appendix C – 2022 DPR Forms**



State of California ☐ The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 17 \*Resource Name or #: (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

P1. Other Identifier: Bothwell Ranch

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 5300 Oakdale Avenue City Los Angeles Zip 91356

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Numbers 2164-008-001; 2164-008-005, 2164-008-006, and 2164-008-007.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located at 5300 Oakdale Avenue in the Encino - Tarzana Community Plan Area of the City of Los Angeles. It is commonly known as Bothwell Ranch and includes a single-family house, grove, and variety of ancillary buildings. The approximately 14-acre property is located in a RA-1 Zone and is surrounded single-family residential neighborhoods. Directly south of the property on Collier Street is the CHIME Institute's Schwarzenegger Community School.

\*P3b. Resource Attributes: (List attributes and codes) HP2, HP33

\*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) camera facing northwest, July 2022

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

Circa 1925 to Circa 1985

Historic Aerial Photographs

\*P7. Owner and Address:

Helen A. Bothwell Trust

P.O. Box 1546

Alameda, CA 94501

\*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes

|Historic Preservation

40 Arroyo Drive Unit 101,  
Pasadena, CA 91105

\*P9. Date Recorded: July 2022

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

5300 Oakdale Avenue, Los Angeles Historical Resource  
Technical Report, July 2022

\*Attachments: ☐ NONE ☒ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 2 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The property is generally divided into western and eastern portions. The western portion is the larger of the two and includes APN 2164-008-001, which is 9.81 acres in size. The land is relatively flat and planted with evenly spaced citrus trees in rows with a north-south orientation. Bisecting the grove is a gravel driveway, which begins on Oakdale Avenue and terminates in a surface parking area on the eastern portion. The eastern portion includes APNs 2164-008-005, 006, and 007, which is 4.18 acres in size. The topography rises from west to east. In addition to the surface parking area, there are a variety of buildings and structures with citrus trees planted sporadically in the eastern portion. (Continued below.)

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): The property is situated on the east side of Oakdale Avenue at the corner of Collier Street. It is approximately 14 acres in size and includes four Assessor Parcel Numbers: APN 2164-008-001 is Lot 2 of Tract No. 10515; APN 2164-008-005 is a portion of Lot 36 of Tract No. 2605; APN 2164-008-006 is a portion of Lot 37 of Tract No. 2605; and APN 2164-008-007 is a portion of Lots 36 and 37 of Tract No. 2605.

**\*D5. Boundary Justification:** The boundary encompasses the area owned and operated by the Bothwell family from approximately 1929 to 2016. Property beyond this beyond historically owned by the family was excluded from the boundary because it has been subdivided for single-family houses.

**D6. Significance:** Theme Agriculture and Architecture Area Los Angeles  
Period of Significance N/A Applicable Criteria N/A (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The property is evaluated below using the eligibility standards from the Los Angeles Citywide Historic Context Statement. The most relevant contexts and themes for the evaluation of the property are the Agricultural Roots theme within the Industrial Development context and the Ranch House theme within the Architecture and Engineering context. The property is ineligible for listing in the National Register of Historic Places and California Register of Historical Resources and designation as a Los Angeles Historic-Cultural Monument for lack of significance. (Continued below.)

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):  
(Continued below.)

**\*D8. Evaluator:** Teresa Grimes **Date:** 8/24/22

**Affiliation and Address:** Teresa Grimes | Historic Preservation, 40 Arroyo Drive, Pasadena, CA 91105

Page 3 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

**D3. Description Continued:**

On the south side of the driveway in the approximate center of the grove is a single-family house constructed in circa 1934. The house has a wood-framed structure and U-shaped configuration sheathed in channel rustic wood siding. The open end of the U faces south toward the backyard. The west wing of the U is two stories in height and covered by a hipped roof, the east wing is one-story in height and covered by a rear-facing gabled roof, and the connecting middle wing is one-story in height and covered by a side-facing gabled roof. The roofs have shallow overhanging eaves with exposed rafter tails. The primary (north) façade is organized asymmetrically. The main entrance is located in the middle wing within a projecting front porch. A projecting balcony extends along the second story of the west wing. Windows throughout the house are mostly multi-paned wood casements set in pairs. Similarly designed French doors open on to the balcony as well as the rear patio. Some wood windows have been replaced with vinyl and aluminum sliders. The front yard is separated from the driveway by a low brick garden wall. Brick is also used as a paving material for the walkways, front porch, and rear patio. The yard is fenced on all sides, vinyl picket on the front and chain link on the sides and rear.

At the northeastern corner of the grove is a two-story multi-purpose building constructed between 1952 and 1964. The first floor was used as a workshop and car storage, while the second floor as an office and caretaker's quarters. The building has a wood-framed structure with various components indicating it was constructed in phases. The roofs are mostly side-facing gables with overhanging eaves and exposed rafter tails. The exterior is clad with board-and-batten wood siding. The fenestration is irregular and the patches in the siding and variety of doors and windows suggest changes over time. There is an assortment of window sizes, types, and materials including wood awning and aluminum sliding sash. There are shed roof lean-tos on the north and south. The one on the north is enclosed with corrugated metal siding. South of the multi-purpose building are two water storage tanks.

East of the multi-purpose building is the train station and storage shed constructed around 1978. The station is a wood-framed structure with a T-shaped configuration covered by an intersecting gabled roof. The roof is characterized by overhanging eaves with exposed rafters. Board and batten wood siding clads most of the building, but the pattern changes on the west façade. The east façade appears to be the most intact with a wood paneled door and double-hung wood sash windows. Other windows include aluminum sliding sash. Attached to the west façade is a gabled roof lean-to that appears to have originally been freestanding. The storage shed is a crescent-shaped structure with a wood frame and corrugated metal roof.

At the southeastern corner of the grove is two-story building that was used for car storage. The building has a wood-framed structure, gabled roof, and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal; however, board and batten wood siding is visible in the gable face of the north

Page 4 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

façade. There is a car ramp on the south leading to large sliding doors on the second story.

Further southeast is another water storage tank and cluster of corrugated metal sheds.

At the easternmost side of the property is another car storage building two-stories in height. Constructed in circa 1947, the building has a wood-framed structure and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal. There are large swing doors along the first story of the west façade and four single-paned windows spaced evenly along the second story. There is a car ramp at the south end leading to large sliding doors on the second story.

**D6. Significance Continued:**

**NATIONAL REGISTER OF HISTORIC PLACES**

**Criterion A**

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context considered in the evaluation of eligibility under Criterion A was the history of agriculture, specifically the Cash Crops for Export sub-theme from the LACHCS.

The period of significance for the Cash Crops for Export sub-theme is 1870 to 1945, which coincides with the era of significant agricultural production in Los Angeles. The eligibility standards state that a grove should be "planted within the period of significance." As previously stated, the grove on the property was completely replaced between 1980 and 1985. Thus, it was not planted during the period of significance. The integrity considerations state that "original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature." Thus, a grove could still be considered significant if some of the trees have been replaced. The 2012 SurveyLA evaluation of the property did not acknowledge the replacement of any, let alone, all of the trees. Therefore, it appears to have been based upon the presumption that the grove dated to the 1920s, not the 1980s.

SurveyLA also identified the orange grove at the southeast corner of the California State University, Northridge (CSUN) campus. The 5-acre grove has 400 Valencia orange trees. While the university was established in 1958, the grove dates to the early 1940s. It is unknown if the grove was ever used as a commercial growing operation since its existence prior to the university was very short lived. According to CSUN, more than 100 trees have been replaced and replanted since 2008. The SurveyLA evaluation recognized that "some of the grove's original trees have been removed and replaced in-kind." Therefore, the eligibility standards and integrity considerations expect a

Page 5 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

grove to be planted between 1870 and 1945 and allow for selective but not comprehensive tree replacement.

The Orcutt Ranch Horticulture Center in Canoga Park is another example of a property in the City of Los Angeles with a citrus grove. Orcutt Ranch is designated HCM No. 31, was determined eligible for listing in the National Register through the Section 106 review process and is listed in the California Register. The property was principally recognized for its association with William Orcutt, although it appears to meet the eligibility standards for the Cash Crops for Export sub-theme. Orcutt was one of California's early oil pioneers who cemented his place in Los Angeles history with the discovery of prehistoric fossils at the La Brea Tar Pits. The 24-acre property was his vacation home. Orcutt planted orange trees on the property in the 1920s and served as head of the Canoga Park Citrus Association. Six acres of orange trees remain on the property.<sup>1</sup>

There are no groves or orchards of any kind in Los Angeles County listed in the National Register in the context of agriculture; however, 12 examples are listed on the NPS Digital Archive. In most cases, the grove/orchard is associated with an individual or company that played a significant role in the history of agriculture. Agricultural properties listed in the National Register are also significant as early examples of farming and/or settlement in a region. The Berwick Manor and Orchard in Carmel Valley appears to be the only example of the type in California. The property was purchased by Edward Berwick in 1869 and originally consisted of 120 acres. Berwick was a noted agriculturalist who experimented with fruit growing. His farm was a model of its type and the pear he developed there became world renowned. Berwick is credited as the first person to raise winter pears on a commercial scale in the United States. The property is now 29-acres and is the only intact farmstead remaining from the period.<sup>2</sup>

The property does not meet the eligibility standards for the Cash Crops for Export sub-theme and is not comparable to other properties listed in the National Register in the context of agriculture. The property is not associated with a prominent company, is not associated with any scientific advancements in citriculture, and is not an early or important example of its type. The grove was originally planted in the early 1920s and was merely part of a trend that was already well established. The grove was entirely replaced between 1980 and 1985 and has not been managed or operated for commercial purposes since 2016. For all the reasons outlined above, the property does not appear to be significant under Criterion A.

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<sup>1</sup> The City of Los Angeles designated the property LAHCM No. 31 in 1965 and opened the area to residents four years later.

<sup>2</sup> "Berwick Manor & Orchard," National Register of Historic Places Nomination Form, November 17, 1977.

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Page 6 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

**Criterion B**

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person's productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person's historic contributions.<sup>3</sup>

From 1929 to 1986, the property was owned and occupied by Lindley F. Bothwell and his family. No evidence was found indicating that he was significant within a historic context. While he appears to have been a successful businessman who was active in the community, research did not reveal any important contributions to the history of agriculture. Bothwell was one of many individuals who moved to the San Fernando Valley and worked in the citrus industry during the early part of the twentieth century. The completion of the Los Angeles-Owens River Aqueduct in 1913 provided a reliable supply of water. In the San Fernando Valley, acreage irrigated through artificial means grew from about 3,000 acres in 1915 to more than 70,000 acres within ten years, with crops including walnuts, oranges, lemons, and sugar beets leading in production.<sup>4</sup>

When Bothwell purchased the property in 1929, the land was already planted with citrus trees. He was not among the pioneers of the San Fernando Valley or among the largest land holders. At one time the grove was 20 acres but reduced before and after his death to 14 acres.<sup>5</sup> His own property was relatively small for a commercial grove, and his main business appears to have been managing other groves. The claim in newspaper articles that he managed groves throughout the state could not be confirmed.<sup>6</sup> As groves were replaced with subdivisions, he developed a mail-order fruit business. It appears to have been a profitable but modest enterprise compared with companies like Mission Pak, a popular brand founded by George C. Page in

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<sup>3</sup> Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 14-15.

<sup>4</sup> Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2002), 71.

<sup>5</sup> Tract No. 30266 was previously Lot 3 of Tract No. 10515. It was sold and subdivided in 1965 by John Lawton and Mary Bothwell Lawton and Jordan Johnson and Elizabeth Bothwell Johnson. Mary was Lindley's younger sister. Helen Ann Bothwell sold 3.94 acres on the northeast in 1988.

<sup>6</sup> "He had his own soil and bacteriological laboratory, providing pruning, spraying, and other technical assistance to some 40 ranches from San Francisco to the Mexican border." Jack Birkinshaw, "Agriculture, Once King, All but Finished in Valley," *Los Angeles Times*, November 28, 1978. Other articles claimed he owned or managed 34 ranches. Still other articles stated he was one of the ten largest citrus growers in the United States by 1943 and also raised cattle on a grand scale.



Page 7 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

1917.

Bothwell's automobile collection was undoubtedly his greatest achievement. He purchased his first antique car when he was still in college and began collecting others in the 1930s. Enthusiasts like Bothwell began collecting cars almost as soon as they were invented. Kirk Gibson and George Waterman, for example, had assembled a large enough collection by 1931 to establish a museum called Musée des Vénérables. The collection included 47 vehicles that ranged from an 1896 Waverly to 1913 Fiat.<sup>7</sup> Bothwell's collection by all accounts was not just large, but included important examples from Austro-Daimler, Buick, Cadillac, Ford, Hudson, National, Packard, and Pope-Hartford, among others. After the death of Helen Ann Bothwell in 2016, the collection was sold.<sup>8</sup>

Even if there was a context developed for this topic and Bothwell was considered a significant figure, the importance would be attached to the collection, not the buildings in which the collection was stored. The storage buildings on the property are utilitarian in design and do not express the collection they once, but no longer contain.

The property is not closely associated with any other individuals, significant or otherwise. Therefore, the property does not appear to be significant under Criterion B.

#### **Criterion C**

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

#### Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building or structure is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.<sup>9</sup>

Research did not yield any results indicating that the house on the property was considered an important work during its time or in subsequent decades. The house possesses some of the characteristics of Traditional Ranch style,

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<sup>7</sup> Rick Carey, "The Founding Fathers of Car Collecting: Waterman & Gibson," *Haggerty*, May 13, 2022.

<sup>8</sup> Kurt Ernst, "Bonhams to offer 50 cars from the Bothwell Collection in November sale," *Hemmings*, October 16, 2017.

<sup>9</sup> *National Register Bulletin #15*, 17-18.

Page 8 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

but not enough to make it a true representation of the style. It is lacking in the rustic appearance exhibited in finer examples of the style, which often have wood shake roofs and rambling plans. It is also lacking in elements from vernacular nineteenth century buildings like dovecotes, Dutch doors, and shutters. Although the house has French doors, a front porch, and a rear patio, it is rather disconnected from the outdoors. Additionally, the house did not involve any novel or noteworthy construction techniques, so it does not appear to be significant for embodying the distinctive characteristics of a method of construction. It is an ordinary example of a wood-framed structure with a concrete slab foundation.

#### Work of a Master

A master is a figure of generally recognized greatness in a field of design or construction such as architecture, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.<sup>10</sup>

The architect of the house on the property is unknown as the construction of the building was not published and the original permit for the building was not found. As it is a typical example of the type, period, and method of construction there is no reason to believe it is the work of a master.

#### High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>11</sup> A property does not possess high artistic values, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.<sup>12</sup>

A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the house on the property does not. Rather, it exhibits the basic features of Traditional Ranch style and does not include the craftsmanship or detailed handwork found in finer examples of the style such as brick, stone, and wood features like chimneys, shingles, shutters, Dutch doors, carved rafter tails, and carved bargeboards.

#### Distinguishable Entity

The last aspect of Criterion C, representing a significant and

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<sup>10</sup> Ibid., 20.

<sup>11</sup> *National Register Bulletin* #15, 20.

<sup>12</sup> Ibid.

Page 9 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

distinguishable entity whose components lack individual distinction, refers to historic districts. A district must be significant, as well as being an identifiable entity.<sup>13</sup>

The area in which the property is located was not identified as a potential district by SurveyLA. During the field inspection conducted for this report, it was determined that there were not enough properties with shared physical characteristics or historical associations in the area to form a potential district. Therefore, the property is being evaluated individually.

While the property could be classified as a district because it is an identifiable entity with a variety of resources, as discussed above and below, it is not significant under Criterion A, B, other aspects of C, or D. Additionally, districts usually reflect on principal activity such as a ranch. But in this case, many of the buildings on the property were constructed as storage for Bothwell's car collection.

#### Conclusion

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

#### **Criterion D**

A property may be eligible under Criterion D if it has yielded, or may be likely to yield, information important in prehistory or history. This criterion generally applies to archaeological sites but may apply to buildings, structures, and objects in instances where the property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the property because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research did not indicate the property to have the potential to yield information about human activity. Therefore, the property does not appear to be significant under Criterion D.

#### **Integrity**

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the property is not significant under any of the National Register criteria, it has no period of significance, and an assessment of its integrity is not required.

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<sup>13</sup> Ibid., 5.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 10 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

### Conclusion

The field inspection and research conducted for this report indicate that the property lacks historical significance and architectural distinction. Therefore, it does not appear to be eligible for listing in the National Register under any criteria.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register was modeled on the National Register. The criteria for eligibility for listing in the California Register are virtually the same as the National Register. Therefore, the property appears to be ineligible for listing in the California Register for the same reasons noted above.

### LOS ANGELES HISTORIC-CULTURAL MONUMENTS

On June 29, 2022, the Los Angeles City Council denied a HCM nomination for the property. The City Council determined that the Project Site did not meet the criteria for significance in the Los Angeles Cultural Heritage Ordinance, which are essentially the same as criteria A/1, B/2, and C/3 for listing in the National and California Registers. Therefore, the property is ineligible for HCM designation for the same reasons outlined above.

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State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 11 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

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Page 12 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



Figure 1: July 2022 view of property looking east down driveway.



Figure 2: July 2022 view of house looking south toward primary (north) façade.

Page 13 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



Figure 3: July 2022 view of multi-purpose building looking southeast toward east façade.



Figure 4: July 2022 view of train station looking southeast from multi-purpose building.



Page 14 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



Figure 5: July 2022 view of train station looking southwest from train shed.



Figure 6: July 2022 view of train shed looking north.

Page 15 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



Figure 7: July 2022 view of storage building looking northeast toward south façade.



Figure 8: July 2022 view of storage buildings in southwestern portion of property looking west.



Page 16 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



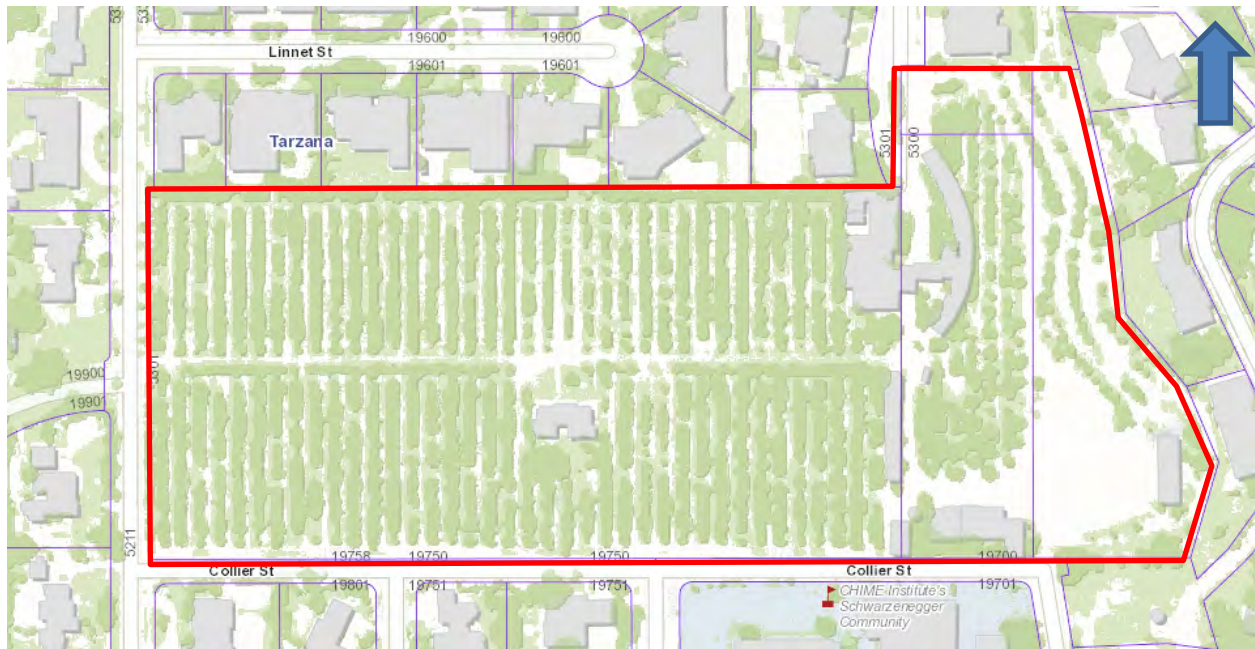
Figure 9: July 2022 view of storage building in easternmost portion of property looking northeast.



Page 17 of 17 \*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

\*Drawn by: Teresa Grimes

\*Date of map: 8/24/22



# 5300 OAKDALE AVENUE

## Los Angeles, California



## Historical Resource Assessment Report

**Prepared by:**  
Teresa Grimes | Historic Preservation  
January 2024



## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	PURPOSE.....	4
1.2	QUALIFICATIONS OF PREPARER.....	5
1.3	PREVIOUS DESIGNATIONS AND EVALUATIONS.....	5
1.4	AREA OF POTENTIAL IMPACT.....	6
1.5	METHODOLOGY.....	6
<b>2.</b>	<b>REGULATORY FRAMEWORK.....</b>	<b>7</b>
2.1	HISTORICAL RESOURCES UNDER CEQA.....	7
2.1	NATIONAL REGISTER OF HISTORIC PLACES .....	8
2.2	CALIFORNIA REGISTER OF HISTORICAL RESOURCES .....	10
2.3	LOS ANGELES CULTURAL HERITAGE ORDINANCE .....	12
2.4	LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE ORDINANCE .....	13
2.5	LOS ANGELES GENERAL PLAN CONSERVATION ELEMENT.....	13
<b>3.</b>	<b>ENVIRONMENTAL SETTING .....</b>	<b>14</b>
3.1	BRIEF HISTORY OF THE AREA .....	14
3.2	PROJECT SITE HISTORY AND DESCRIPTION .....	17
<b>4.</b>	<b>HISTORIC CONTEXTS .....</b>	<b>21</b>
4.1	CASH CROPS FOR EXPORT .....	21
4.2	THE RANCH HOUSE .....	23
4.3	LINDLEY F. BOTHWELL .....	24
<b>5.</b>	<b>EVALUATION OF ELIGIBILITY .....</b>	<b>25</b>
5.1	NATIONAL REGISTER OF HISTORIC PLACES .....	26
5.2	CALIFORNIA REGISTER OF HISTORICAL RESOURCES .....	32
5.3	LOS ANGELES HISTORIC-CULTURAL MONUMENTS.....	32
<b>6.</b>	<b>CONCLUSIONS.....</b>	<b>32</b>
<b>7.</b>	<b>REFERENCES.....</b>	<b>32</b>
<b>Appendix A – Résumé</b>		
<b>Appendix B - Figures</b>		
<b>Appendix C – 2022 DPR Forms</b>		

## EXECUTIVE SUMMARY

This report presents the results of a historical resource assessment of the property located at 5300 Oakdale Avenue in the Encino - Tarzana Community Plan Area of the City of Los Angeles. It is approximately 14 acres in size and includes four Assessor Parcel Numbers: 2164-008-001, 005, 006, and 007. The property is commonly known as Bothwell Ranch and includes a single-family house, grove, and variety of ancillary buildings. A proposed project (Project) would involve the redevelopment of approximately ten acres as 21 single-family lots with the development and donation of approximately four acres to the Santa Monica Mountains Recreation and Conservation Authority (MRCA).

The Project Site is not currently listed under federal, state, or local landmark or historic district programs; however, it was identified in the 2012 historic resource survey of the Encino - Tarzana Community Plan Area as appearing eligible for listing in federal, state, and local registers of historical resources. In 2022, the Los Angeles City Council denied a Historic-Cultural Monument nomination, which means it is ineligible for listing in the local register of historical resources. The City Council findings; however, only pertained to the local register and not the federal or state registers of historical resources. Thus, Teresa Grimes | Historic Preservation (TGHP) was retained to evaluate the Project Site on an intensive level to determine if it is eligible for listing in the National Register of Historic Places and/or California Register of Historical Resources.

After careful inspection, investigation, and evaluation, TGHP concluded that neither the Project Site collectively nor any of the buildings, structures or sites individually are eligible for listing in the National Register of Historic Places and California Register of Historical Resources for lack of historical significance and architectural distinction. The recommended Status Code is 6Z, ineligible for listing in federal, state, and local registers of historical resources through survey evaluation. Thus, the Project Site does not qualify as a historical resource as defined by the California Environmental Quality Act.



# 1. INTRODUCTION

## 1.1 PURPOSE

The purpose of this report is to analyze whether a proposed project (Project) would impact historical resources defined by the California Environmental Quality Act (CEQA). CEQA defines a historical resource as a property listed in or determined to be eligible for listing in the California Register of Historical Resources.<sup>1</sup> The Project is located at 5300 Oakdale Avenue (Project Site) in the Encino - Tarzana Community Plan Area (CPA) of the City of Los Angeles. The Project Site is situated on the east side of Oakdale Avenue at the corner of Collier Street (see **Figure 1**). It is approximately 14 acres in size and includes four Assessor Parcel Numbers, which are listed below:

- APN 2164-008-001 is Lot 2 of Tract No. 10515 (9.81 acres)
- APN 2164-008-005 is a portion of Lot 36 of Tract No. 2605 (0.30 acres)
- APN 2164-008-006 is a portion of Lot 37 of Tract No. 2605 (1.96 acres)
- APN 2164-008-007 is a portion of Lots 36 and 37 of Tract No. 2605 (1.92 acres)

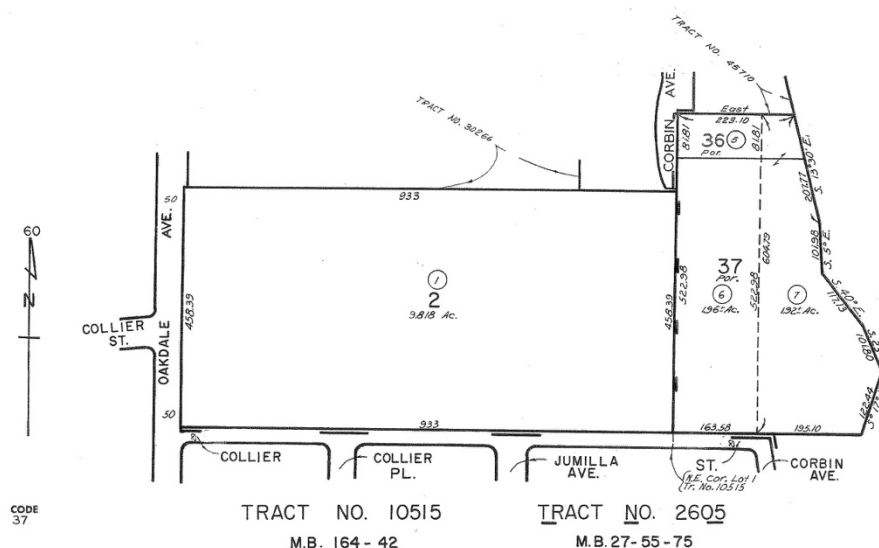


Figure 1: Assessor Parcel Map of Project Site.

APN 2164-008-001 is occupied by a single-family house and a citrus grove; APN 2164-008-007 is occupied by a storage building; and APN 2164-008-006 is occupied by a variety of ancillary buildings. The Project Site is commonly known as Bothwell Ranch, so named for Lindley F. Bothwell, the patriarch of the family who once owned the property. A proposed project (Project) would involve the redevelopment of approximately ten acres as 21 single-family lots and the donation of approximately four acres to the Mountains Recreation & Conservation Authority (MRCA). All of the buildings would be removed pursuant to City of Los Angeles

<sup>1</sup> Public Resources Code § 21084.1

Department of Building and Safety requirements. One new one-story building would be constructed on the MRCA site.

## **1.2 QUALIFICATIONS OF PREPARER**

Teresa Grimes | Historic Preservation (TGHP) was retained to prepare this report. Ms. Grimes fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

## **1.3 PREVIOUS DESIGNATIONS AND EVALUATIONS**

The following sources were consulted to determine if the Project Site is currently designated under federal, state, or local landmark or historic district programs or previously evaluated as a potential historical resource:

1. The Built Environment Resources Directory (BERD) is managed and maintained by the State Office of Historic Preservation (OHP). The BERD includes properties listed and determined to be eligible for listing in the National Register of Historic Places, listed and determined to be eligible for listing in the California Register of Historical Resources, designated California Registered Historical Landmarks, and designated California Points of Historical Interest. The BERD also includes information on properties evaluated in historic resource surveys and properties subject to federal and state environmental laws processed through OHP. This research revealed the Project Site is not included in the BERD.
2. The Los Angeles Historic Resources Inventory website, [HistoricPlacesLA.org](http://HistoricPlacesLA.org), is managed and maintained by the Los Angeles Office of Historic Resources (OHR). It includes properties designated as Los Angeles Historic-Cultural Monuments (HCM) or located within designated Historic Preservation Overlay Zones (HPOZ). This research revealed that the Project Site is not a designated HCM or located within a designated HPOZ.
3. The findings of SurveyLA, the citywide historic resource survey of Los Angeles, are also included in [HistoricPlacesLA.org](http://HistoricPlacesLA.org) as well as individual survey reports for each Community Plan Area (CPA). This research revealed the Project Site was identified by SurveyLA in 2012 as appearing eligible for federal, state, and local landmark designation “as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.”
4. The Zone Information and Map Access System (ZIMAS) is maintained by the Department of City Planning. Designated historical resources can also be identified through ZIMAS under the Planning and Zoning/Historic Preservation Review tab. This research revealed that the Project Site was nominated as an HCM in 2019 but denied by the Los Angeles City Council in 2022.

## **1.4 AREA OF POTENTIAL IMPACT**

A preliminary field inspection of the Project Site and surrounding area was also conducted to determine the scope, or Area of Potential Impact (API), of the report. The API is the geographic area within which a project may directly or indirectly impact the character of historical resources. In determining the API, three factors were considered: the existing setting of the Project Site; the scale and nature of the proposed development relative to the existing setting; and the impacts the Project could have on historical resources identified within the API.

The Project Site is located in a RA-1 Zone and is surrounded single-family residential neighborhoods. Directly south of the Project Site on Collier Street is the CHIME Institute's Schwarzenegger Community School. As the proposed Project would be consistent with pattern and scale of the surrounding development, the API for the report was limited to the Project Site. Historical resources, beyond the Project Site were eliminated from inclusion within the API because the Project would have no potential for direct or indirect impacts. The Project would blend into the existing built environment and would therefore have no adverse effect on their physical integrity.

## **1.5 METHODOLOGY**

As the Encino - Tarzana CPA historic resource survey is over five years old, TGHP determined that the Project Site should be evaluated on an intensive level to determine if any of the buildings, structures, or sites collectively or individually qualify as historical resources as defined by CEQA. To evaluate the Project Site as a potential historical resource, TGHP performed the following tasks:

1. Conducted an intensive field inspection of the Project Site, during which the general condition and physical integrity of the buildings, structures, and sites was assessed. Digital photographs were taken during the field inspection.
2. Determined that the Project Site should be evaluated individually as a potential historical resource according to National Park Service, State Office of Historic Preservation, and Los Angeles Office of Historic Resources standards. The area in which the Project Site is located was not identified as a potential historic district by SurveyLA. During the field inspection, it was determined that there were not enough properties with shared physical characteristics or historical associations in the area to form a potential historic district.
3. Conducted research using a variety of primary and secondary materials to establish the development history of the Project Site as well as the contexts in which it should be evaluated. Sources included, but were not limited to, online sources, published literature in local and regional history, city directories, historic aerial photographs, newspaper archives, and maps. The City of Los Angeles Department of Building and

Safety did not have building permits for any of the improvements on the Project Site. Additional sources included interviews with members of the Bothwell family.

4. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement (LACHCS)* to identify the appropriate CTPs under which to evaluate the Project Site.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the Project Site as a potential historical resource.

## **2. REGULATORY FRAMEWORK**

### **2.1 HISTORICAL RESOURCES UNDER CEQA**

CEQA defines a historical resource as a property listed in the California Register of Historical Resources (California Register) or determined to be eligible for listing in the California Register by the State Historical Resource Commission. The California Register automatically includes properties listed and formally determined to be eligible for listing in the National Register of Historic Places (National Register) as well as some California State Landmarks and Points of Historical Interest. A property designated under a local preservation ordinance or identified as eligible in a historic resource survey is presumed to be a historical resource unless a preponderance of evidence demonstrates that the property is not architecturally, historically, or culturally significant.<sup>2</sup> The lead agency has the discretion to treat a property as a historical resource if it meets statutory requirements and substantial evidence supports the conclusion. Thus, there are three categories of historical resources:

- *Mandatory historical resources* are properties listed or determined to be eligible for listing in the California Register by the State Historical Resource Commission.<sup>3</sup>
- *Presumptive historical resources* are properties included in a local register of historical resources as defined by subdivision (k) of Section 5020.1 of the Public Resources.<sup>4</sup> Presumptive historical Resources may also include properties deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless a preponderance of the evidence demonstrates that the resource is not significant. Subdivision (g) pertains to the requirements of nomination historic resource surveys for listing in the California Register.<sup>5</sup>

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<sup>2</sup> Public Resources Code § 5024.1 and Title 14 California Code of Regulations § 4850 & § 15064.5 (a) (2).

<sup>3</sup> Title 14 California Code of Regulations § 15064.5 (a) (1).

<sup>4</sup> A local register of historical resources is defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

<sup>5</sup> A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- *Discretionary historical resources* are properties determined to be eligible for listing in the California Register by the lead agency. The determination must be supported by evidence in light of the whole record.<sup>6</sup>

The National Register, California Register, and Los Angeles designation programs are discussed below.

## 2.2 NATIONAL REGISTER OF HISTORIC PLACES

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>7</sup>

### Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>8</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

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The survey has been or will be included in the State Historic Resources Inventory.

1. The survey and the survey documentation were prepared in accordance with office procedures and requirements.
2. The properties were evaluated and determined by the office (SHOP) to have a significance rating of Category 1 to 5 on DPR Form 523.
3. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the integrity of the resource.

<sup>6</sup> Title 14 California Code of Regulations § 15064.5 (a) (3) (4).

<sup>7</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>8</sup> Title 36 Code of Federal Regulations Part 60.4.



## Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”<sup>9</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>10</sup> A district’s significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>11</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>12</sup>

## Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be

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<sup>9</sup> Ibid.

<sup>10</sup> Title 36 Code of Federal Regulations Part 60.3 (d).

<sup>11</sup> *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: U.S. Department of the Interior, 1995), 12.

<sup>12</sup> *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

judged only when it is evaluated within its historic context. Historic contexts are “those patterns or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>13</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

## **Integrity**

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”<sup>14</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

## **2.3 CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>15</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>16</sup>

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<sup>13</sup> Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 7.

<sup>14</sup> *National Register Bulletin #15*, 44.

<sup>15</sup> Public Resources Code § 5024.1 (a).

<sup>16</sup> Public Resources Code § 5024.1 (d).

## Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.<sup>17</sup>

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>18</sup>

## SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP for recording historical resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.

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<sup>17</sup> Public Resources Code § 5024.1 (c).

<sup>18</sup> Title 14 California Code of Regulations § 4852 (c).

3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- |            |  |
|------------|--|
| <b>3S</b>  | Appears eligible for the National Register as an individual property through survey evaluation.              |
| <b>3CS</b> | Appears eligible for the California Register as an individual property through survey evaluation.            |
| <b>5S3</b> | Appears to be individually eligible for local listing or designation through a survey evaluation.            |
| <b>6Z</b>  | Found ineligible for National Register, California Register, or local designation through survey evaluation. |

## 2.4 LOS ANGELES CULTURAL HERITAGE ORDINANCE

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history;

3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.<sup>19</sup>

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

## **2.5 LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE ORDINANCE**

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. A HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of a HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.<sup>20</sup>

## **2.6 LOS ANGELES GENERAL PLAN CONSERVATION ELEMENT**

The City of Los Angeles General Plan includes a Conservation Element. Section 5 of the Conservation Element recognizes the City's responsibility for identifying and protecting its cultural and historical heritage. The Conservation Element establishes a policy to continue to protect historical and cultural sites and/or resources potentially affected by proposed land development, demolition, or property modification activities, with the related objective to protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

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<sup>19</sup> Los Angeles Administrative Code § 22.171.7.

<sup>20</sup> Ordinance No. 184903, accessed October 1, 2020, [https://preservation.lacity.org/sites/default/files/Citywide%20HPOZ%20Ordinance\\_current\\_1.pdf](https://preservation.lacity.org/sites/default/files/Citywide%20HPOZ%20Ordinance_current_1.pdf).



### 3. ENVIRONMENTAL SETTING

#### 3.1 BRIEF HISTORY OF THE AREA<sup>21</sup>

Although the San Fernando Valley is often thought of in terms of widespread, post-World War II suburban expansion, the south San Fernando Valley (where Encino and Tarzana are located) has a rich development history that spans the previous two centuries. The majority of the area was once part of the San Fernando Mission lands. While there are no resources remaining from the Mission era within the area, the Spanish explorers and friars established El Camino Real, the path connecting the missions, generally along the route now occupied by Ventura Boulevard. This road in its many incarnations has operated as a major thoroughfare since the late eighteenth century and continues to serve as the dominant commercial artery of the south San Fernando Valley.

In the mid-nineteenth century, the area was part of the large Rancho El Encino (sometimes called the Rancho Los Encinos), a 4,500-acre landholding situated between the Los Angeles River and the Santa Monica Mountains. The name Encino, which persists today, was derived from the Spanish word for oak in reference to the native Valley Oak and Coastal Live Oak trees that thrived in the area. A cluster of buildings from Rancho El Encino, including the Vicente de la Osa adobe (built 1849) and the Garnier building and blacksmith shop (built circa 1870), are situated around a natural spring near the intersection of Ventura Boulevard and Balboa Avenue in what is now Los Encinos State Historic Park.<sup>22</sup>

By the turn of the twentieth century, the area remained sparsely populated and predominantly agricultural, with an abundance of fruit and walnut orchards, grazing lands and wheat fields. The first major developmental changes began in the 1910s in anticipation of the construction of the Owens Valley aqueduct in 1913, bringing water to Los Angeles via the San Fernando Valley, and the annexation of the area into the City of Los Angeles in 1915. Anticipating the eventual real estate boom of the San Fernando Valley, landowners began to plat and prepare for residential settlement and commercial development. The Los Angeles Suburban Homes Company, headed by *Los Angeles Times* publisher Harrison Gray Otis, purchased large tracts of land throughout the area and other newly annexed sections of the Valley. Before dividing the land, the partners of the company chose acreage for themselves. Otis later sold his acreage to Tarzan author Edgar Rice Burroughs in 1919. Burroughs created the community of Tarzana out of his property.<sup>23</sup>

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<sup>21</sup> Adapted from Architectural Resources Group, "Historic Resource Survey Report: Encino-Tarzana Community Plan Area," *SurveyLA Los Angeles Historic Resource Survey* (City of Los Angeles Office of Historic Resources, February 2013), 8-12.

<sup>22</sup> Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2002), 197-198.

<sup>23</sup> John Taliaferro, *Tarzan Forever* (New York: Simon and Schuster, 1999), 152-156.

The south San Fernando Valley felt the effects of the boom of the 1920s, which had a tremendous impact on the development of Los Angeles as a whole. The 1920s saw major road improvements in the Valley, including work on the Cahuenga Pass and, later, the Sepulveda Tunnel, which provided vehicular access between the San Fernando Valley and West Los Angeles. This coincided with the paving of Ventura Boulevard and the establishment of Mulholland Drive. Improved vehicular access spurred residential development in the southeast San Fernando Valley. Sherman Oaks Circle, which is located at the far eastern edge of the Survey Area, was subdivided in the 1920s. Though it was not entirely built out until the postwar era, the platting of Sherman Oaks Circle near the Sepulveda Tunnel and adjacent to Ventura Boulevard is indicative of the impact of these improvements on the development of the area.

Despite a surge of residential development in the eastern communities of the San Fernando Valley in the 1920s, Encino and Tarzana remained somewhat rural due to their relatively remote location. As such, these areas became attractive to potential homeowners seeking large properties and a quiet, rustic lifestyle while remaining within Los Angeles city limits. Melody Acres, a 1920s subdivision in Tarzana north of Ventura Boulevard, featured large lots with rows of citrus trees and equestrian zoning. The former Amestoy family ranch in Encino was also subdivided for residential development and called Encino Acres. This subdivision, which was located north of Ventura Boulevard between Balboa and White Oak Avenues, featured lots that ranged in size between two and 20 acres. Properties were used for country estates, hobby ranching, and farming, including the cultivation of lemons, oranges, and walnuts. The residences and some ancillary buildings from these properties remain in the center of blocks that were later carved up into smaller lots, forming a distinctive pattern of parcels in the Encino Acres subdivision.

After floods ravaged the south San Fernando Valley in 1938, the city began channelizing the Los Angeles River and set aside the Sepulveda Basin in the northeast of the Survey Area as a flood control area. The Army Corps of Engineers designed the Sepulveda Dam, completed in 1941. A small golf course opened in the basin in 1941, but the area remained in the control of the Army for next decade. The flood control infrastructure greatly reduced the risk of catastrophic flooding in the San Fernando Valley and made the area more desirable for wide-spread residential development and federally insured home loans.

The demand for housing following World War II was central to the development of Encino and Tarzana. In the five years between 1945 and 1950, the population of the San Fernando Valley doubled to just over 400,000. Anticipating postwar growth, the City initially planned for the development of the Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. Two planning documents—a 1943 Master Plan and a 1944 Zoning Plan—called for the retention of agricultural zones around self-contained urban communities with designated industrial and commercial areas to supplement the agricultural economy and supply employment for present

and future residents.<sup>24</sup> However, due to the area's exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions and the plans were never fully realized.

The postwar boom brought tremendous change to the character of the Encino and Tarzana communities. Large residential subdivisions cropped up on both sides of Ventura Boulevard and, as the demand grew, land value skyrocketed. Fragmented urban development encroached on orchards and ranches. As a result, farmers could no longer make enough profit to cover rising property taxes, and most were forced to downsize or sell. The opening of the 101 and 405 Freeways in the early 1960s further bolstered suburban growth, connecting the area to many of the Downtown and Westside business districts in Los Angeles and relieving congestion on city streets. Single family residential development continued south into the hills of the Santa Monica Mountains during the late 1950s through the 1970s.

A long history of racially restrictive housing and ownership practices meant that most of the Valley remained “a thoroughly white domain” even through the post-World War II boom. Author Kevin Roderick observed that restrictive covenants had factored into patterns of town building and settlement going back to the Valley's earliest history.<sup>25</sup> With the exceptions of Pacoima and San Fernando in the northern Valley, which were relatively ethnically diverse from the early twentieth century, members of ethnic minorities who resided in the San Fernando Valley were generally confined to segregated areas. Beginning in 1922, any property sold in Tarzana had a restriction within the deed stating, “that said premises, or any part thereof shall not be leased, sold, or conveyed to or occupied by any person not of the Caucasian race.”<sup>26</sup> Deed restrictions like these were common throughout the greater San Fernando Valley and were not effectively eliminated until well into the 1970s.<sup>27</sup>

Despite the prevalence of restrictive housing practices, many of the young families flocking to the area in the postwar period were Jewish. The Jewish population was more easily able to obtain housing in middle-class suburban neighborhoods than other “non-white” racial groups and in the decade following World War II the Jewish population of the San Fernando Valley doubled.<sup>28</sup> This influx led to the doubling or tripling in size of existing Valley congregations and the opening of new congregations, including Valley Beth Shalom on Ventura Boulevard in Encino.<sup>29</sup> Many of the Jewish residents of the area resisted the discrimination and isolation of Jewish communities in other parts of Los Angeles and sought to assimilate into the suburban

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<sup>24</sup> Mary Corbin Sies and Christopher Silver, *Planning the Twentieth-Century American City* (Baltimore: Johns Hopkins University Press, 1996), 258.

<sup>25</sup> Roderick, 139-140.

<sup>26</sup> Catherine Jurca, *White Diaspora: The Suburb and the Twentieth Century American Novel* (Princeton: Princeton University Press, 2001), 42.

<sup>27</sup> Josh Sides, L.A. City Limits, *African American Los Angeles from the Great Depression to the Present* (Berkeley: University of California Press, 2003) 104, 193.

<sup>28</sup> George J. Sanchez, *Beyond Alliances: The Jewish Role in Reshaping the Racial Landscape of Southern California* (West Lafayette: Purdue University Press, 2012), 43.

<sup>29</sup> Lawrence Jorgenson, *The San Fernando Valley: Past and Present* (Los Angeles: Pacific Rim Research, 1982), 191-192.



The earliest available aerial photograph of the Project Site vicinity dates from 1928 (see **Figure 5**). At that time, the 70 acres was planted with citrus trees. The photograph also depicts two clusters of buildings, one on the north with a driveway from Ventura Boulevard and one on the south with access from Wells Drive. The cluster on the north included the home of Henry and Ella Bristol, Sr. According to the 1920 U.S. Census, their address was 251 Ventura Road. In 1924, they are listed in the Los Angeles City Directory at 19730 Ventura Boulevard.<sup>35</sup> The cluster on the south included the home of their eldest son, Henry Bristol, Jr.<sup>36</sup> The 1920 U.S. Census identified the property as 252 Wells Drive. The address eventually changed to 19801 W. Wells Drive.

Ella Bristol died in 1924 and Henry, Sr. in 1928. In 1926, Samuel and Myra Bothwell agreed to a future acquisition of a portion of Lots 40 and 41 of Tract No. 2605 owned by Henry Bristol Sr.<sup>37</sup> In 1929, the heirs of the Bristol estate sold the remaining property to a group of buyers including Samuel, Myra, Lindley, and Marion Bothwell; Paul J. Howard and Alaseba Howard; and Nels and Anette K. Nelson. The property was subdivided as Tract No. 10515 and included six lots (see **Figure 6**). The Howard family bought the former home of Henry Bristol Jr. on Wells Drive, which became Lot 1 of Tract No. 10515.<sup>38</sup> Howard was in the nursery business and may have used the property as a weekend getaway as the family was still listed at 900 S. Rimpau Boulevard from 1930 and 1942.<sup>39</sup>

By 1934, Lindley F. Bothwell and his first wife Marion Seale Bothwell were living on Lot 2 of Tract No. 10515, which was already planted with citrus trees. Lot 3 to the north was owned by other members of the Bothwell family but may have been managed by Lindley.<sup>40</sup> In 1930, Lindley and Marion were living in Beachwood Canyon, and he was working in the orange business.<sup>41</sup> Thus, it appears that he owned Lot 2, but had not yet made the San Fernando Valley his home. The Los Angeles County Office of the Assessor estimates the date of construction of the house as 1934. This date is confirmed by the fact that Marion Seale Bothwell was registered to vote at this address.

Bothwell purchased a few acres of Lots 36 and 37 of Tract No. 2605 east of the grove around 1940. By that time, there was a driveway bisecting the grove and a house on the south side of the driveway in the approximate center. In addition, Bothwell had constructed what appear to be garages, sheds, and a pergola type structure on the southeastern portion of the Project Site (see **Figure 7**). These buildings apparently supported his diverse businesses. Beginning in the

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<sup>35</sup> According to the 1930 U.S. Census, Sidney Fletcher moved into the former home of Henry Bristol Sr. and farmed the property. By 1960, the buildings were demolished and replaced with a shopping center.

<sup>36</sup> The address of the property is 19801 W. Wells Drive, and the house remains but is not visible from the public right-of-way.

<sup>37</sup> Quit Claim Deed recorded on February 17, 1930, between Citizens National Trust & Savings Bank of Los Angeles and Samuel and Myra Bothwell.

<sup>38</sup> Beginning in 1930 the Howards start to improve the property; 1930LA19021 P.J. Howard 11 x 24 addition to house Lot 1 of Tract 10515 and 1930LA05526 P.J. Howard private lounge for tennis court.

<sup>39</sup> 1930 and 1940 U.S. Census; 1942 World War II Draft Registration Card.

<sup>40</sup> Lot 3 was sold and subdivided for single-family lots in 1965.

<sup>41</sup> 1930 U.S. Census.



1940s, there are numerous sources that chronicle Bothwell's car collecting activities; however, no new buildings or structures were added through 1944 (see **Figure 8**). In 1947, Bothwell constructed a storage shed for the collection at the easternmost portion of the Project Site, which had not yet been planted with citrus trees (see **Figure 9**).<sup>42</sup>

A fire on the Project Site in 1949 destroyed a portion of the car collection as well as the buildings in which the cars were stored.<sup>43</sup> These were apparently the garages, sheds, and pergola type structure on the southeastern portion of the Project Site as they are no longer present in the 1952 photograph (see **Figure 10**).

The group of buildings on the northeastern portion of the Project Site were constructed between 1952 and 1964 (see **Figures 10, 11, and 12**). The train station and storage shed with tracks on Lot 36 were constructed by 1978 for the train collection (see **Figure 14**). The 1978 photograph also documents that the grove was beginning to decline. There are numerous trees that had been removed. By 1980, the trees were virtually gone and by 1985 the grove had been entirely replanted (see **Figures 15 and 16**).

There are approximately 1,500 citrus trees on the Project Site currently, which are predominately Valencia oranges. There are also a few other citrus trees including Naval oranges and grapefruit cultivars. The grove has not been managed or operated as a commercial business since 2016. A report prepared on November 8, 2019 by Brian Neufeld described a combination of healthy and sick trees suffering from disease and lack of water.

### Architectural Description



*Figure 3: Buildings and structures on Project Site outlined in white, base map courtesy of Google.*

<sup>42</sup> Los Angeles County Office of the Assessor and 1947 historic aerial photograph.

<sup>43</sup> "Fire Destroys Antique Autos Used in Films," *Los Angeles Times*, February 5, 1949.

The Project Site is approximately 14 acres in size and generally divided into western and eastern portions. The western portion is the larger of the two and includes APN 2164-008-001, which is 9.81 acres in size. The land is relatively flat and planted with evenly spaced citrus trees in rows with a north-south orientation. Bisecting the grove is a gravel driveway, which begins on Oakdale Avenue and terminates in a surface parking area on the eastern portion (see **Figure 17**). The eastern portion includes APNs 2164-008-005, 006, and 007, which is 4.18 acres in size. The topography rises from west to east. In addition to the surface parking area, there are a variety of buildings and structures with citrus trees planted sporadically in the eastern portion.

On the south side of the driveway in the approximate center of the grove is a single-family house constructed in circa 1934 (see **Figure 18**). The house has a wood-framed structure and U-shaped configuration sheathed in channel rustic wood siding. The open end of the U faces south toward the backyard. The west wing of the U is two stories in height and covered by a hipped roof, the east wing is one-story in height and covered by a rear-facing gabled roof, and the connecting middle wing is one-story in height and covered by a side-facing gabled roof. The roofs have shallow overhanging eaves with exposed rafter tails. The primary (north) façade is organized asymmetrically. The main entrance is located in the middle wing within a projecting front porch. A projecting balcony extends along the second story of the west wing. Windows throughout the house are mostly multi-paned wood casements set in pairs. Similarly designed French doors open on to the balcony as well as the rear patio. Some wood windows have been replaced with vinyl and aluminum sliders. The front yard is separated from the driveway by a low brick garden wall. Brick is also used as a paving material for the walkways, front porch, and rear patio. The yard is fenced on all sides, vinyl picket on the front and chain link on the sides and rear.

At the northeastern corner of the grove is a two-story multi-purpose building constructed between 1952 and 1964 (see **Figure 19**). The first floor was used as a workshop and car storage, while the second floor as an office and caretaker's quarters. The building has a wood-framed structure with various components indicating it was constructed in phases. The roofs are mostly side-facing gables with overhanging eaves and exposed rafter tails. The exterior is clad with board-and-batten wood siding. The fenestration is irregular and the patches in the siding and variety of doors and windows suggest changes over time. There is an assortment of window sizes, types, and materials including wood awning and aluminum sliding sash. There are shed roof lean-tos on the north and south. The one on the north is enclosed with corrugated metal siding. South of the multi-purpose building are two water storage tanks.

East of the multi-purpose building is the train station and storage shed constructed around 1978 (see **Figures 20, 21, and 22**). The station is a wood-framed structure with a T-shaped configuration covered by an intersecting gabled roof. The roof is characterized by overhanging eaves with exposed rafters. Board and batten wood siding clads most of the building, but the pattern changes on the west façade. The east façade appears to be the most intact with a wood paneled door and double-hung wood sash windows. Other windows include aluminum sliding sash. Attached to the west façade is a gabled roof lean-to that appears to have originally been

freestanding. The storage shed is a crescent-shaped structure with a wood frame and corrugated metal roof.

At the southeastern corner of the grove is two-story building that was used for car storage (see **Figure 23**). The building has a wood-framed structure, gabled roof, and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal; however, board and batten wood siding is visible in the gable face of the north façade. There is a car ramp on the south leading to large sliding doors on the second story.

Further southeast is another water storage tank and cluster of corrugated metal sheds (see **Figure 24**).

At the easternmost side of the Project Site is another car storage building two-stories in height (see **Figure 25**). Constructed in circa 1947, the building has a wood-framed structure and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal. There are large swing doors along the first story of the west façade and four single-paned windows spaced evenly along the second story. There is a car ramp at the south end leading to large sliding doors on the second story.

## **4. HISTORIC CONTEXTS**

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The *Los Angeles Citywide Historic Context Statement (LACHCS)* was used to identify the relevant contexts for judging the significance of the Project Site. The *LACHCS* is organized into nine broad contexts that cover the period from 1850 to 1980 and are specific to Los Angeles. Within each context, important themes and sometimes sub-themes in the City's history are explored. The most relevant contexts for the evaluation of the Project Site are the Industrial Development context and the Architecture and Engineering context. The associated themes, sub-themes, and eligibility standards are summarized below.

### **4.1 CASH CROPS FOR EXPORT<sup>44</sup>**

In 2012, the Project Site was identified and evaluated by SurveyLA in the Agricultural Roots Theme of the Industrial Development Context. Properties evaluated under this theme may be significant in the area of Agriculture. Some properties may also be significant in the areas of Ethnic Heritage and/or Architecture. Cash crops, particularly citrus, were among the most important agricultural products cultivated in Los Angeles in the late nineteenth and early twentieth centuries. With technological advancements in irrigation, shipping, and refrigeration, citrus became the highest valued crop produced in the region between 1890 and 1938,

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<sup>44</sup> Adapted from "Context: Industrial Development, 1850-1980," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2015), 24, 26-27.

supplemented by olives and flowers and bulbs. Imagery surrounding the production of cash crops was key to marketing the bounty of Los Angeles produce to consumers nationwide. Cash crops are also associated with the history of many ethnic/cultural groups who worked in the fields, farms, and packing houses harvesting and packing fruits, vegetables, bulbs, and flowers. Extant properties related to cash crop industries may include packing houses, cooperative associations, remnants of groves or orchards, and olive vats and tanks.

Remnants of groves and orchards may be significant for their association with cash crop agricultural production in Los Angeles. They represent the last vestiges of a once expansive agricultural landscape in Los Angeles, and very few properties remain that are associated with cash crop agriculture in the city. Groves and orchards, particularly those that do not have a related agricultural building, may not have a strong enough association to be eligible for the National Register or California Register although they may meet local significance thresholds. The eligibility standards for the grove/orchard property type are found in **Table 1**.

<b>TABLE 1: GROVE/ORCHARD</b>
<b>Context: Industrial Development, 1850-1980</b>
<b>Theme: Agricultural Roots, 1850-1965</b>
<b>Subtheme: Cash Crops for Export, 1870-1945</b>
<b>Property Type: Grove/Orchard</b>
<b>Eligibility Standards</b>
<ul style="list-style-type: none"> <li>Planted within the period of significance</li> <li>Retains ability to convey historic association from the period of significance</li> <li>Retains most of the essential physical features from the period of significance</li> </ul>
<b>Character-Defining/Associative Features</b>
<ul style="list-style-type: none"> <li>Concentration of numerous mature citrus or deciduous trees planted with ordered spacing characteristic of cultivated grove or orchard</li> <li>Is large enough to convey a historically rural setting</li> <li>Typically associated with a least one additional agricultural building or landscape feature (may include a farm/ranch house; outbuilding, land, cooperative association office, or packing house)</li> </ul>
<b>Integrity Considerations</b>
<ul style="list-style-type: none"> <li>Should retain integrity of Location, Setting, Feeling, and Association</li> <li>Original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature</li> </ul>

## 4.2 THE RANCH HOUSE<sup>45</sup>

Within the Architecture and Engineering context, the single-family house on the Project Site is best evaluated within The Ranch House theme and the Traditional Custom Ranch House sub-theme. The other buildings and structures on the Project Site are utilitarian in design, and there are no themes or sub-themes in the Architecture and Engineering context applicable for their evaluation as historical resources.

Single-family houses evaluated under Traditional Custom Ranch House sub-theme may be significant in the area of Architecture. Eligible houses will be significant for the quality of their architecture and will be important individual examples that exemplify the Traditional Ranch style and the Ranch house type. Often described as resembling the “quintessential Ranch house,” the Traditional Ranch style is distinguished by its rusticated appearance and incorporation of elements reminiscent of the vernacular, nineteenth century buildings of California and the American West. It was the Traditional Ranch aesthetic that was widely disseminated in popular magazines and replicated across the nation. Eligible examples are custom designed, were typically designed by a noted architect, and stand out as among the best examples of the style. These characteristics help to distinguish Traditional Custom Ranch houses from the scores of mass-produced tract houses designed in the Traditional Ranch style. The eligibility standards for Traditional Custom Ranch houses are in **Table 2**.

<b>TABLE 2: TRADITIONAL CUSTOM RANCH HOUSE</b>	
<b>Context: Architecture and Engineering, 1850-1980</b>	
<b>Theme: The Ranch House, 1930-1975</b>	
<b>Sub-theme: Traditional Custom Ranch House, 1930-1975</b>	
<b>Eligibility Standards</b>	
<ul style="list-style-type: none"><li>• Was constructed during the period of significance</li></ul>	
<ul style="list-style-type: none"><li>• Is an important individual example that exemplifies the Traditional Ranch style and Ranch house type</li></ul>	
<ul style="list-style-type: none"><li>• Was custom designed (as opposed to mass-produced)</li></ul>	
<b>Character-Defining/Associative Features</b>	
<ul style="list-style-type: none"><li>• 1,500 – 3,500 square feet in size</li></ul>	
<ul style="list-style-type: none"><li>• Asymmetrical informal composition with one or more wings</li></ul>	
<ul style="list-style-type: none"><li>• Attached garages, often forming one wing</li></ul>	
<ul style="list-style-type: none"><li>• Brick and stone chimneys</li></ul>	
<ul style="list-style-type: none"><li>• Close relationship to its yard</li></ul>	
<ul style="list-style-type: none"><li>• Dutch doors</li></ul>	
<ul style="list-style-type: none"><li>• Eaves with exposed rafter tails</li></ul>	
<ul style="list-style-type: none"><li>• Exposed post and beam construction</li></ul>	

<sup>45</sup> Adapted from “Context: Architecture and Engineering, 1850-1980; Theme: The Ranch House, 1930-1975,” *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, December 2015), 21-22.



TABLE 2: TRADITIONAL CUSTOM RANCH HOUSE	
<ul style="list-style-type: none"> <li>• French doors</li> <li>• Gabled roof, originally shingled</li> <li>• Garage door with barn door crossing brace</li> <li>• One or two stories in height</li> <li>• Shutters</li> <li>• Sliding glass doors</li> <li>• Two-story versions can include Monterey Colonial elements</li> <li>• Typically designed by a well-known architect</li> </ul>	
<b>Integrity Considerations</b>	
<ul style="list-style-type: none"> <li>• Should retain integrity of Location, Design, Materials, Workmanship</li> <li>• Roof line alterations are not acceptable</li> <li>• Additions are allowed if not visible within public view</li> </ul>	

### 4.3 LINDLEY F. BOTHWELL

Lindley Fowler Bothwell (1901-1986) was born in Los Angeles in 1901 to Samuel Fowler Bothwell and Myra Josephine Lindley. He attended the University of Southern California (USC) and received a B.A. and M.A. in History.<sup>46</sup> He was an enthusiastic supporter of USC throughout his life. His grandfather, Dr. Walter Lindley, was the first dean of the USC School of Medicine and two of his aunts founded the USC chapter of the Kappa Alpha Theta sorority. Bothwell founded the USC chapter of the Sigma Alpha Epsilon fraternity.<sup>47</sup> He was also the coach of the USC Yell Leaders (and later the USC Song Girls, founded in 1967) for 60 years. In 1926, he received another degree from the Oregon Agricultural College. In 1927, Bothwell married Marion Seale who was from Palo Alto. In 1930, they were living in Beachwood Canyon with their newborn son, Lindley Jr. and Lindley Sr. was working in the “orange business.”<sup>48</sup> By 1934, they had moved to the Project Site, which the extended Bothwell family had purchased in 1929.<sup>49</sup> In 1935, their daughter Bonnie was born. Sometime in the late 1940s they divorced, and Marion and the two children moved to Oakland.<sup>50</sup> Bothwell remarried Helen Ann Bothwell in 1948.<sup>51</sup>

Bothwell was an entrepreneur whose main businesses involved agriculture and automobiles. There are no scholarly sources on Bothwell’s citrus business. The only contemporaneous source regarding Bothwell described him as an “agricultural adviser to film stars in the San Fernando Valley.”<sup>52</sup> Bruce Bothwell, the grandson of Lindley Bothwell, recalled that his grandfather

<sup>46</sup> U.S. School Year Books, 1919-1924.

<sup>47</sup> “USC’s ‘Mr. B,’ Yell, Song Girl Coach, Dies,” *Los Angeles Times*, June 21, 1986.

<sup>48</sup> 1930 U.S. Census.

<sup>49</sup> Voter Registration.

<sup>50</sup> 1949 Oakland City Directory and 1950 U.S. Census.

<sup>51</sup> “James Ricci, San Fernando Valley Widow’s Orange Grove May Be Last of Its Kind,” *Los Angeles Times*, September 2, 1998.

<sup>52</sup> *San Francisco Examiner*, February 16, 1939.

managed other citrus groves in the San Fernando Valley. He also remembered that oranges were not packed on the property, rather his grandfather was a member of the Sunkist Cooperative. The oranges from the property were picked and transported to a Sunkist plant in either Fillmore or Claremont where they were sorted, packed, and shipped. While Bothwell had a couple of employees to maintain the grove, the packinghouse supplied the labor for picking the fruit.<sup>53</sup> The rising cost of labor and water made small groves less profitable, so Bothwell began a mail-order fruit business. While some of the citrus for the gift baskets was grown on the property, other fruits and nuts were purchased from produce markets in Downtown.<sup>54</sup>

His interest in history was apparently reflected in his passion for antique cars. He purchased a vintage Model T Ford when he was still a student at USC.<sup>55</sup> While there is little information on his citrus business, his involvement with antique cars was widely reported in local newspapers. He was a founding member of the Sports Car Club of America (SCCA) and the president of the Western Region of the SCCA. In addition to collecting antique cars, Bothwell also raced them. In 1949, he broke a 30-year standing speed record at Indianapolis in his 1913 Peugeot.<sup>56</sup> A fire that year depleted his collection but did not destroy it entirely. The loss included the only two-cylinder Packard in existence.<sup>57</sup> The collection continued to grow and included fire engines, streetcars, and trains. A 1964 article in the *Los Angeles Times* stated that his collection was the second largest in the nation.<sup>58</sup> Features of the collection were a 1911 Rolls Royce custom-built for the Nicolas II, the last czar of Russia and a 1905 Mercedes owned by Alfred Vanderbilt. This hobby grew into a business of leasing antique cars for film and television productions, although Bothwell made the collection available for charity fundraisers and school groups. Bothwell died on June 19, 1986, at the age of 84.<sup>59</sup>

## 5. EVALUATION OF ELIGIBILITY

As previously stated, the Project Site was identified by SurveyLA in 2012 as appearing eligible for federal, state, and local landmark designation “as one of the last remaining family-owned commercial citrus groves in the San Fernando Valley.” Standard preservation practice evaluates collections of buildings, structures, and sites from similar time periods and historic contexts as districts. This is especially the traditional approach for the evaluation of farms and ranches that are often developed where buildings, structures, and sites are functionally related. As the SurveyLA evaluation was conducted from the public right-of-way, however, not all of the buildings were visible to the surveyors. Thus, the individual buildings were not described,

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<sup>53</sup> James Ricci, “San Fernando Valley Widow’s Orange Grove May Be Last of Its Kind,” *Los Angeles Times*, September 2, 1998.

<sup>54</sup> Teresa Grimes interview with Bruce Bothwell on April 20, 2022.

<sup>55</sup> “Get the Dusters, Mother, It’s the Horseless Cart,” *The Citizens News*, October 7, 1961. Another source stated his first car was a 1901 Oldsmobile.

<sup>56</sup> Jeffrey Hansen, “Pioneer Surfer and Auto Racer Has Hobbies to Stay Young,” *Los Angeles Times*, November 26, 1972.

<sup>57</sup> “Fire Destroys Antique Autos Used in Films,” *Los Angeles Times*, February 5, 1949.

<sup>58</sup> William Estes, “Older Cars Kept ‘Sharp’ by Collectors,” *Los Angeles Times*, October 18, 1964.

<sup>59</sup> Edward J. Boyer, “Lindley Bothwell, USC’s Mr. B. Yell, Song Girl Coach Dies,” *Los Angeles Times*, June 21, 1986.

researched, or identified as contributing or noncontributing. Thus, the Project Site is re-evaluated below on an intensive level based upon additional investigation and research conducted for this report.

## **5.1 NATIONAL REGISTER OF HISTORIC PLACES**

### **Criterion A**

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context considered in the evaluation of eligibility under Criterion A was the history of agriculture, specifically the Cash Crops for Export sub-theme from the *LACHCS*.

The period of significance for the Cash Crops for Export sub-theme is 1870 to 1945, which coincides with the era of significant agricultural production in Los Angeles. The eligibility standards state that a grove should be “planted within the period of significance.” As previously stated, the grove on the Project Site was completely replaced between 1980 and 1985. Thus, it was not planted during the period of significance. The integrity considerations state that “original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature.” Thus, a grove could still be considered significant if some of the trees have been replaced. The 2012 SurveyLA evaluation of the Project Site did not acknowledge the replacement of any, let alone, all of the trees. Therefore, it appears to have been based upon the presumption that the grove dated to the 1920s, not the 1980s.

SurveyLA also identified the orange grove at the southeast corner of the California State University, Northridge (CSUN) campus. The 5-acre grove has 400 Valencia orange trees. While the university was established in 1958, the grove dates to the early 1940s. It is unknown if the grove was ever used as a commercial growing operation since its existence prior to the university was very short lived. According to CSUN, more than 100 trees have been replaced and replanted since 2008. The SurveyLA evaluation recognized that “some of the grove’s original trees have been removed and replaced in-kind.” Therefore, the eligibility standards and integrity considerations expect a grove to be planted between 1870 and 1945 and allow for selective but not comprehensive tree replacement.

The Orcutt Ranch Horticulture Center in Canoga Park is another example of a property in the City of Los Angeles with a citrus grove. Orcutt Ranch is designated HCM No. 31, was determined eligible for listing in the National Register through the Section 106 review process and is listed in the California Register. The property was principally recognized for its association with William Orcutt, although it appears to meet the eligibility standards for the Cash Crops for Export sub-theme. Orcutt was one of California’s early oil pioneers who cemented his place in Los Angeles history with the discovery of prehistoric fossils at the La Brea Tar Pits. The 24-acre property was his vacation home. Orcutt planted orange trees on the property in the 1920s and

served as head of the Canoga Park Citrus Association. Six acres of orange trees remain on the property.<sup>60</sup>

There are no groves or orchards of any kind in Los Angeles County listed in the National Register in the context of agriculture; however, 12 examples are listed on the NPS Digital Archive. In most cases, the grove/orchard is associated with an individual or company that played a significant role in the history of agriculture. Agricultural properties listed in the National Register are also significant as early examples of farming and/or settlement in a region. The Berwick Manor and Orchard in Carmel Valley appears to be the only example of the type in California. The property was purchased by Edward Berwick in 1869 and originally consisted of 120 acres. Berwick was a noted agriculturalist who experimented with fruit growing. His farm was a model of its type and the pear he developed there became world renowned. Berwick is credited as the first person to raise winter pears on a commercial scale in the United States. The property is now 29-acres and is the only intact farmstead remaining from the period.<sup>61</sup>

The Project Site does not meet the eligibility standards for the Cash Crops for Export sub-theme and is not comparable to other properties listed in the National Register in the context of agriculture. The Project Site is not associated with a prominent company, is not associated with any scientific advancements in citriculture, and is not an early or important example of its type. The grove was originally planted in the early 1920s and was merely part of a trend that was already well established. The grove was entirely replaced between 1980 and 1985 and has not been managed or operated for commercial purposes since 2016. For all the reasons outlined above, neither the Project Site as a whole nor any of the individual buildings, structures, or sites (such as the grove) are significant under Criterion A.

## **Criterion B**

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person's productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person's historic contributions.<sup>62</sup>

From 1929 to 1986, the Project Site was owned and occupied by Lindley F. Bothwell and his family. No evidence was found indicating that he was significant within a historic context. While he appears to have been a successful businessman who was active in the community, research did not reveal any important contributions to the history of agriculture. Bothwell was one of

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<sup>60</sup> The City of Los Angeles designated the property LAHCM No. 31 in 1965 and opened the area to residents four years later.

<sup>61</sup> "Berwick Manor & Orchard," National Register of Historic Places Nomination Form, November 17, 1977.

<sup>62</sup> *National Register Bulletin #15*, 14-15.

many individuals who moved to the San Fernando Valley and worked in the citrus industry during the early part of the twentieth century. The completion of the Los Angeles-Owens River Aqueduct in 1913 provided a reliable supply of water. In the San Fernando Valley, acreage irrigated through artificial means grew from about 3,000 acres in 1915 to more than 70,000 acres within ten years, with crops including walnuts, oranges, lemons, and sugar beets leading in production.<sup>63</sup>

When Bothwell purchased the Project Site in 1929, the land was already planted with citrus trees. He was not among the pioneers of the San Fernando Valley or among the largest land holders. At one time the grove was 20 acres but reduced before and after his death to 14 acres.<sup>64</sup> His own property was relatively small for a commercial grove, and his main business appears to have been managing other groves. The claim in newspaper articles that he managed groves throughout the state could not be confirmed.<sup>65</sup> As groves were replaced with subdivisions, he developed a mail-order fruit business. It appears to have been a profitable but modest enterprise compared with companies like Mission Pak, a popular brand founded by George C. Page in 1917.

Bothwell's automobile collection was undoubtedly his greatest achievement. He purchased his first antique car when he was still in college and began collecting others in the 1930s. Enthusiasts like Bothwell began collecting cars almost as soon as they were invented. Kirk Gibson and George Waterman, for example, had assembled a large enough collection by 1931 to establish a museum called Musée des Vénérables. The collection included 47 vehicles that ranged from an 1896 Waverly to 1913 Fiat.<sup>66</sup> Bothwell's collection by all accounts was not just large, but included important examples from Austro-Daimler, Buick, Cadillac, Ford, Hudson, National, Packard, and Pope-Hartford, among others. After the death of Helen Ann Bothwell in 2016, the collection was sold.<sup>67</sup>

Even if there was a context developed for this topic and Bothwell was considered a significant figure, the importance would be attached to the collection, not the buildings in which the collection was stored. The storage buildings on the Project Site are utilitarian in design and do not express the collection they once, but no longer contain.

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<sup>63</sup> Roderick, 71.

<sup>64</sup> Tract No. 30266 was previously Lot 3 of Tract No. 10515. It was sold and subdivided in 1965 by John Lawton and Mary Bothwell Lawton and Jordan Johnson and Elizabeth Bothwell Johnson. Mary was Lindley's younger sister. Helen Ann Bothwell sold 3.94 acres on the northeast in 1988.

<sup>65</sup> "He had his own soil and bacteriological laboratory, providing pruning, spraying, and other technical assistance to some 40 ranches from San Francisco to the Mexican border." Jack Birkinshaw, "Agriculture, Once King, All but Finished in Valley," *Los Angeles Times*, November 28, 1978. Other articles claimed he owned or managed 34 ranches. Still other articles stated he was one of the ten largest citrus growers in the United States by 1943 and also raised cattle on a grand scale.

<sup>66</sup> Rick Carey, "The Founding Fathers of Car Collecting: Waterman & Gibson," *Haggerty*, May 13, 2022.

<sup>67</sup> Kurt Ernst, "Bonhams to offer 50 cars from the Bothwell Collection in November sale," *Hemmings*, October 16, 2017.



The Project Site is not closely associated with any other individuals, significant or otherwise. Therefore, neither the Project Site as a whole nor any of the individual buildings, structures, or sites are significant under Criterion B.

### **Criterion C**

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

#### Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building or structure is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.<sup>68</sup>

Research did not yield any results indicating that the house on the Project Site was considered an important work during its time or in subsequent decades. The house possesses some of the characteristics of Traditional Ranch style, but not enough to make it a true representation of the style. It is lacking in the rustic appearance exhibited in finer examples of the style, which often have wood shake roofs and rambling plans. It is also lacking in elements from vernacular nineteenth century buildings like dovecotes, Dutch doors, and shutters. Although the house has French doors, a front porch, and a rear patio, it is rather disconnected from the outdoors. Additionally, the house did not involve any novel or noteworthy construction techniques, so it does not appear to be significant for embodying the distinctive characteristics of a method of construction. It is an ordinary example of a wood-framed structure with a concrete slab foundation. Finally, the ancillary buildings and structures have been altered since their initial construction and are utilitarian in design. They do not exhibit quality of design or uniqueness in construction that would make them good examples of a type, period, or method of construction. Therefore, neither the Project Site as a whole nor any of the individual buildings or structures are significant under this aspect of Criterion C.

#### Work of a Master

A master is a figure of generally recognized greatness in a field of design or construction such as architecture, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a

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<sup>68</sup> *National Register Bulletin #15*, 17-18.

particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.<sup>69</sup>

The architect of the house on the Project Site is unknown as the construction of the building was not published and the original permit for the building was not found. As it is a typical example of the type, period, and method of construction there is no reason to believe it is the work of a master. The same is the case for the ancillary buildings and structures. Therefore, neither the Project Site as a whole nor any of the individual buildings or structures are significant under this aspect of Criterion C.

### High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>70</sup> A property does not possess high artistic values, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.<sup>71</sup>

A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the house on the Project Site does not. Rather, it exhibits the basic features of Traditional Ranch style and does not include the craftsmanship or detailed handwork found in finer examples of the style such as brick, stone, and wood features like chimneys, shingles, shutters, Dutch doors, carved rafter tails, and carved bargeboards. The same is the case for the ancillary buildings and structures. Therefore, neither the Project Site as a whole nor any of the individual buildings or structures are significant under this aspect of Criterion C.

### Distinguishable Entity

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. A district is a property that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district must be significant under Criterion A, Criterion B, or other aspects of Criterion C, or Criterion D as well as being an identifiable entity.<sup>72</sup>

The area in which the Project Site is located was not identified as a potential district by SurveyLA. During the field inspection conducted for this report, it was determined that there were not enough properties with shared physical characteristics or historical associations in the area to form a potential district. Therefore, the Project Site is being evaluated individually.

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<sup>69</sup> Ibid., 20.

<sup>70</sup> *National Register Bulletin #15*, 20.

<sup>71</sup> Ibid.

<sup>72</sup> Ibid., 5.

While the Project Site could be classified as a district because it is an identifiable entity with a variety of resources, as discussed above and below, it is not significant under any criteria. Districts usually reflect one principal activity such as farming or ranching. One of the character defining features of the grove/orchard property type is that they are “typically associated with a least one additional agricultural building or landscape feature.” But in this case, many of the buildings on the Project Site were constructed as storage for Bothwell’s car collection and not for agricultural purposes. Therefore, based upon additional investigation and further research, the Project Site is not significant under this aspect of Criterion C.

### Conclusion

For all the reasons outlined above, the Project Site does not appear to be significant under Criterion C.

### **Criterion D**

A property may be eligible under Criterion D if it has yielded, or may be likely to yield, information important in prehistory or history. This criterion generally applies to archaeological sites but may apply to buildings, structures, and objects in instances where the property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the Project Site because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research did not indicate the Project Site to have the potential to yield information about human activity. Therefore, the Project Site does not appear to be significant under Criterion D.

### **Integrity**

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As neither the Project Site nor any of the individual buildings, structures, or sites are significant under any of the National Register criteria, it has no period of significance, and an assessment of its integrity is not required.

### **Conclusion**

The field inspection and research conducted for this report indicate that the Project Site as a whole as well as the individual buildings structures, and sites lack historical significance and architectural distinction. Therefore, it does not appear to be eligible for listing in the National Register under any criteria.

## **5.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register was modeled on the National Register. The criteria for eligibility for listing in the California Register are virtually the same as the National Register. Therefore, the Project Site appears to be ineligible for listing in the California Register for the same reasons noted above.

## **5.3 LOS ANGELES HISTORIC-CULTURAL MONUMENTS**

On June 29, 2022, the Los Angeles City Council denied a HCM nomination for the Project Site. The City Council determined that the Project Site did not meet the criteria for significance in the Los Angeles Cultural Heritage Ordinance, which are essentially the same as criteria A/1, B/2, and C/3 for listing in the National and California Registers. Therefore, the Project Site is ineligible for HCM designation for the same reasons outlined above.

## **6. CONCLUSIONS**

The Project Site at 5300 Oakdale Avenue is not currently designated under national, state, or local landmark or historic district programs. The Project Site was identified in the 2012 historic resource survey of the Encino – Tarzana CPA as appearing eligible for listing in federal, state, and local registers of historical resources. After careful inspection, investigation, and evaluation, TGHP concludes that none of the buildings, structures, or sites on the Project Site appear to be individually or collectively eligible for listing in the National and California Registers due to a lack of significance. The Los Angeles City Council determined the Project Site does not qualify for designation as a HCM. The recommended Status Code is 6Z, ineligible for designation under federal, state, and local landmark programs through survey evaluation. Thus, the Project Site is not a historical resource as defined by CEQA.

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## **Appendix A – Résumé**

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Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors. Teresa has extensive experience in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act including the identification of historical resources, analysis of direct, indirect, and cumulative impacts, and development of mitigation measures. Her many projects throughout Southern California include the Art Center College of Design Master Plan, Baldwin Hills Crenshaw Plaza, Cinerama Dome Entertainment Center, City of Hope Master Plan, Claremont Graduate University Master Plan, Claremont McKenna College Master Plan, John Anson Ford Theatres, Oakwood School Master Plan, Los Angeles County Museum of Art, Times Mirror Square, Sunset Las Palms Studios, and Sunset Bronson Studios.

## Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

## Qualifications

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

## Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

## Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

## **Appendix B – Figures**

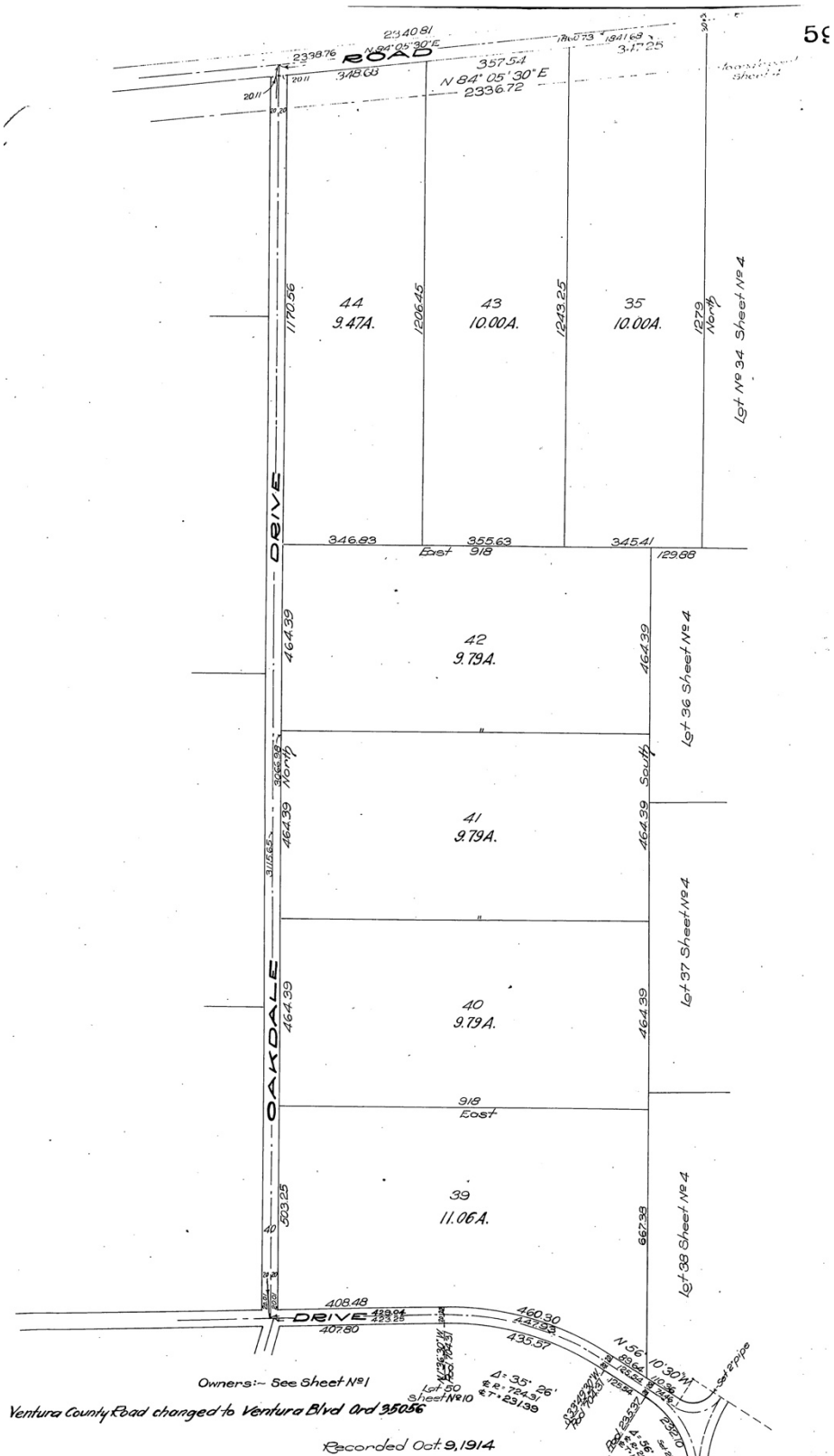


Figure 4: Lots purchased by H.R. Bristol Sr. within Tract No. 2605.



*Figure 5: 1928 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note citrus trees are planted, but no buildings or structures are present.*



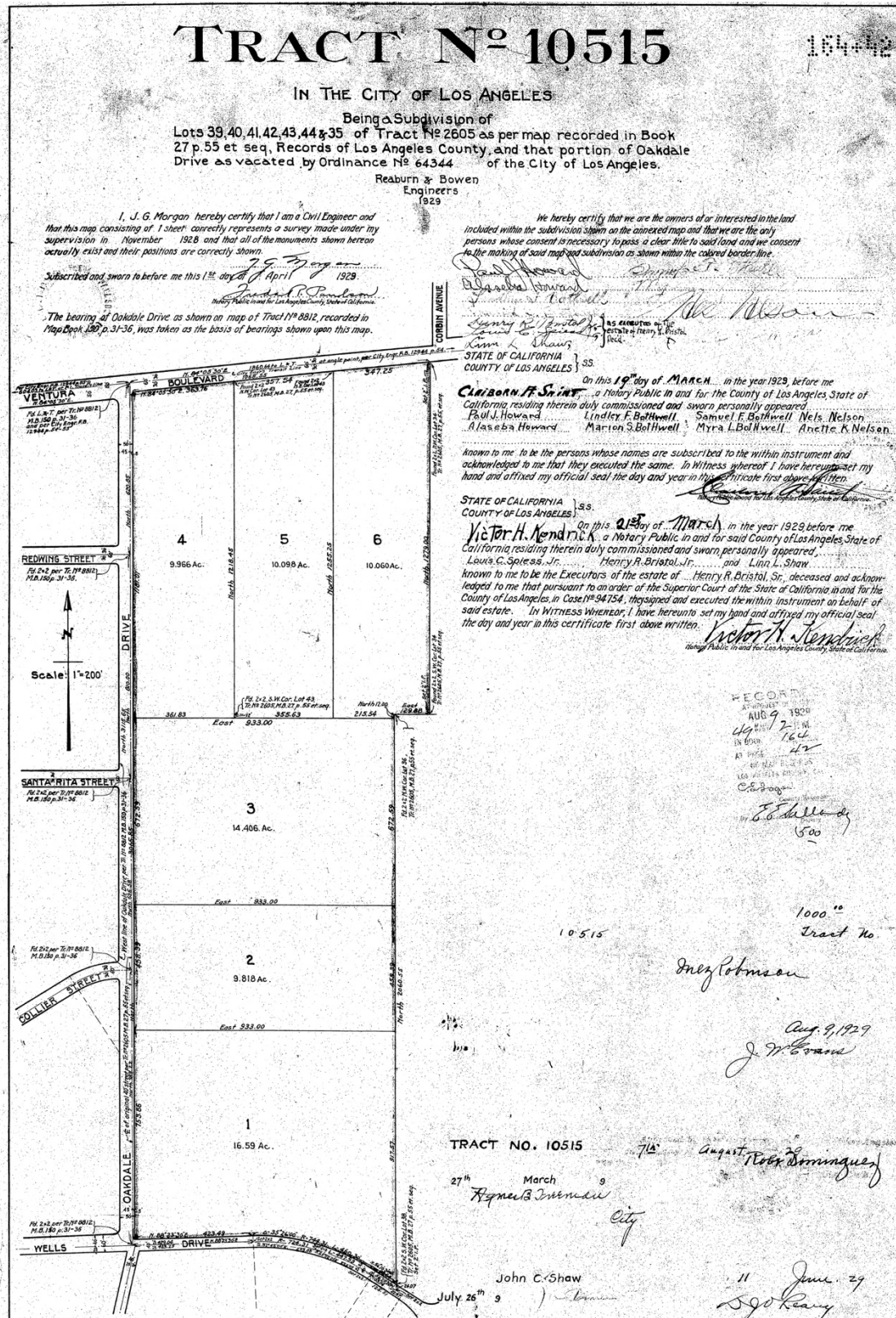


Figure 6: Tract Map No. 10515



*Figure 7: 1940 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note citrus trees are planted, driveway cuts through the middle of the property, the house is on the south side of the driveway, and there are various buildings and structures on the southeast side of the Project Site.*





*Figure 8: 1944 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note the Project Site remained unaltered from 1940.*



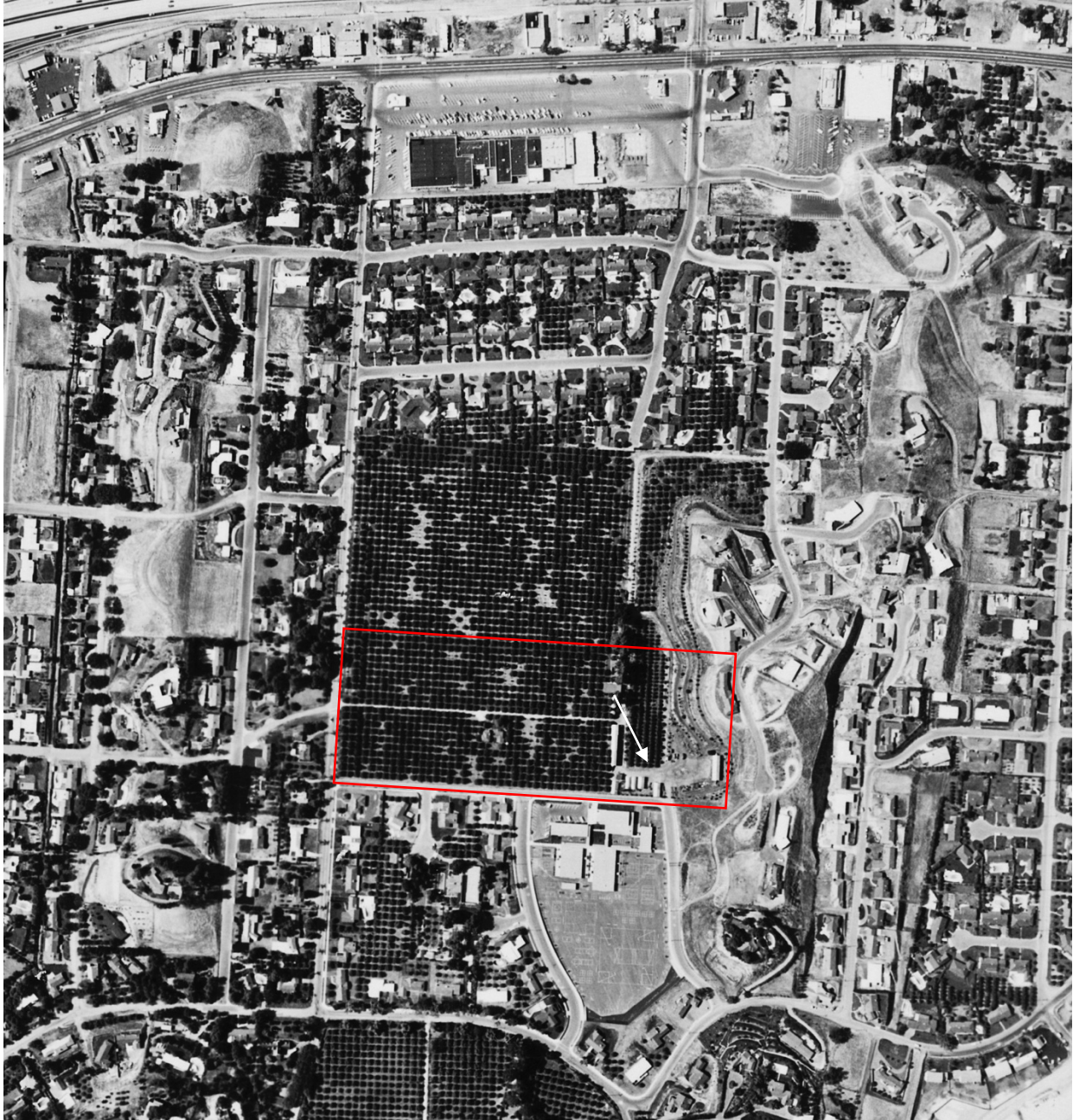
*Figure 9: 1947 aerial photograph, NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the construction of storage building for the car collection on east.*





*Figure 10: 1952 aerial photograph, NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the structure and buildings that once stood on the southeast are gone.*



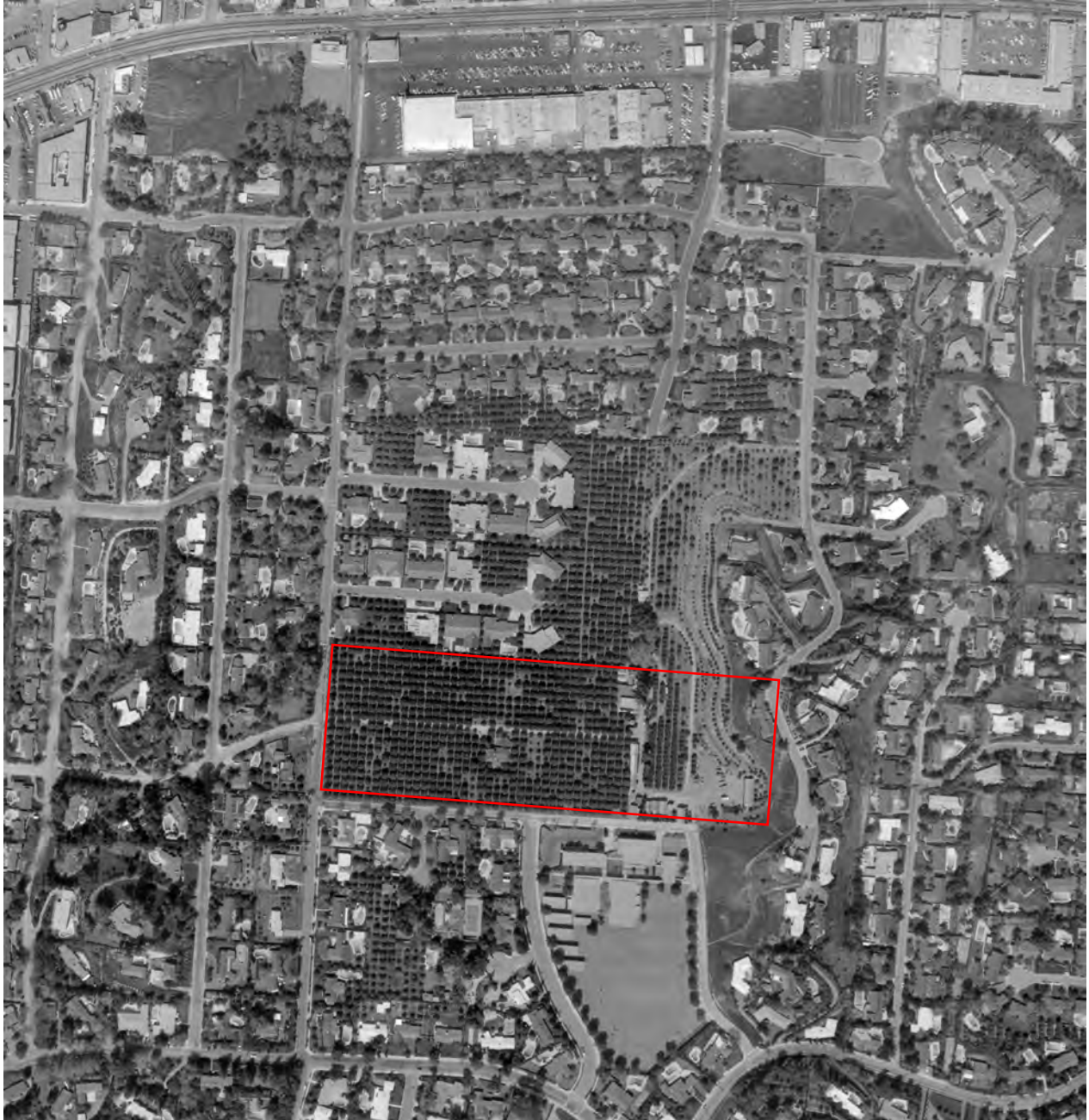


*Figure 11: 1960 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note the garage and tool shed are present, but the citrus trees are beginning to fade.*





*Figure 12: 1964 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the construction of the north storage buildings and the citrus trees are continuing to fade.*



*Figure 13: 1971 aerial photograph, UCSB Geospatial Collection, approximate boundary of Project Site outlined in red. Note the property remained unaltered from 1964.*





*Figure 14: 1978 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the construction of the train station and shed and the citrus trees are continuing to fade.*



*Figure 15: 1980 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red. Note the citrus trees are essentially gone.*





*Figure 16: 1985 NETR Historic Aerials.com, approximate boundary of Project Site outlined in red.  
Note the citrus trees have been replanted.*



*Figure 17: July 2022 view of Project Site looking east down driveway.*





*Figure 18: July 2022 view of house on Project Site looking south toward primary (north) facade.*



*Figure 19: July 2022 view of multi-purpose building on Project Site looking southwest toward east facade.*





*Figure 20: July 2022 view of train station on Project Site looking southeast from multi-purpose building.*



*Figure 21: July 2022 view of train station on Project Site looking southwest from train shed.*





*Figure 22: July 2022 view of train storage shed on Project Site looking north.*





*Figure 23: July 2022 view of storage building on Project Site looking northeast toward south facade.*



*Figure 24: July 2022 view of storage buildings in southeastern portion of Project Site looking west.*



*Figure 25: July 2022 view of storage building in easternmost portion of Project Site looking northeast.*

## **Appendix C – 2022 DPR Forms**



State of California ☐ The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 17 \*Resource Name or #: (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

P1. Other Identifier: Bothwell Ranch

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 5300 Oakdale Avenue City Los Angeles Zip 91356

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor Parcel Numbers 2164-008-001; 2164-008-005, 2164-008-006, and 2164-008-007.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located at 5300 Oakdale Avenue in the Encino - Tarzana Community Plan Area of the City of Los Angeles. It is commonly known as Bothwell Ranch and includes a single-family house, grove, and variety of ancillary buildings. The approximately 14-acre property is located in a RA-1 Zone and is surrounded single-family residential neighborhoods. Directly south of the property on Collier Street is the CHIME Institute's Schwarzenegger Community School.

\*P3b. Resource Attributes: (List attributes and codes) HP2, HP33

\*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) camera facing northwest, July 2022

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric  
☐ Both

Circa 1925 to Circa 1985

Historic Aerial Photographs

\*P7. Owner and Address:

Helen A. Bothwell Trust

P.O. Box 1546

Alameda, CA 94501

\*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes

|Historic Preservation

40 Arroyo Drive Unit 101,  
Pasadena, CA 91105

\*P9. Date Recorded: July 2022

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

5300 Oakdale Avenue, Los Angeles Historical Resource  
Technical Report, July 2022

\*Attachments: ☐ NONE ☒ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 2 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.): The property is generally divided into western and eastern portions. The western portion is the larger of the two and includes APN 2164-008-001, which is 9.81 acres in size. The land is relatively flat and planted with evenly spaced citrus trees in rows with a north-south orientation. Bisecting the grove is a gravel driveway, which begins on Oakdale Avenue and terminates in a surface parking area on the eastern portion. The eastern portion includes APNs 2164-008-005, 006, and 007, which is 4.18 acres in size. The topography rises from west to east. In addition to the surface parking area, there are a variety of buildings and structures with citrus trees planted sporadically in the eastern portion. (Continued below.)

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): The property is situated on the east side of Oakdale Avenue at the corner of Collier Street. It is approximately 14 acres in size and includes four Assessor Parcel Numbers: APN 2164-008-001 is Lot 2 of Tract No. 10515; APN 2164-008-005 is a portion of Lot 36 of Tract No. 2605; APN 2164-008-006 is a portion of Lot 37 of Tract No. 2605; and APN 2164-008-007 is a portion of Lots 36 and 37 of Tract No. 2605.

**\*D5. Boundary Justification:** The boundary encompasses the area owned and operated by the Bothwell family from approximately 1929 to 2016. Property beyond this beyond historically owned by the family was excluded from the boundary because it has been subdivided for single-family houses.

**D6. Significance:** Theme Agriculture and Architecture Area Los Angeles  
Period of Significance N/A Applicable Criteria N/A (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The property is evaluated below using the eligibility standards from the Los Angeles Citywide Historic Context Statement. The most relevant contexts and themes for the evaluation of the property are the Agricultural Roots theme within the Industrial Development context and the Ranch House theme within the Architecture and Engineering context. The property is ineligible for listing in the National Register of Historic Places and California Register of Historical Resources and designation as a Los Angeles Historic-Cultural Monument for lack of significance. (Continued below.)

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):  
(Continued below.)

**\*D8. Evaluator:** Teresa Grimes **Date:** 8/24/22

**Affiliation and Address:** Teresa Grimes | Historic Preservation, 40 Arroyo Drive, Pasadena, CA 91105



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 3 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

**D3. Description Continued:**

On the south side of the driveway in the approximate center of the grove is a single-family house constructed in circa 1934. The house has a wood-framed structure and U-shaped configuration sheathed in channel rustic wood siding. The open end of the U faces south toward the backyard. The west wing of the U is two stories in height and covered by a hipped roof, the east wing is one-story in height and covered by a rear-facing gabled roof, and the connecting middle wing is one-story in height and covered by a side-facing gabled roof. The roofs have shallow overhanging eaves with exposed rafter tails. The primary (north) façade is organized asymmetrically. The main entrance is located in the middle wing within a projecting front porch. A projecting balcony extends along the second story of the west wing. Windows throughout the house are mostly multi-paned wood casements set in pairs. Similarly designed French doors open on to the balcony as well as the rear patio. Some wood windows have been replaced with vinyl and aluminum sliders. The front yard is separated from the driveway by a low brick garden wall. Brick is also used as a paving material for the walkways, front porch, and rear patio. The yard is fenced on all sides, vinyl picket on the front and chain link on the sides and rear.

At the northeastern corner of the grove is a two-story multi-purpose building constructed between 1952 and 1964. The first floor was used as a workshop and car storage, while the second floor as an office and caretaker's quarters. The building has a wood-framed structure with various components indicating it was constructed in phases. The roofs are mostly side-facing gables with overhanging eaves and exposed rafter tails. The exterior is clad with board-and-batten wood siding. The fenestration is irregular and the patches in the siding and variety of doors and windows suggest changes over time. There is an assortment of window sizes, types, and materials including wood awning and aluminum sliding sash. There are shed roof lean-tos on the north and south. The one on the north is enclosed with corrugated metal siding. South of the multi-purpose building are two water storage tanks.

East of the multi-purpose building is the train station and storage shed constructed around 1978. The station is a wood-framed structure with a T-shaped configuration covered by an intersecting gabled roof. The roof is characterized by overhanging eaves with exposed rafters. Board and batten wood siding clads most of the building, but the pattern changes on the west façade. The east façade appears to be the most intact with a wood paneled door and double-hung wood sash windows. Other windows include aluminum sliding sash. Attached to the west façade is a gabled roof lean-to that appears to have originally been freestanding. The storage shed is a crescent-shaped structure with a wood frame and corrugated metal roof.

At the southeastern corner of the grove is two-story building that was used for car storage. The building has a wood-framed structure, gabled roof, and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal; however, board and batten wood siding is visible in the gable face of the north

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 4 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

façade. There is a car ramp on the south leading to large sliding doors on the second story.

Further southeast is another water storage tank and cluster of corrugated metal sheds.

At the easternmost side of the property is another car storage building two-stories in height. Constructed in circa 1947, the building has a wood-framed structure and long rectangular shape with a north-south orientation. The exterior, including the roof, is covered with sheets of corrugated metal. There are large swing doors along the first story of the west façade and four single-paned windows spaced evenly along the second story. There is a car ramp at the south end leading to large sliding doors on the second story.

**D6. Significance Continued:**

**NATIONAL REGISTER OF HISTORIC PLACES**

**Criterion A**

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context considered in the evaluation of eligibility under Criterion A was the history of agriculture, specifically the Cash Crops for Export sub-theme from the LACHCS.

The period of significance for the Cash Crops for Export sub-theme is 1870 to 1945, which coincides with the era of significant agricultural production in Los Angeles. The eligibility standards state that a grove should be "planted within the period of significance." As previously stated, the grove on the property was completely replaced between 1980 and 1985. Thus, it was not planted during the period of significance. The integrity considerations state that "original trees may have been replaced over time as their productivity decreased, as long as the historical configuration of trees is intact, and the majority of existing trees are mature." Thus, a grove could still be considered significant if some of the trees have been replaced. The 2012 SurveyLA evaluation of the property did not acknowledge the replacement of any, let alone, all of the trees. Therefore, it appears to have been based upon the presumption that the grove dated to the 1920s, not the 1980s.

SurveyLA also identified the orange grove at the southeast corner of the California State University, Northridge (CSUN) campus. The 5-acre grove has 400 Valencia orange trees. While the university was established in 1958, the grove dates to the early 1940s. It is unknown if the grove was ever used as a commercial growing operation since its existence prior to the university was very short lived. According to CSUN, more than 100 trees have been replaced and replanted since 2008. The SurveyLA evaluation recognized that "some of the grove's original trees have been removed and replaced in-kind." Therefore, the eligibility standards and integrity considerations expect a

Page 5 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

grove to be planted between 1870 and 1945 and allow for selective but not comprehensive tree replacement.

The Orcutt Ranch Horticulture Center in Canoga Park is another example of a property in the City of Los Angeles with a citrus grove. Orcutt Ranch is designated HCM No. 31, was determined eligible for listing in the National Register through the Section 106 review process and is listed in the California Register. The property was principally recognized for its association with William Orcutt, although it appears to meet the eligibility standards for the Cash Crops for Export sub-theme. Orcutt was one of California's early oil pioneers who cemented his place in Los Angeles history with the discovery of prehistoric fossils at the La Brea Tar Pits. The 24-acre property was his vacation home. Orcutt planted orange trees on the property in the 1920s and served as head of the Canoga Park Citrus Association. Six acres of orange trees remain on the property.<sup>1</sup>

There are no groves or orchards of any kind in Los Angeles County listed in the National Register in the context of agriculture; however, 12 examples are listed on the NPS Digital Archive. In most cases, the grove/orchard is associated with an individual or company that played a significant role in the history of agriculture. Agricultural properties listed in the National Register are also significant as early examples of farming and/or settlement in a region. The Berwick Manor and Orchard in Carmel Valley appears to be the only example of the type in California. The property was purchased by Edward Berwick in 1869 and originally consisted of 120 acres. Berwick was a noted agriculturalist who experimented with fruit growing. His farm was a model of its type and the pear he developed there became world renowned. Berwick is credited as the first person to raise winter pears on a commercial scale in the United States. The property is now 29-acres and is the only intact farmstead remaining from the period.<sup>2</sup>

The property does not meet the eligibility standards for the Cash Crops for Export sub-theme and is not comparable to other properties listed in the National Register in the context of agriculture. The property is not associated with a prominent company, is not associated with any scientific advancements in citriculture, and is not an early or important example of its type. The grove was originally planted in the early 1920s and was merely part of a trend that was already well established. The grove was entirely replaced between 1980 and 1985 and has not been managed or operated for commercial purposes since 2016. For all the reasons outlined above, the property does not appear to be significant under Criterion A.

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<sup>1</sup> The City of Los Angeles designated the property LAHCM No. 31 in 1965 and opened the area to residents four years later.

<sup>2</sup> "Berwick Manor & Orchard," National Register of Historic Places Nomination Form, November 17, 1977.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 6 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

**Criterion B**

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person's productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person's historic contributions.<sup>3</sup>

From 1929 to 1986, the property was owned and occupied by Lindley F. Bothwell and his family. No evidence was found indicating that he was significant within a historic context. While he appears to have been a successful businessman who was active in the community, research did not reveal any important contributions to the history of agriculture. Bothwell was one of many individuals who moved to the San Fernando Valley and worked in the citrus industry during the early part of the twentieth century. The completion of the Los Angeles-Owens River Aqueduct in 1913 provided a reliable supply of water. In the San Fernando Valley, acreage irrigated through artificial means grew from about 3,000 acres in 1915 to more than 70,000 acres within ten years, with crops including walnuts, oranges, lemons, and sugar beets leading in production.<sup>4</sup>

When Bothwell purchased the property in 1929, the land was already planted with citrus trees. He was not among the pioneers of the San Fernando Valley or among the largest land holders. At one time the grove was 20 acres but reduced before and after his death to 14 acres.<sup>5</sup> His own property was relatively small for a commercial grove, and his main business appears to have been managing other groves. The claim in newspaper articles that he managed groves throughout the state could not be confirmed.<sup>6</sup> As groves were replaced with subdivisions, he developed a mail-order fruit business. It appears to have been a profitable but modest enterprise compared with companies like Mission Pak, a popular brand founded by George C. Page in

<sup>3</sup> Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 14-15.

<sup>4</sup> Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2002), 71.

<sup>5</sup> Tract No. 30266 was previously Lot 3 of Tract No. 10515. It was sold and subdivided in 1965 by John Lawton and Mary Bothwell Lawton and Jordan Johnson and Elizabeth Bothwell Johnson. Mary was Lindley's younger sister. Helen Ann Bothwell sold 3.94 acres on the northeast in 1988.

<sup>6</sup> "He had his own soil and bacteriological laboratory, providing pruning, spraying, and other technical assistance to some 40 ranches from San Francisco to the Mexican border." Jack Birkinshaw, "Agriculture, Once King, All but Finished in Valley," *Los Angeles Times*, November 28, 1978. Other articles claimed he owned or managed 34 ranches. Still other articles stated he was one of the ten largest citrus growers in the United States by 1943 and also raised cattle on a grand scale.

Page 7 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

1917.

Bothwell's automobile collection was undoubtedly his greatest achievement. He purchased his first antique car when he was still in college and began collecting others in the 1930s. Enthusiasts like Bothwell began collecting cars almost as soon as they were invented. Kirk Gibson and George Waterman, for example, had assembled a large enough collection by 1931 to establish a museum called Musée des Vénérables. The collection included 47 vehicles that ranged from an 1896 Waverly to 1913 Fiat.<sup>7</sup> Bothwell's collection by all accounts was not just large, but included important examples from Austro-Daimler, Buick, Cadillac, Ford, Hudson, National, Packard, and Pope-Hartford, among others. After the death of Helen Ann Bothwell in 2016, the collection was sold.<sup>8</sup>

Even if there was a context developed for this topic and Bothwell was considered a significant figure, the importance would be attached to the collection, not the buildings in which the collection was stored. The storage buildings on the property are utilitarian in design and do not express the collection they once, but no longer contain.

The property is not closely associated with any other individuals, significant or otherwise. Therefore, the property does not appear to be significant under Criterion B.

### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

#### Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building or structure is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.<sup>9</sup>

Research did not yield any results indicating that the house on the property was considered an important work during its time or in subsequent decades. The house possesses some of the characteristics of Traditional Ranch style,

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<sup>7</sup> Rick Carey, "The Founding Fathers of Car Collecting: Waterman & Gibson," *Haggerty*, May 13, 2022.

<sup>8</sup> Kurt Ernst, "Bonhams to offer 50 cars from the Bothwell Collection in November sale," *Hemmings*, October 16, 2017.

<sup>9</sup> *National Register Bulletin* #15, 17-18.



Page 8 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

but not enough to make it a true representation of the style. It is lacking in the rustic appearance exhibited in finer examples of the style, which often have wood shake roofs and rambling plans. It is also lacking in elements from vernacular nineteenth century buildings like dovecotes, Dutch doors, and shutters. Although the house has French doors, a front porch, and a rear patio, it is rather disconnected from the outdoors. Additionally, the house did not involve any novel or noteworthy construction techniques, so it does not appear to be significant for embodying the distinctive characteristics of a method of construction. It is an ordinary example of a wood-framed structure with a concrete slab foundation.

#### Work of a Master

A master is a figure of generally recognized greatness in a field of design or construction such as architecture, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.<sup>10</sup>

The architect of the house on the property is unknown as the construction of the building was not published and the original permit for the building was not found. As it is a typical example of the type, period, and method of construction there is no reason to believe it is the work of a master.

#### High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>11</sup> A property does not possess high artistic values, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.<sup>12</sup>

A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the house on the property does not. Rather, it exhibits the basic features of Traditional Ranch style and does not include the craftsmanship or detailed handwork found in finer examples of the style such as brick, stone, and wood features like chimneys, shingles, shutters, Dutch doors, carved rafter tails, and carved bargeboards.

#### Distinguishable Entity

The last aspect of Criterion C, representing a significant and

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<sup>10</sup> Ibid., 20.

<sup>11</sup> *National Register Bulletin* #15, 20.

<sup>12</sup> Ibid.

Page 9 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

distinguishable entity whose components lack individual distinction, refers to historic districts. A district must be significant, as well as being an identifiable entity.<sup>13</sup>

The area in which the property is located was not identified as a potential district by SurveyLA. During the field inspection conducted for this report, it was determined that there were not enough properties with shared physical characteristics or historical associations in the area to form a potential district. Therefore, the property is being evaluated individually.

While the property could be classified as a district because it is an identifiable entity with a variety of resources, as discussed above and below, it is not significant under Criterion A, B, other aspects of C, or D. Additionally, districts usually reflect on principal activity such as a ranch. But in this case, many of the buildings on the property were constructed as storage for Bothwell's car collection.

#### Conclusion

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

#### **Criterion D**

A property may be eligible under Criterion D if it has yielded, or may be likely to yield, information important in prehistory or history. This criterion generally applies to archaeological sites but may apply to buildings, structures, and objects in instances where the property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the property because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research did not indicate the property to have the potential to yield information about human activity. Therefore, the property does not appear to be significant under Criterion D.

#### **Integrity**

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the property is not significant under any of the National Register criteria, it has no period of significance, and an assessment of its integrity is not required.

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<sup>13</sup> Ibid., 5.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 10 of 17

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

D1. Historic Name: Bothwell Ranch

D2. Common Name: Bothwell Ranch

**Conclusion**

The field inspection and research conducted for this report indicate that the property lacks historical significance and architectural distinction. Therefore, it does not appear to be eligible for listing in the National Register under any criteria.

**CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register was modeled on the National Register. The criteria for eligibility for listing in the California Register are virtually the same as the National Register. Therefore, the property appears to be ineligible for listing in the California Register for the same reasons noted above.

**LOS ANGELES HISTORIC-CULTURAL MONUMENTS**

On June 29, 2022, the Los Angeles City Council denied a HCM nomination for the property. The City Council determined that the Project Site did not meet the criteria for significance in the Los Angeles Cultural Heritage Ordinance, which are essentially the same as criteria A/1, B/2, and C/3 for listing in the National and California Registers. Therefore, the property is ineligible for HCM designation for the same reasons outlined above.

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State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**DISTRICT RECORD**

Primary  
HRI  
Trinomial

Page 11 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

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Page 12 of 17

**\*NRHP Status Code 6Z**

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Figure 1: July 2022 view of property looking east down driveway.



Figure 2: July 2022 view of house looking south toward primary (north) façade.



Page 13 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



Figure 3: July 2022 view of multi-purpose building looking southeast toward east façade.



Figure 4: July 2022 view of train station looking southeast from multi-purpose building.

Page 14 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch



Figure 5: July 2022 view of train station looking southwest from train shed.



Figure 6: July 2022 view of train shed looking north.



Page 15 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

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**D2. Common Name:** Bothwell Ranch



Figure 7: July 2022 view of storage building looking northeast toward south façade.



Figure 8: July 2022 view of storage buildings in southwestern portion of property looking west.

Page 16 of 17

**\*NRHP Status Code 6Z**

**\*Resource Name or # (Assigned by recorder)** 5300 Oakdale Avenue, Los Angeles

**D1. Historic Name:** Bothwell Ranch

**D2. Common Name:** Bothwell Ranch

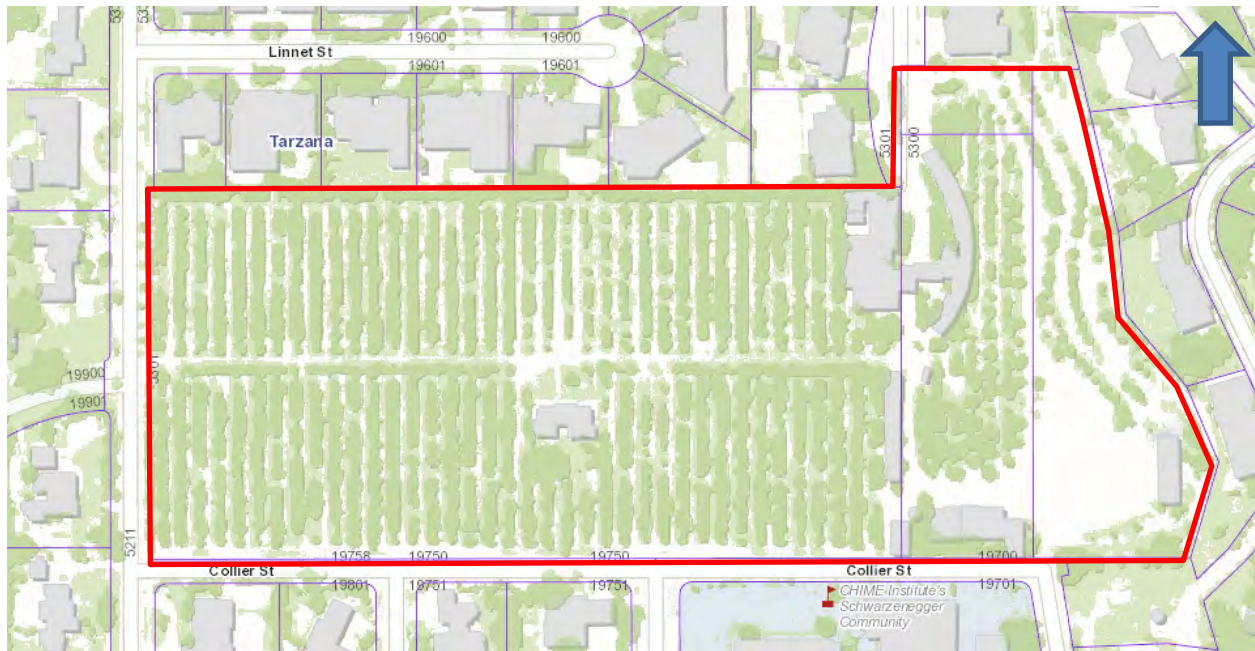


Figure 9: July 2022 view of storage building in easternmost portion of property looking northeast.

Page 17 of 17 \*Resource Name or # (Assigned by recorder) 5300 Oakdale Avenue, Los Angeles

\*Drawn by: Teresa Grimes

\*Date of map: 8/24/22





# PHASE I ARCHAEOLOGICAL ASSESSMENT FOR THE 5300 OAKDALE AVENUE PROJECT

## CITY OF LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA

APNs 2164-008-001, -005, -006, and -007

**Lead Agency:**

City of Los Angeles  
200 North Spring Street  
Los Angeles, California 90012

**Preparer:**

BFSA Environmental Services,  
a Perennial Company  
14010 Poway Road, Suite A  
Poway, California 92064

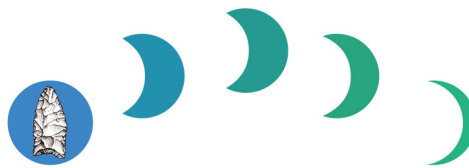


**Signature**

**Project Proponent:**

Oakdale Estates, LLC  
c/o Borstein Enterprises  
11766 Wilshire Boulevard, Suite 820  
Los Angeles, California 90025

*March 3, 2023*



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**BFSA Environmental Services**  
A Perennial Company



## **Archaeological Database Information**

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<b><i>Client/Project Proponent:</i></b>	Oakdale Estates, LLC c/o Borstein Enterprises 11766 Wilshire Boulevard, Suite 820 Los Angeles, California 90025
<b><i>Report Date:</i></b>	March 3, 2023
<b><i>Report Title:</i></b>	Phase I Archaeological Assessment for the 5300 Oakdale Avenue Project, City of Los Angeles (APNs 2164-008-001, -005, -006, and -007)
<b><i>Type of Study:</i></b>	Phase I Cultural Resources Study
<b><i>New Site(s):</i></b>	None
<b><i>Updated Site(s):</i></b>	None
<b><i>USGS Quadrangle:</i></b>	Unsectioned (Township 1 North, Range 16 West, of the San Bernardino Baseline and Meridian [projected]) on the USGS <i>Canoga Park, California</i> topographic quadrangle (7.5-minute) map
<b><i>Acreage:</i></b>	Approximately 14 acres
<b><i>Key Words:</i></b>	Archaeological survey; Bothwell Ranch; no archaeological resources identified; <i>Canoga Park</i> USGS quadrangle; archaeological monitoring of grading recommended.

## **Table of Contents**

<b><u>Section</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
	MANAGEMENT SUMMARY/ABSTRACT .....	iv
1.0	INTRODUCTION .....	1.0–1
1.1	Project Description.....	1.0–1
1.2	Environmental Setting .....	1.0–5
1.3	Cultural Setting .....	1.0–5
	1.3.1 Prehistoric Period.....	1.0–5
	1.3.2 Historic Period.....	1.0–10
1.4	Results of the Archaeological Records Search .....	1.0–13
1.5	Applicable Regulations.....	1.0–14
	1.5.1 California Environmental Quality Act.....	1.0–14
2.0	RESEARCH DESIGN .....	2.0–1
3.0	FIELD SURVEY .....	3.0–1
3.1	Survey Methods .....	3.0–1
3.2	Results.....	3.0–1
4.0	RECOMMENDATIONS.....	4.0–1
5.0	LIST OF PREPARERS AND ORGANIZATIONS CONTACTED .....	5.0–1
6.0	REFERENCES CITED.....	6.0–1

## **List of Appendices**

Appendix A – Resumes of Key Personnel

Appendix B – Archaeological Records Search Results\*

Appendix C – NAHC Sacred Lands File Search Results\*

*\*Deleted for public review and bound separately in the Confidential Appendix*

## **List of Figures**

<b><u>Figure</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Figure 1.1–1	General Location Map.....	1.0–2
Figure 1.1–2	Project Location Map (USGS) .....	1.0–3
Figure 1.1–3	Project Development Map.....	1.0–4

## **List of Plates**

<b><u>Plate</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Plate 3.2–1	Overview of the existing orange grove from the northwest corner, facing southeast.....	3.0–2
Plate 3.2–2	Overview of the project from the northeast corner, facing southwest.....	3.0–2
Plate 3.2–3	Overview of maintained residential landscaping and the gravel driveway, facing northeast.....	3.0–3
Plate 3.2–4	Overview of the main residence and landscaping limiting ground visibility, facing southwest.....	3.0–3
Plate 3.2–5	Overview of the project showing limited ground visibility in the southeastern corner of the project, facing northeast .....	3.0–4
Plate 3.2–6	Overview of infrastructure limiting ground visibility, facing north .....	3.0–4

## **List of Tables**

<b><u>Table</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Table 1.4–1	Cultural Resource Located Within One Mile of the Project.....	1.0–13



## **MANAGEMENT SUMMARY/ABSTRACT**

At the direction of Oakdale Estates, LLC, BFSA Environmental Services, a Perennial Company (BFSA), conducted an archaeological assessment for the 5300 Oakdale Avenue Project. As designed, the project will redevelop a portion of the remaining Bothwell Ranch located within the Tarzana neighborhood of the city of Los Angeles, California. The project includes approximately 14 acres, comprised of portions of Assessor's Parcel Numbers (APNs) 2164-008-001, -005, -006, and -007, situated in an unsectioned portion (Township 1 North, Range 16 West, San Bernardino Baseline and Meridian [projected]) of the U.S. Geological Survey (USGS) 1:24,000-scale *Canoga Park, California* topographic quadrangle (7.5-minute) map. As designed, the project applicant is transferring 4.15 acres of the subject property to the Mountains Recreation and Conservation Authority (MRCA) for preservation, while the remainder of the property will be developed for residential lots.

The purpose of this investigation was to locate, record, and evaluate any archaeological resources within the project as part of the City of Los Angeles environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The Bothwell Ranch structures within the project and the project's impact upon these built resources is outside the scope of this report.

The archaeological investigation of the project includes an archaeological records search conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton), in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. The results of the records search indicate that no recorded archaeological resources are located within the project; however, one resource, a prehistoric occupation site that contained a burial, is recorded within one mile of the property. A review of aerial photographs and historic maps shows that the agricultural activity and development within the project vicinity spans the twentieth century. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC), which was returned with positive results.

The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. During the survey, ground visibility fluctuated from moderate visibility throughout the remaining orange grove to poor visibility in other areas due to existing structures, landscaping, hardscape, and infrastructure. The archaeological field survey did not locate any archaeological resources within the subject property.

Based upon the location of the project near multiple natural sources of water coupled with the records search results, known historic occupation of the property, and poor visibility during the survey, it is recommended that ground-disturbing activities associated with the development of the project be monitored by an archaeologist. A copy of this report will be permanently filed with the SCCIC at CSU Fullerton. All notes, photographs, and other materials

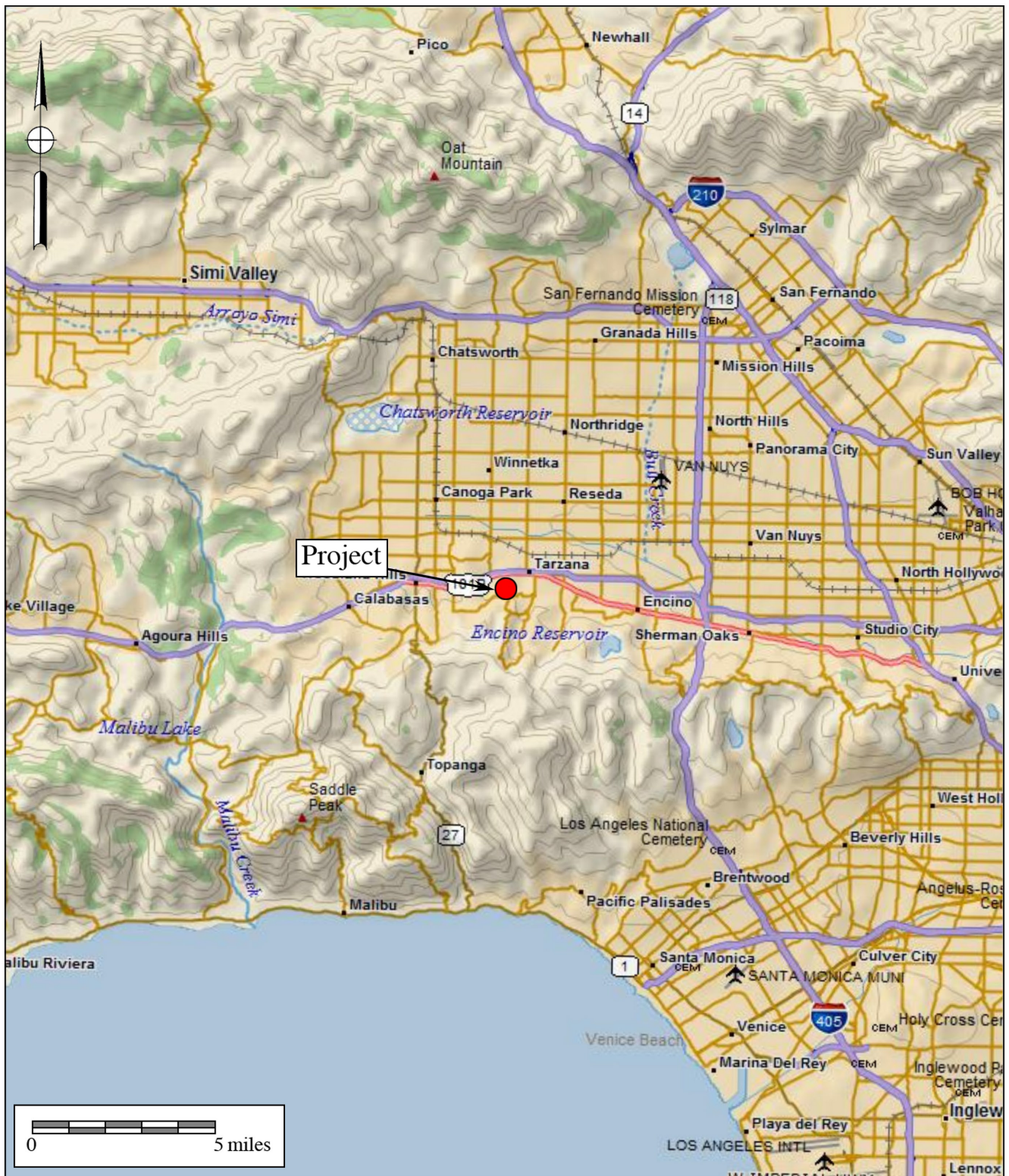
related to this project will be curated at the archaeological laboratory of BFSA in Poway, California.

## **1.0 INTRODUCTION**

### **1.1 Project Description**

The cultural resources study program for the 5300 Oakdale Avenue Project was conducted in order to comply with CEQA and City of Los Angeles environmental guidelines. Situated within the San Fernando Valley, the project is located within the Tarzana neighborhood of the city of Los Angeles, California (Figure 1.1–1). The project is situated in an unsectioned portion (Township 1 North, Range 16 West, San Bernardino Baseline and Meridian [projected]) of the USGS 1:24,000-scale *Canoga Park, California* topographic quadrangle (7.5-minute) map (Figure 1.1–2). The 14-acre project includes APNs 2164-008-001, -005, -006, and -007. Presently, the subject property contains the remains of the Bothwell Ranch, which consist of orange groves, a main single-family residence and variety of ancillary buildings and infrastructure. The project applicant is transferring 4.15 acres of the subject property to the MRCA while the remainder of the project acreage will be developed for residential lots (Figure 1.1–3).

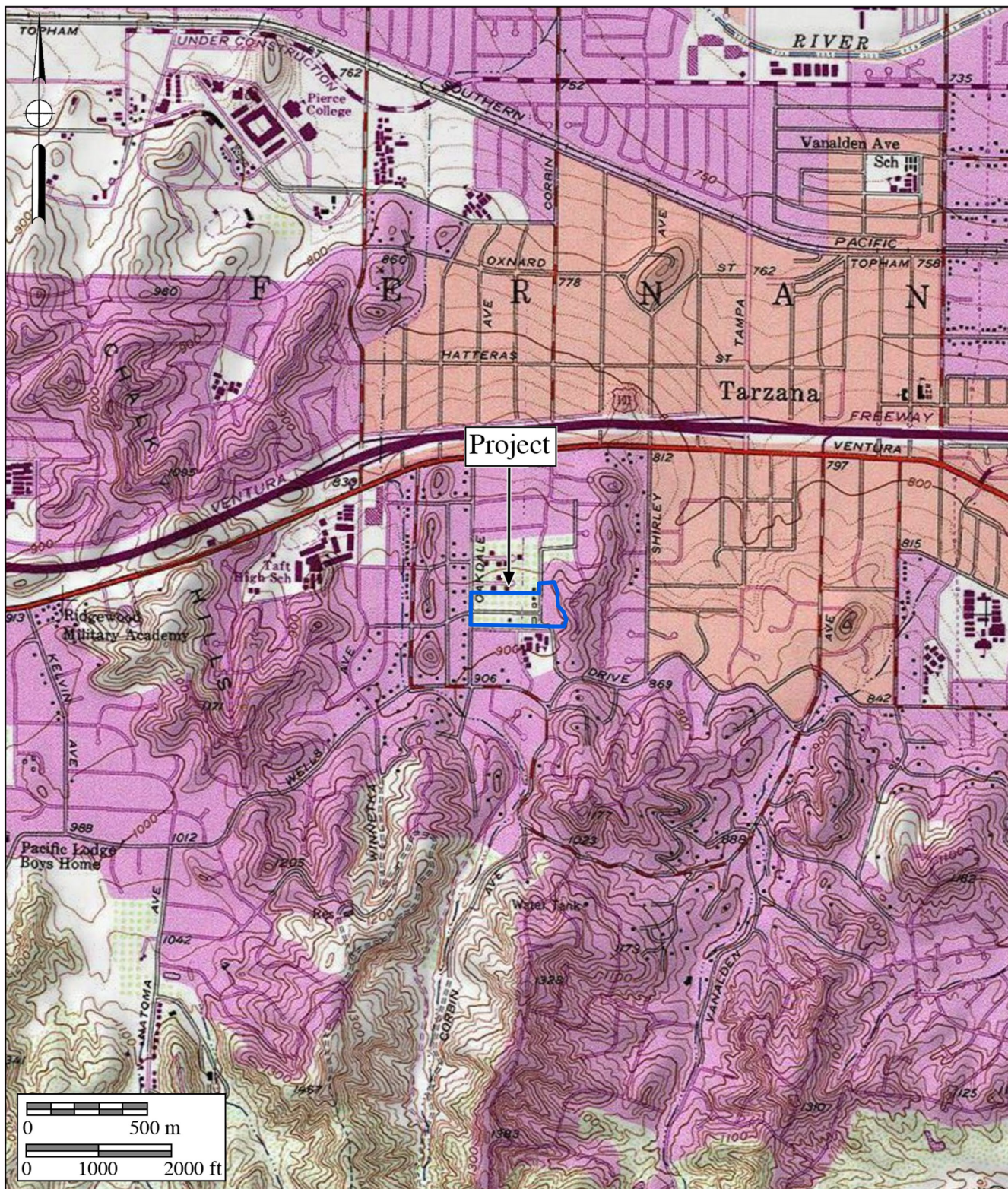
The study of the historic Bothwell Ranch structures within the property is being completed independent from the current archaeological survey (Grimes 2022). As such, BFSa only surveyed the property for archaeological resources. The decision to request this investigation was based upon the cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for prehistoric resources in a given area is usually indicated by known settlement patterns which, in the San Fernando Valley area of Los Angeles County, were focused around freshwater resources and a food supply, while sensitivity for historic resources in the area tend to be associated with the early twentieth century agricultural or residential development of the region.



**Figure 1.1–1**  
**General Location Map**

The 5300 Oakdale Avenue Project  
 DeLorme (1:250,000 series)





**Figure 1.1–2**  
**Project Location Map**

The 5300 Oakdale Avenue Project  
 USGS Canoga Park Quadrangle (7.5-minute series)





**Figure 1.1-3**  
**Project Development Map**  
The 5300 Oakdale Avenue Project

## **1.2 Environmental Setting**

The 5300 Oakdale Avenue Project is situated in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends approximately 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. Geologically, the project is mapped as alluvial gravel, sand, and clay of valley areas (Holocene) (Dibblee 1992). The specific soil type found in the project is primarily mapped as Conejo-Urban land complex, 0 to 2 percent slopes, MLRA 19 (110) (NRCS 2019).

The subject property is located within the San Fernando Valley, east of the Chalk Hills, and just north of the Santa Monica Mountains. Various seasonal drainages that transport water from the higher elevated Santa Monica Mountains are located within the project vicinity. However, the closest major natural water source is the Los Angeles River, which is situated just over one and a half miles to the north. The property is relatively flat but does gently rise toward the east. As such, the elevation of the project ranges from approximately 880 feet above mean sea level (AMSL) to approximately 890 feet AMSL. The vegetation found within the project entirely consists of an existing orange grove and maintained residential landscaping.

## **1.3 Cultural Setting**

### *1.3.1 Prehistoric Period*

Several prehistoric cultural chronologies have been proposed for the southern California coast and nearby inland areas, such as two of the most frequently cited sequences developed by William Wallace (1955) and Claude Warren (1968). Such chronologies provide a framework to discuss archaeological data in relation to broad cultural changes seen in the archaeological record. The chronological sequence presented herein represents an updated synthesis of these schemes for Los Angeles County and surrounding regions. The prehistoric sequence of the area can be divided into four broad temporal categories. It should be noted that the prehistoric chronology for the region is being refined on a continuing basis, with new discoveries and improvements being made as the accuracy of dating techniques improves.

#### *Terminal Pleistocene and Early Holocene: Paleo-Coastal Period (circa 9500 to 7000/6500 B.C.)*

Although data on early human occupation for the southern California coast is limited, archaeological evidence from the northern Channel Islands suggests initial settlement within the region occurred at least 12,000 years before the present (YBP). At Daisy Cave (SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal Pleistocene, sometime between 9600 and 9000 calibrated (cal) B.C. (Erlandson et al. 1996). Nearby on Santa Rosa Island, human remains from the Arlington Springs Site (SRI-1730) have been dated between 11,000 and 10,000 cal B.C. (Johnson et al. 2002). Archaeological data recovered from these and other coastal Paleo Indian sites indicate a distinctively maritime cultural adaptation, termed the “Paleo-Coastal Tradition” (Moratto 1984), which involved the use of seafaring technology and a

subsistence regime focused upon shellfish gathering and fishing (Rick et al. 2001).

Relatively few sites have been identified in Los Angeles County that date to the terminal Pleistocene and early Holocene. Evidence of possible early human occupation has been found at the sand dune bluff site of Malaga Cove (LAN-138), located between Redondo Beach and Palos Verdes (Walker 1951). Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, including shell, animal bone, and chipped stone tools, may date to as early as 8000 cal B.C. (Moratto 1984:168; Wallace 1986).

*Middle Holocene: Milling Stone Period (circa 7000/6500 to 1500/1000 B.C.)*

The Milling Stone Period or Horizon, also referred to as the “Encinitas Tradition,” is the earliest well-established cultural occupation of the coastal areas of the region (Sutton 2010; Sutton and Gardner 2010). The onset of this period, which began sometime between 7000 and 6500 cal B.C., is marked by the expansion of populations throughout southern California. Regional variations in technology, settlement patterns, and mortuary practices among Milling Stone sites have led researchers to define several local manifestations or “patterns” of the tradition (Sutton and Gardner 2010). Groups that occupied modern-day Los Angeles County are thought to have been relatively small and highly mobile during this time, with a general subsistence economy focused upon the gathering of shellfish and plant foods, particularly hard seeds, with hunting being of less importance (Glassow et al. 2007).

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Milling Stone Period: Topanga I (circa 6500 to 3000 B.C.) and Topanga II (circa 3000 to 1000 B.C.) (Sutton and Gardner 2010). Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals. Projectile points are quite rare, with those present resembling earlier, large, leaf-shaped forms (Glassow et al. 2007). Secondary inhumations with associated cairns are the most common burial form at Milling Stone sites, with small numbers of identified extended inhumations. The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. A significant technological change in ground stone occurs at this time, with the appearance of mortars and pestles at Topanga II sites suggesting the adoption of balanophagy by coastal populations (Sutton and Gardner 2010). The quantity of projectile points also notably increases in Topanga II site deposits, indicating that the hunting of large game may have played a greater role in the subsistence economy than in earlier times. While secondary burials continue to be quite common, a few flexed inhumations have also been recovered from archaeological contexts dating to the Topanga II phase.

A number of Milling Stone sites have been identified in Los Angeles County. The lower component of the Tank Site (LAN-1), located in the Santa Monica Mountains, was excavated in the 1940s and was determined to be Topanga I in age. In the San Fernando Valley, the Encino Site (LAN-111) is thought to have contained a Topanga I component. The artifact assemblage is

definitive of the Topanga I period, containing many milling implements, but few projectile points. The presence of mortars and pestles along with stemmed projectile points at the Chatsworth Site (LAN-21), located at the western edge of the San Fernando Valley, suggests a Topanga II presence. The Big Tujunga Wash Site (LAN-167), located at the eastern edge of the San Fernando Valley, may have also contained a Topanga II component (Sutton and Gardner 2010).

*Late Holocene: Intermediate Period (1500/1000 B.C. to A.D. 750)*

The Intermediate Period, which encompasses the early portion of the “Del Rey Tradition” as defined by Sutton (Sutton 2010), begins around 3,500 YBP. At this time, significant changes are seen throughout the coastal areas of southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley (Sutton 2009). Biological, archaeological, and linguistic data indicates that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations, and are believed to be ancestral to ethnographic Gabrielino groups (Sutton 2009). While archaeological evidence indicates that “relic” Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely replaced or absorbed by the Gabrielino, or Chumash, by 2,000 YBP (Sutton and Gardner 2010:17).

Intermediate Period sites in the region are represented by the “Angeles Pattern” of the Del Rey Tradition (Sutton 2010). Three temporal subdivisions have been defined for the portion of the Angeles Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 B.C.), Angeles II (600 B.C. to A.D. 400), and Angeles III (A.D. 400 to 750) (Sutton and Gardner 2010:8). The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period, an increased emphasis on fishing and terrestrial hunting, and less reliance upon the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this time, with coastal populations in Los Angeles County obtaining small steatite artifacts and *Olivella* sp. shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field (Koerper et al. 2002). Finally, marked changes are seen in mortuary practices during the Angeles I phase with flexed primary inhumations and cremations replacing extended inhumations and cairns.

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2,600 YBP, consisting of large rock cairns or platforms, which contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony (Sutton 2010:14).



Several important changes in the archaeological record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or the inland areas. Archaeological data from Angeles III sites indicates that residents of these settlements practiced a fairly diverse subsistence strategy, which included the exploitation of both marine and terrestrial resources (Sutton 2010:16). Notable technological changes at this time included the introduction of the plank canoe and the bow and arrow (Glassow et al. 2007:203–204). The appearance of new *Olivella* sp. bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California (Koerper et al. 2002). Finally, cremations increase slightly in frequency at this time, with inhumations no longer placed in an extended position (Sutton 2010:18). Intermediate Period sites in Los Angeles County include LAN-2 and LAN-197, which are located in the Santa Monica Mountains. The formal cemeteries at these sites are representative of the increased sedentism that occurred during the Intermediate Period (Glassow et al. 2007:202).

Late Holocene: Late Period (A.D. 750 to Spanish Contact)

The Late Period dates from approximately A.D. 750 until Spanish contact in 1542. Sutton (2010) has divided this period, which falls within the larger Del Rey Tradition, into two phases: Angeles IV (A.D. 750 to 1200) and Angeles V (A.D. 1200 to 1550). The Angeles IV phase is characterized by the continued growth of regional populations and the development of large, sedentary villages. Although chiefdoms appear to have developed in the northern Channel Islands and the Santa Barbara region after 850 YBP (Arnold 1992; Gamble 2005), little direct evidence has been found to suggest that this level of social complexity existed in the Los Angeles area during the Late Prehistoric Period (Sutton 2010).

Several new types of material culture appear during the Angeles IV phase, including Cottonwood series points, birdstone and “spike” effigies, *Olivella* sp. cupped beads, and *Mytilus* sp. shell disc beads. The presence of southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in southern California and the Southwest. Notable changes are seen in regional exchange networks after 800 YBP, with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and comals (cooking dishes) recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between coastal Los Angeles populations and the southern Channel Islands (Koerper et al. 2002:69). Finally, Late Period mortuary practices remain largely unchanged from the Intermediate Period, with flexed primary inhumations continuing to be the preferred burial method.

Late Period sites in Los Angeles County include LAN-227 and LAN-229, which are located in the Santa Monica Mountains. Both sites contain fewer manos and metates than earlier sites, but more mortars, pestles, projectile points, drills, beads, pipes, and bone tools (Moratto 1984:141). Although these sites represent a move toward centralized sedentary villages during



this period, it is unclear whether they represent year-round occupation or semi-permanent villages used as base settlements (Glassow et al. 2007:210).

*Late Holocene/Protohistoric Period/The Gabrielino (1769 to Present)*

During the late Holocene, population size and density increased dramatically, calling for an even more diversified economy (Altschul and Grenda 2002). Ethnographic data, the first of which came from Spanish explorers and missionaries, indicates that the Gabrielino (Tongva) were the major tribe established within the San Gabriel Valley. The Spanish attributed this name to the Native Americans in the area served by the Mission San Gabriel Archángel. Gabrielino territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers, portions of the Santa Monica and Santa Ana mountains, the Los Angeles Basin, the coast from Aliso Creek to Topanga Creek, and San Clemente, San Nicolas, and Santa Catalina islands (Moratto 1984). The Gabrielino spoke a Cupan language that was part of the Shoshonean or Takic family of Uto-Aztecan linguistic stock; these linguistic ties united a dispersed ethnic group occupying 1,500 square miles in the Los Angeles Basin region (Altschul and Grenda 2002). Interestingly, this language stock was different from that of the Chumash to the north in the Santa Barbara region, as well as from the Kumeyaay (Tipai and Ipai) in the San Diego region, both of which spoke languages of the Hokan stock using different dialects.

Ethnographic data states that the Gabrielino were hunters and gatherers whose food sources included acorns, seeds, marine mollusks, fish, and mammals; archaeological sites support this data, with evidence of hunting, gathering, processing, and storage implements including arrow points, fishhooks, scrapers, grinding stones, and basketry awls (Altschul and Grenda 2002). Santa Catalina Island provided a valuable source of steatite for the Gabrielino, which they quarried and traded to other groups (Heizer and Treganza 1972; Moratto 1984). About 50 to 100 permanent villages are estimated to have been in existence at the time of European contact, most of which were located along lowland rivers and streams and along sheltered areas of the coast (Moratto 1984). Smaller satellite villages and resource extraction sites were located between larger villages. Village sites contained varying types of structures, including houses, sweathouses, and ceremonial huts (Bean and Smith 1978). Artistic items included shell set in asphaltum, carvings, paintings, steatite, and baskets (Moratto 1984). Settlements were often located at the intersection of two or more ecozones, thus increasing the variety of resources that were immediately accessible (Moratto 1984). Offshore fishing and hunting was accomplished with the use of plank boats, while shellfish and birds were collected along the coast. At the time of European contact, the Gabrielino, second only to the Chumash, were the wealthiest, most populous, and most powerful ethnic group in southern California (Bean and Smith 1978; Moratto 1984).

As with other Native American populations in southern California, the arrival of the Spanish drastically changed life for the Gabrielino. Incorporation into the mission system disrupted their culture and changed their subsistence practices (Altschul and Grenda 2002). Ranchos were established throughout the area, often in major drainages where Native American

villages tended to be located. By the early 1800s, Mission San Gabriel had expanded its holdings for grazing to include much of the former Gabrielino territory (Altschul and Grenda 2002). Eventually, widespread relocation of Native American groups occurred, resulting in further disruption of the native lifeways. Together with the introduction of Euro-American diseases, the Gabrielino and other groups of southern California experienced drastic population declines; in the early 1860s, a smallpox epidemic nearly wiped out the remaining Gabrielino population (Moratto 1984). While people of Gabrielino descent still live in the Los Angeles area, the Gabrielino were no longer listed as a culturally identifiable group in the 1900 Federal Census (Bean and Smith 1978; Moratto 1984).

### *1.3.2 Historic Period*

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonizing the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked upon a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

On September 8, 1771, Father Pedro Cambón and Father Angel Somera established the Mission San Gabriel de Arcángel near the present-day city of Montebello. In 1775, the mission was moved to its current location in San Gabriel due to better agricultural lands. This mission marked the first sustained European occupation of the Los Angeles County area. Mission San Gabriel, despite a slow start, partially due to misconduct by Spanish soldiers, eventually became so prosperous that it was known as “The Queen of the Missions” (Johnson et al. 1972).

The pueblo that eventually became the city of Los Angeles was established in 1781. During this period, Spain also deeded ranchos to prominent citizens and soldiers (though very few in comparison to the later Mexican Period). One such rancho, Rancho San Pedro, was deeded to soldier Juan José Domínguez in 1784 and comprised 75,000 acres, encompassing the modern South Bay region from the Los Angeles River on the east to the Pacific Ocean on the west.

The area that became Los Angeles County saw an increase in European settlement during the Mexican Period, largely due to the many land grants (ranchos) to Mexican citizens by various governors. The period ended in early January of 1847, when Mexican forces fought the combined United States Army and Navy forces in the Battle of the San Gabriel River on January 8, 1847, and the Battle of La Mesa on January 9, 1847 (Nevin 1978). On January 10, 1847, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General José María Flores withdrew his forces. Shortly thereafter, the newly appointed Mexican Military Commander of California, Andrés Pico, surrendered all of Alta California to United States Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

Settlement of the Los Angeles region accelerated during the early American Period. The county was established on February 18, 1850. It was one of 27 counties established in the months prior to California becoming a state. Many ranchos in the county were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Nonetheless, ranching retained its importance and, by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 1963). In 1854, the United States Congress agreed to let San Pedro become an official port of entry and, by the 1880s, the railroads had established networks throughout the county resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health seekers drawn to the area by the fabled climate in the 1870s to the 1880s (Baur 1959). In 1876, the county had a population of 30,000 (Dumke 1944:7); by 1900, it had reached 100,000.

In the early to mid-1900s, population growth accelerated due to industry that was associated with both world wars, as well as emigration from the Midwest “dust bowl” states during the Great Depression. The county became one of the most densely occupied areas in the United States. The county’s mild climate and successful economy continued to draw new residents in the late 1900s, and much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood’s development into the entertainment capital of the world and southern California’s booming aerospace industry were key factors in the county’s growth.

### General History of the Tarzana Area

The San Fernando Valley was originally part of the mission lands tied to the San Fernando Mission. At the beginning of the twentieth century, the general area was sparsely populated and primarily consisted of agricultural land comprised of fruit and walnut orchards, grazing lands, and wheat fields. The Tarzana area was annexed by the City of Los Angeles in 1915 in preparation for the construction of the Owens Valley aqueduct and a real estate boom brought on by the anticipated access to water (Architectural Research Group, Inc. 2013):

The Los Angeles Suburban Homes Company, headed by Los Angeles Times publisher Harrison Gray Otis, purchased large tracts of land throughout the Survey Area and other newly annexed sections of the Valley. Before dividing the land, the partners of the company chose acreage for themselves. Otis later sold his acreage to Tarzan author Edgar Rice Burroughs in 1919. Burroughs created the community of Tarzana out of his property.

The 1920s brought an influx of people to the San Fernando Valley, which spurred major road, residential, and commercial developments. Specifically, the subject property was utilized for agriculture and was associated with the Bothwell family beginning in the late 1920s (see Grimes 2022 for a detailed discussion on the historic use of the property). Tarzana remained relatively rural and was known as a place where people could purchase large lots for rural residential development within the Los Angeles city limits. The rural character of Tarzana and nearby Encino attracted the entertainment industry and film studios began purchasing property in the vicinity for back lots and studio locations. As such, film stars began to build large estates in the vicinity (Architectural Research Group, Inc. 2013).

After a flood in 1938 that caused a considerable amount of damage to the southern San Fernando Valley, the City channelized the Los Angeles River and in 1941, the Sepulveda Dam was completed. This further enticed people to move the area as the threat of flooding had been greatly reduced. With the end of World War II came more demand for housing in the region. This post-war boom transformed Tarzana as land value increased and the former agricultural properties gave way to residential suburban development (Architectural Research Group, Inc. 2013).

### 1.4 Results of the Archaeological Records Search

An archaeological records search for the project and the surrounding area within a one-mile radius was conducted at the SCCIC at CSU Fullerton (Appendix B). The results of the records search indicate that no recorded archaeological resources are located within the project; however, one resource, a prehistoric occupation site that contained a burial, is recorded within one mile of the property (Table 1.4–1).

**Table 1.4–1**  
Cultural Resource Located Within One Mile of the Project

Site(s)	Description
P-19-000035	Prehistoric occupation site with recovered burial

The SCCIC records search data also identified 10 previous studies that have been conducted within one mile of the project (see Appendix B), none of which included the subject property.

BFSA reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places index
- Historic USGS maps (1903 and 1929 *Calabasas, California* topographic (15-minute) maps; 1928 *Reseda, California* topographic (7.5-minute) map; and 1954, 1972, and 1986 *Canoga Park, California* topographic (7.5-minute) maps)
- Aerial photographs (1947 through 2020)

None of these resources identified any known archaeological resources within the 5300 Oakdale Avenue Project. The maps and aerial photographs confirm the historic use of the property as a citrus ranch and highlight the transformation of the project vicinity from rural agricultural to residential and commercial throughout the mid- to late twentieth century.

BFSA also requested a SLF search from the NAHC to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. This request is not part of any Assembly Bill (AB) 52 Native American consultation. The SLF search has been returned with positive results for potential sites or locations of Native American importance within the vicinity. The NAHC suggested contacting local Native American groups for further information. This additional outreach will be conducted by the lead agency under the official AB 52 Native American consultation process. All correspondence is provided in Appendix C.



## 1.5 Applicable Regulations

Importance is assigned to resources that possess exceptional value or quality illustrating or interpreting the heritage of Los Angeles County in history, architecture, archaeology, engineering, and culture. However, again, BFSa was only tasked with an assessment of archaeological resources within the project. A number of criteria are used in demonstrating archaeological resource importance. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

### *1.5.1 California Environmental Quality Act*

According to CEQA (§15064.5a), the term “historical resource” includes the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] SS5024.1, Title 14 CCR [California Code of Regulations] 9. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:
  - a) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
  - b) Is associated with the lives of persons important in our past;
  - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - d) Has yielded, or may be likely to yield, information important in prehistory or history.

- 4) The fact that a resource is not listed on, or determined eligible for listing on, the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- 2) The significance of an historical resource is materially impaired when a project:
  - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on, the CRHR; or
  - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
  - c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.

3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- (d) When an initial study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:
  - 1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
  - 2) The requirements of CEQA and the Coastal Act.

## **2.0    RESEARCH DESIGN**

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is the northwestern portion of the city of Los Angeles. The scope of work for the archaeological assessment conducted for the 5300 Oakdale Avenue Project included the archaeological survey of the entire approximately 14-acre project. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to archaeological resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project discussed above.

### ***Research Questions:***

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of any located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do located sites compare to others reported from different surveys conducted in the area?
- How do located sites fit existing models of settlement and subsistence for valley environments of the region?

### ***Data Needs***

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

- 1) To identify cultural resources occurring within the project;
- 2) To determine, if possible, site type and function, context of the resource(s), and chronological placement of each cultural resource identified;
- 3) To place each cultural resource identified within a regional perspective; and
- 4) To provide recommendations for the treatment of each cultural resource identified.



### **3.0 FIELD SURVEY**

The archaeological assessment of the project consisted of an institutional records search and an intensive cultural resource survey of the entire 14-acre project. This study was conducted in conformance with City of Los Angeles environmental guidelines, Section 21083.2 of the California PRC, and CEQA. Statutory requirements of CEQA (§15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

#### **3.1 Survey Methods**

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately five to 10 meters apart, when not hindered by development, while visually inspecting the ground surface. Although 4.15 acres of the property are currently slated for preservation with the MRCA, the archaeological survey covered the entire approximately 14-acre property. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were taken frequently.

#### **3.2 Results**

Field Archaeologist Allison D. Reynolds conducted the intensive pedestrian survey on January 27, 2023. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects conducted throughout the property. The survey identified existing structures, orange groves, and associated improvements associated with the former agricultural use of the project, which limited the ability to fully inspect the property for archaeological resources. As such, ground visibility fluctuated from moderate throughout the remaining orange grove to poor in other areas due to existing structures, landscaping, hardscape, and infrastructure (Plates 3.2–1 through 3.2–6). The archaeological field survey did not locate any prehistoric or historic archaeological artifacts or deposits within the subject property. Although the study of the built resources is outside the scope of this study, their presence and age does indicate a potential for buried historic archaeological deposits associated with the agricultural history and occupation of the project.



**Plate 3.2–1: Overview of the existing orange grove from the northwest corner, facing southeast.**



**Plate 3.2–2: Overview of the project from the northeast corner, facing southwest.**





**Plate 3.2–3: Overview of maintained residential landscaping and the gravel driveway, facing east.**



**Plate 3.2–4: Overview of the main residence and landscaping limiting ground visibility, facing southwest.**





**Plate 3.2–5: Overview of the project showing limited ground visibility in the southeastern corner of the project, facing northeast.**



**Plate 3.2–6: Overview of infrastructure limiting ground visibility, facing north.**

## 4.0 **RECOMMENDATIONS**

The archaeological assessment of the 5300 Oakdale Avenue Project was conducted in compliance with CEQA and City of Los Angeles environmental guidelines. No evidence of any archaeological resources was identified within the project during the survey. However, as stated previously, the subject property has been impacted or otherwise disturbed since the 1920s for agricultural operations and associated ranch development. These types of impacts typically remove evidence of surface scatters of cultural artifacts. Further, visibility of the natural ground surface was limited during the survey. As such, it remains unclear whether or not any archaeological resources have ever existed on the property, and the current status of the property appears to have affected the potential to discover any surface scatters of artifacts. Further, the historic occupation and cultivation within the property indicates a potential for buried historic archaeological deposits such as trash deposits, wells, cisterns, and privies. Therefore, due to the project's proximity to multiple natural sources of water, noted historic use of the property, and the limited visibility encountered during the archaeological survey, the potential exists that buried cultural deposits may be present within the property.

Based upon the potential for buried resources, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program will include Native American observers only in the event that prehistoric deposits are discovered. The scope of Native American monitoring will be determined following the discovery of any Native American sites or artifacts.

### Recommended Mitigation Monitoring and Reporting Program (MMRP)

As a condition of project approval, a MMRP is recommended to identify any archaeological resources that may be uncovered during grading and, subsequently, to mitigate potential impacts to any discovered archaeological resources evaluated as significant. This program shall include, but not be limited to, the following actions:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.
- 2) The project applicant shall provide Native American monitoring during grading when the archaeological monitor identifies undisturbed soil or Native American artifacts. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials when the potential exists to encounter prehistoric artifacts.
- 3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.



- 4) During the cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.
- 5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- 6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbing operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.
- 7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- 8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, and accompanied by payment of the fees necessary for permanent curation.
- 9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site Forms.

## **5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED**

The archaeological survey program for the 5300 Oakdale Avenue Project was directed by Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological fieldwork was conducted by Field Archaeologist Allison D. Reynolds. The report text was prepared by Project Archaeologist Andrew J. Garrison, M.A., RPA. Emily T. Soong conducted the records search at the SCCIC at CSU Fullerton and created the report graphics. Technical editing and report production was conducted by Shawna M. Krystek.

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- 1968 Cultural Tradition and Ecological Adaptation on the Southern Coast. In *Archaic Prehistory in the Western United States*, C. I. Williams ed. *Eastern New Mexico University Contributions in Anthropology* 1(3):1–14.

**APPENDIX A**

**Resumes of Key Personnel**

# Andrew J. Garrison, MA, RPA

## Project Archaeologist

BFSA Environmental Services, A Perennial Company

14010 Poway Road • Suite A •

Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: [agarrison@bfsa.perennialenv.com](mailto:agarrison@bfsa.perennialenv.com)



## Education

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<b>Master of Arts, Public History, University of California, Riverside</b>	<b>2009</b>
<b>Bachelor of Science, Anthropology, University of California, Riverside</b>	<b>2005</b>
<b>Bachelor of Arts, History, University of California, Riverside</b>	<b>2005</b>

## Professional Memberships

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Register of Professional Archaeologists	Society of Primitive Technology
Society for California Archaeology	Lithic Studies Society
Society for American Archaeology	California Preservation Foundation
California Council for the Promotion of History	Pacific Coast Archaeological Society

## Experience

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<b>Project Archaeologist</b>	<b>June 2017–Present</b>
<b>BFSA Environmental Services, A Perennial Company</b>	<b>Poway, California</b>

Project management of all phases of archaeological investigations for local, state, and federal agencies including National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) level projects interacting with clients, sub-consultants, and lead agencies. Supervise and perform fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. Perform and oversee technological analysis of prehistoric lithic assemblages. Author or co-author cultural resource management reports submitted to private clients and lead agencies.

<b>Senior Archaeologist and GIS Specialist</b>	<b>2009–2017</b>
<b>Scientific Resource Surveys, Inc.</b>	<b>Orange, California</b>

Served as Project Archaeologist or Principal Investigator on multiple projects, including archaeological monitoring, cultural resource surveys, test excavations, and historic building assessments. Directed projects from start to finish, including budget and personnel hours proposals, field and laboratory direction, report writing, technical editing, Native American consultation, and final report submittal. Oversaw all GIS projects including data collection, spatial analysis, and map creation.

<b>Preservation Researcher</b>	<b>2009</b>
<b>City of Riverside Modernism Survey</b>	<b>Riverside, California</b>

Completed DPR Primary, District, and Building, Structure and Object Forms for five sites for a grant-funded project to survey designated modern architectural resources within the City of Riverside.

**Information Officer**  
**Eastern Information Center (EIC), University of California, Riverside**

**2005, 2008–2009**  
**Riverside, California**

Processed and catalogued restricted and unrestricted archaeological and historical site record forms. Conducted research projects and records searches for government agencies and private cultural resource firms.

## Reports/Papers

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- 2019 A Class III Archaeological Study for the Tuscany Valley (TM 33725) Project National Historic Preservation Act Section 106 Compliance, Lake Elsinore, Riverside County, California. Contributing author. Brian F. Smith and Associates, Inc.
- 2019 A Phase I and II Cultural Resources Assessment for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2019 A Phase I Cultural Resources Assessment for the 10575 Foothill Boulevard Project, Rancho Cucamonga, California. Brian F. Smith and Associates, Inc.
- 2019 Cultural Resources Study for the County Road and East End Avenue Project, City of Chino, San Bernardino County, California. Brian F. Smith and Associates, Inc.
- 2019 Phase II Cultural Resource Study for the McElwain Project, City of Murrieta, California. Contributing author. Brian F. Smith and Associates, Inc.
- 2019 A Section 106 (NHPA) Historic Resources Study for the McElwain Project, City of Murrieta, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2018 Cultural Resource Monitoring Report for the Sewer Group 818 Project, City of San Diego. Brian F. Smith and Associates, Inc.
- 2018 Phase I Cultural Resource Survey for the Stone Residence Project, 1525 Buckingham Drive, La Jolla, California 92037. Brian F. Smith and Associates, Inc.
- 2018 A Phase I Cultural Resources Assessment for the Seaton Commerce Center Project, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2017 A Phase I Cultural Resources Assessment for the Marbella Villa Project, City of Desert Hot Springs, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2017 Phase I Cultural Resources Survey for TTM 37109, City of Jurupa Valley, County of Riverside. Brian F. Smith and Associates, Inc.
- 2017 A Phase I Cultural Resources Assessment for the Winchester Dollar General Store Project, Riverside County, California. Brian F. Smith and Associates, Inc.
- 2016 John Wayne Airport Jet Fuel Pipeline and Tank Farm Archaeological Monitoring Plan. Scientific Resource Surveys, Inc. On file at the County of Orange, California.
- 2016 Historic Resource Assessment for 220 South Batavia Street, Orange, CA 92868 Assessor's Parcel Number 041-064-4. Scientific Resource Surveys, Inc. Submitted to the City of Orange as part of Mills Act application.

- 2015 Historic Resource Report: 807-813 Harvard Boulevard, Los Angeles. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.
- 2015 Exploring a Traditional Rock Cairn: Test Excavation at CA-SDI-13/RBLI-26: The Rincon Indian Reservation, San Diego County, California. Scientific Resource Surveys, Inc.
- 2014 Archaeological Monitoring Results: The New Los Angeles Federal Courthouse. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.
- 2012 Bolsa Chica Archaeological Project Volume 7, Technological Analysis of Stone Tools, Lithic Technology at Bolsa Chica: Reduction Maintenance and Experimentation. Scientific Resource Surveys, Inc.

## Presentations

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- 2017 "Repair and Replace: Lithic Production Behavior as Indicated by the Debitage Assemblage from CA-MRP-283 the Hackney Site." Presented at the Society for California Archaeology Annual Meeting, Fish Camp, California.
- 2016 "Bones, Stones, and Shell at Bolsa Chica: A Ceremonial Relationship?" Presented at the Society for California Archaeology Annual Meeting, Ontario, California.
- 2016 "Markers of Time: Exploring Transitions in the Bolsa Chica Assemblage." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.
- 2016 "Dating Duress: Understanding Prehistoric Climate Change at Bolsa Chica." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.
- 2014 "New Discoveries from an Old Collection: Comparing Recently Identified OGR Beads to Those Previously Analyzed from the Encino Village Site." Presented at the Society for California Archaeology Annual Meeting, Visalia, California.
- 2012 Bolsa Chica Archaeology: Part Seven: Culture and Chronology. Lithic demonstration of experimental manufacturing techniques at the April meeting of The Pacific Coast Archaeological Society, Irvine, California.



**APPENDIX B**

**Archaeological Records Search Results**

*(Deleted for Public Review; Bound Separately)*

**APPENDIX C**

**NAHC Sacred Lands File Search Results**

*(Deleted for Public Review; Bound Separately)*

# **NOISE TECHNICAL REPORT**

## **5300 Oakdale Avenue Project**

Prepared by: DKA Planning

Prepared for: CAJA Environmental Planning

January 2023 (revised March 2024)



# NOISE TECHNICAL REPORT

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## Introduction

This technical report evaluates noise impacts from construction and operation of a Proposed Project at 5300 Oakdale Avenue in the City of Los Angeles. The analysis discusses applicable regulations and compares impacts to appropriate thresholds of significance. Noise measurements, calculation worksheets, and a map of noise receptors and measurement locations are included in the Technical Appendix to this analysis.

## Characteristics of Sound

Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement for sound is the decibel (dB). The human ear is not equally sensitive to sound at all frequencies. The “A-weighted scale,” abbreviated dBA, reflects the normal hearing sensitivity range of the human ear. On this scale, the range of human hearing extends from approximately 3 to 140 dBA. Table 1 provides examples of A-weighted noise levels from common sources.

**Table 1**  
**A-Weighted Decibel Scale**

Typical A-Weighted Sound Levels	Sound Level (dBA, $L_{eq}$ )
Threshold of Pain	140
Jet Takeoff at 100 Meters	125
Jackhammer at 15 Meters	95
Heavy Diesel Truck at 15 Meters	85
Conversation at 1 Meter	60
Soft Whisper at 2 Meters	35
<i>Source: United States Occupational Safety &amp; Health Administration, Noise and Hearing Conversation Technical Manual, 1999.</i>	

## Noise Definitions

Equivalent Noise Level ( $L_{eq}$ ):  $L_{eq}$  represents the average noise level on an energy basis for a specific time period. Average noise level is based on the energy content (acoustic energy) of sound. For example, the  $L_{eq}$  for one hour is the energy average noise level during that hour.  $L_{eq}$  can be thought of as a continuous noise level of a certain period equivalent in energy content to a fluctuating noise level of that same period.

Maximum Noise Level ( $L_{max}$ ):  $L_{max}$  represents the maximum instantaneous noise level measured during a given time period.

Community Noise Equivalent Level (CNEL): CNEL is an adjusted noise measurement scale of average sound level during a 24-hour period. Due to increased noise sensitivities during evening



and night hours, human reaction to sound between 7:00 P.M. and 10:00 P.M. is as if it were actually 5 dBA higher than had it occurred between 7:00 A.M. and 7:00 P.M. From 10:00 P.M. to 7:00 A.M., humans perceive sound as if it were 10 dBA higher. To account for these sensitivities, CNEL figures are obtained by adding an additional 5 dBA to evening noise levels between 7:00 P.M. and 10:00 P.M. and 10 dBA to nighttime noise levels between 10:00 P.M. and 7:00 A.M. As such, 24-hour CNEL figures are always higher than their corresponding actual 24-hour averages.

## Effects of Noise

The degree to which noise can impact an environment ranges from levels that interfere with speech and sleep to levels that can cause adverse health effects. Most human response to noise is subjective. Factors that influence individual responses include the intensity, frequency, and pattern of noise; the amount of background noise present; and the nature of work or human activity exposed to intruding noise. According to the National Institute of Health (NIH), extended or repeated exposure to sounds at or above 85 dB can cause hearing loss. Sounds of 70 dBA or less, even after continuous exposure, are unlikely to cause hearing loss.<sup>1</sup> The World Health Organization (WHO) reports that adults should not be exposed to sudden “impulse” noise events of 140 dB or greater. For children, this limit is 120 dB.<sup>2</sup>

Exposure to elevated nighttime noise levels can disrupt sleep, leading to increased levels of fatigue and decreased work or school performance. For the preservation of healthy sleeping environments, the WHO recommends that continuous interior noise levels not exceed 30 dBA and that individual noise events of 45 dBA or higher be avoided.<sup>3</sup> Assuming a conservative exterior to interior sound reduction of 15 dBA, continuous exterior noise levels should therefore not exceed 45 dBA. Individual exterior events of 60 dBA or higher should also be limited. Some epidemiological studies have shown a weak association between long-term exposure to noise levels of 65 to 70 dBA and cardiovascular effects, including ischemic heart disease and hypertension. However, at this time, the relationship is largely inconclusive.

People with normal hearing sensitivity can recognize small changes in sound levels of approximately 3 dBA. Changes of at least 5 dBA can be readily noticeable while sound level increases of 10 dBA or greater are perceived as a doubling in loudness.<sup>4</sup> However, during daytime, few people are highly annoyed by noise levels below 55 dBA  $L_{eq}$ .<sup>5</sup>

## Noise Attenuation

Noise levels decrease as the distance from noise sources to receivers increases. For each doubling of distance, noise from stationary sources can decrease by about 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots) and 7.5 dBA over soft surfaces (e.g.,

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<sup>1</sup> National Institute of Health, National Institute on Deafness and Other Communication, [www.nidcd.nih.gov/health/noise-induced-hearing-loss](http://www.nidcd.nih.gov/health/noise-induced-hearing-loss).

<sup>2</sup> World Health Organization, *Guidelines for Community Noise*, 1999.

<sup>3</sup> World Health Organization, *Guidelines for Community Noise*, 1999.

<sup>4</sup> Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, 2018.

<sup>5</sup> World Health Organization, *Guidelines for Community Noise*, 1999.

absorptive surfaces such as soft dirt and grass). For example, if a point source produces a noise level of 89 dBA at a reference distance of 50 feet over an asphalt surface, its noise level would be approximately 83 dBA at a distance of 100 feet, 77 dBA at 200 feet, etc. Noises generated by mobile sources such as roadways decrease by about 3 dBA over hard surfaces and 4.5 dBA over soft surfaces for each doubling of distance. It should be noted that because decibels are logarithmic units, they cannot be added or subtracted. For example, two cars each producing 60 dBA of noise would not produce a combined 120 dBA.

Noise is most audible when traveling by direct line of sight, an unobstructed visual path between noise source and receptor. Barriers that break line of sight between sources and receivers, such as walls and buildings, can greatly reduce source noise levels by allowing noise to reach receivers by diffraction only. As a result, sound barriers can generally reduce noise levels by up to 15 dBA.<sup>6</sup> The effectiveness of barriers can be greatly reduced when they are not high or long enough to completely break line of sight from sources to receivers.

## **Regulatory Setting**

### ***Federal***

There are no federal noise standards that directly regulate environmental noise related to the construction or operation of the Project, which is a private development in the City. With regard to noise exposure and workers, the Office of Safety and Health Administration (OSHA) regulations safeguard the hearing of workers exposed to occupational noise.

### ***State***

The State's 2017 General Plan Guidelines establish county and city standards for acceptable exterior noise levels based on land use. These standards are incorporated into land use planning processes to prevent or reduce noise and land use incompatibilities. Table 2 illustrates state compatibility considerations between land uses and exterior noise levels.

California Government Code Section 65302 also requires each county and city to prepare and adopt a comprehensive long-range general plan for its physical development. Section 65302(f) requires a noise element to be included in the general plan. This noise element must identify and appraise noise problems in the community, recognize Office of Noise Control guidelines, and analyze and quantify current and projected noise levels.

The state has also established noise insulation standards for new multi-family residential units, hotels, and motels that are subject to relatively high levels of noise from transportation. The noise insulation standards, collectively referred to as the California Noise Insulation Standards (Title 24, California Code of Regulations) set forth an interior standard of 45 dBA CNEL for habitable rooms. The standards require an acoustical analysis which indicates that dwelling units meet this interior standard where such units are proposed in areas subject to exterior noise levels greater than 60

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<sup>6</sup> California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

dBA CNEL. Local jurisdictions typically enforce the California Noise Insulation Standards through the building permit application process.

**Table 2**  
**Community Noise Exposure (CNEL)**

<b>Land Use</b>	<b>Normally Acceptable<sup>a</sup></b>	<b>Conditionally Acceptable<sup>b</sup></b>	<b>Normally Unacceptable<sup>c</sup></b>	<b>Clearly Unacceptable<sup>d</sup></b>
Single-family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	above 75
Multi-Family Homes	50 - 65	60 - 70	70 - 75	above 75
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	above 80
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	above 75
Auditoriums, Concert Halls, Amphitheaters	---	50 - 70	---	above 70
Sports Arena, Outdoor Spectator Sports	---	50 - 75	---	above 75
Playgrounds, Neighborhood Parks	50 - 70	---	67 - 75	above 75
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 75	---	70 - 80	above 80
Office Buildings, Business and Professional Commercial	50 - 70	67 - 77	above 75	---
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	above 75	---

<sup>a</sup> **Normally Acceptable:** Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

<sup>b</sup> **Conditionally Acceptable:** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

<sup>c</sup> **Normally Unacceptable:** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

<sup>d</sup> **Clearly Unacceptable:** New construction or development should generally not be undertaken.

Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.

## **City**

### *General Plan*

The City's General Plan includes a Noise Element that includes policies and standards to guide the control of noise to protect residents, workers, and visitors. Its primary goal is to regulate long-term noise impacts to preserve acceptable noise environments for all types of land uses. It includes programs applicable to construction projects that call for protection of noise sensitive uses and the use of best practices to minimize short-term noise impacts. However, the Noise Element contains no quantitative or other thresholds of significance for evaluating a project's noise impacts. Instead, it adopts the state's guidance on noise and land use compatibility, shown in Table 2, "to help guide determination of appropriate land use and mitigation measures vis-à-vis existing or anticipated ambient noise levels." It also includes a policy and an objective that are relevant to the Project:

**Policy 2.2:** Enforce and/or implement applicable city, state, and federal regulations intended to mitigate proposed noise producing activities, reduce intrusive noise and alleviate noise that is deemed a public nuisance.

**Objective 3 (Land Use Development):** Reduce or eliminate noise impacts associated with proposed development of land and changes in land use.

There are also two programs that are applicable to development projects:

**Program 11:** For a proposed development project that is deemed to have a potentially significant noise impact on noise sensitive uses, as defined by this chapter, require mitigation measures, as appropriate, in accordance with California Environmental Quality Act and city procedures.

**Program 12:** When issuing discretionary permits for a proposed noise-sensitive use (as defined by this chapter) or a subdivision of four or more detached single-family units and which use is determined to be potentially significantly impacted by existing or proposed noise sources, require mitigation measures, as appropriate, in accordance with procedures set forth in the California Environmental Quality Act so as to achieve an interior noise level of a CNEL of 45 dB, or less, in any habitable room, as required by Los Angeles Municipal Code Section 91.

### *Los Angeles Municipal Code*

The LAMC contains regulations that would regulate noise from the Project's temporary construction activities. Section 41.40(a) would prohibit construction activities between 9:00 P.M. and 7:00 A.M., Monday through Friday. Subdivision (c) would further prohibit such activities from occurring before 8:00 A.M. or after 6:00 P.M. on any Saturday or national holiday, or at any time on any Sunday. These restrictions serve to limit specific Project construction activities to Monday through Friday 7:00 A.M. to 9:00 P.M., and 8:00 A.M. to 6:00 P.M. on Saturdays or national holidays.

SEC.41.40. NOISE DUE TO CONSTRUCTION, EXCAVATION WORK—WHEN PROHIBITED

- (a) *No person shall, between the hours of 9:00 P.M. and 7:00 A.M. of the following day, perform any construction or repair work of any kind upon, or any excavating for, any building or structure, where any of the foregoing entails the use of any power drive drill, riveting machine excavator or any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel or apartment or other place of residence. In addition, the operation, repair or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited during the hours herein specified. Any person who knowingly and willfully violates the foregoing provision shall be deemed guilty of a misdemeanor punishable as elsewhere provided in this Code.*
- (c) *No person, other than an individual homeowner engaged in the repair or construction of his single-family dwelling shall perform any construction or repair work of any kind upon, or any earth grading for, any building or structure located on land developed with residential buildings under the provisions of Chapter I of this Code, or perform such work within 500 feet of land so occupied, before 8:00 A.M. or after 6:00 P.M. on any Saturday or national holiday nor at any time on any Sunday. In addition, the operation, repair, or servicing of construction equipment and the job-site delivering of construction materials in such areas shall be prohibited on Saturdays and on Sundays during the hours herein specific...*

Section 112.04 of the LAMC bans the use of gas-powered leaf blowers within 500 feet of a residence between 10:00 P.M. and 7:00 A.M. This also includes lawn mowers, lawn edgers, riding tractors, or other equipment that makes loud sounds.

Section 112.05 of the LAMC establishes noise limits for powered equipment and hand tools operated in a residential zone or within 500 feet of any residential zone. Of particular importance to construction activities is subdivision (a), which institutes a maximum noise limit of 75 dBA as measured at a distance of 50 feet from the activity for the types of construction vehicles and equipment that would likely be used in the construction of the Project. However, the LAMC notes that these limitations would not necessarily apply if it can be proven that the Project's compliance would be technically infeasible despite the use of noise-reducing means or methods.

SEC. 112.05. MAXIMUM NOISE LEVEL OF POWERED EQUIPMENT OR POWERED HAND TOOLS

*Between the hours of 7:00 A.M. and 10:00 P.M., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:*



- (a) *75 dBA for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;*
- (b) *75 dBA for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;*
- (c) *65 dBA for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors.*

*Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment.*

In addition, the LAMC regulates long-term operations of land uses, including but not limited to the following regulations.

Section 111.02 discusses the measurement procedure and criteria regarding the sound level of “offending” noise sources. A noise source causing a 5 dBA increase over the existing average ambient noise levels of an adjacent property is considered to create a noise violation. However, Section 111.02(b) provides a 5 dBA allowance for noise sources lasting more than five but less than 15 minutes in any 1-hour period, and a 10 dBA allowance for noise sources causing noise lasting 5 minutes or less in any 1-hour period. In accordance with these regulations, a noise level increase from certain city-regulated noise sources of five dBA over the existing or presumed ambient noise level at an adjacent property is considered a violation.

Section 112.01 of the LAMC would prohibit any amplified noises, especially those from outdoor sources (e.g., outdoor speakers, stereo systems) from exceeding the ambient noise levels of adjacent properties by more than 5 dBA. Any amplified noises would also be prohibited from being audible at any distance greater than 150 feet from the Project’s property line, as the Project is located within 500 feet of residential zones.

#### **SEC.112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES**

- (a) *It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.*

- (b) *Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.*
- (c) *Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.*

Section 112.02 would prevent Project heating, ventilation, and air conditioning (HVAC) systems and other mechanical equipment from elevating ambient noise levels by more than 5 dBA.

SEC.112.02. AIR CONDITIONING, REFRIGERATION, HEATING, PLUMBING, FILTERING EQUIPMENT

- (a) *It shall be unlawful for any person, within any zone of the city, to operate any air conditioning, refrigeration or heating equipment for any residence or other structure or to operate any pumping, filtering or heating equipment for any pool or reservoir in such manner as to create any noise which would cause the noise level on the premises of any other occupied property ... to exceed the ambient noise level by more than five decibels.*

The LAMC also provides regulations regarding vehicle-related noise, including Sections 114.02, 114.03, and 114.06. Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City in a manner that would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than 5 dBA. Section 114.03 prohibits loading and unloading causing any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building between the hours of 10:00 P.M. and 7:00 A.M. Section 114.06 requires vehicle theft alarm systems to be silenced within five minutes.

## **Existing Noise Conditions**

### **Noise Sensitive Receptors**

The Project Site is located in a residential area within the Tarzana neighborhood. Sensitive receptors within 0.25 miles of the Project Site include, but are not limited to, the following representative sampling:

- Residences, 19800 block of Linnet Street; with residences as close as 10 feet north of the Project Site.
- Residences, 19800 block of Collier Street; with residences as close as 40 feet south of the Project Site.
- CHIME Institute's Schwarzenegger Community School, 19722 Collier Street; 50 feet south of the Project Site.

- Residences, 5200 block of Bothwell Road; with residences as close as 60 feet east of the Project Site.
- Residences, 5200 block of Oakdale Avenue; with residences as close as 80 feet west of the Project Site.
- Residences, 5300 block of Corbin Avenue; as close as 210 feet northeast of the active construction site of the Project Site.
- Thoreau High School, 5429 Quakertown Avenue; 1,270 feet west of the Project Site.

### ***Existing Ambient Noise Levels***

The Project Site is currently developed with an orchard and a vacant single-family house, and associated structures, which include a residence, workshop and gallery, an office, and several garages. Operation of the orchard may involve intermittent use of powered equipment fueled by diesel fuel or gasoline to gather, transport, or process fruit.

There is intermittent noise from the operation of the parking lot, including tire friction as vehicles navigate to and from parking spaces, minor engine acceleration, doors slamming, and occasional car alarms. Most of these sources are instantaneous (e.g., car alarm chirp, door slam, etc.) while others may last a few seconds. There is also infrequent noise from occasional solid waste management and collection activities that are of short duration, as is occasional loading of goods that must comply with LAMC Section 114.03, as the Project Site is within 200 feet of residences.

Traffic is the primary source of noise near the Project Site, largely from the operation of vehicles with internal combustion engines and frictional contact with the ground and air.<sup>7</sup> This includes minor traffic on local streets like Oakdale Avenue and Collier Street. To the north, traffic on Ventura Boulevard generates higher levels of noise, as it carries about 2,008 vehicles at Winnetka Avenue in the A.M. peak hour.<sup>8</sup>

In January 2023, DKA Planning took short-term noise measurements near the Project Site to determine the ambient noise conditions of the neighborhood near sensitive receptors.<sup>9</sup> As shown in Table 3, noise levels along roadways near the Project Site ranged from 60.9 to 63.7 dBA  $L_{eq}$ , which is generally consistent with the traffic volumes on the applicable street(s). 24-hour CNEL noise levels are generally considered “Normally Acceptable” for the types of land uses near the Project Site.

<sup>7</sup> World Health Organization, <https://www.who.int/docstore/peh/noise/Comnoise-2.pdf> accessed March 18, 2021.

<sup>8</sup> DKA Planning 2023, based on Los Angeles database of traffic volumes on Ventura Blvd at Winnetka Ave, [https://navigatela.lacity.org/dot/traffic\\_data/automatic\\_counts/VENTURA.WINNETKA.150615-AUTO.pdf](https://navigatela.lacity.org/dot/traffic_data/automatic_counts/VENTURA.WINNETKA.150615-AUTO.pdf), 2015 traffic counts adjusted by one percent growth factor to represent existing conditions.

<sup>9</sup> Noise measurements were taken using a Quest Technologies Sound Examiner SE-400 Meter. The Sound Examiner meter complies with the American National Standards Institute (ANSI) and International Electrotechnical Commission (IEC) for general environmental measurement instrumentation. The meter was equipped with an omni-directional microphone, calibrated before the day’s measurements, and set at approximately five feet above the ground.

**Table 3  
Existing Noise Levels**

Noise Measurement Locations	Primary Noise Source	Sound Levels		Nearest Sensitive Receptor(s)	Noise/Land Use Compatibility <sup>b</sup>
		dBA (L <sub>eq</sub> )	dBA (CNEL) <sup>a</sup>		
A. 5220 Oakdale Ave.	Traffic on Oakdale Ave.	56.5	54.5	Residence – 5220 Oakdale Ave.	Normally Acceptable
B. 19850 Linnet St.	Traffic on Oakdale Ave.	52.7	50.7	Residences – 19850 Linnet St and 5315 Oakdale Ave.	Normally Acceptable
C. 5332 Corbin Ave.	Traffic on Corbin Ave.	60.5	58.5	Residence – 5332 Corbin Ave.	Normally Acceptable
D. CHIME Institute	Traffic on Collier St.	54.2	52.2	CHIME Institute	Normally Acceptable
E. 5229 Bothwell Rd.	Traffic on Bothwell Rd.	55.6	53.6	Residence – 5229 Bothwell Rd.	Normally Acceptable
<sup>a</sup> Estimated based on short-term (15-minute) noise measurement using Federal Transit Administration procedures from 2018 Transit Noise and Vibration Impact Assessment Manual, Appendix E, Option 4. <sup>b</sup> Pursuant to California Office of Planning and Research “General Plan Guidelines, Noise Element Guidelines, 2017. When noise measurements apply to two or more land use categories, the more noise-sensitive land use category is used. See Table 2 above for definition of compatibility designations.					
Source: DKA Planning, 2023.					

## THRESHOLDS OF SIGNIFICANCE

### Construction

Construction noise impacts would be considered significant if:

- Construction activities lasting more than one day would exceed existing ambient exterior sound levels by 10 dBA (hourly L<sub>eq</sub>) or more at a noise-sensitive use;
- Construction activities lasting more than 10 days in a three-month period would exceed existing ambient exterior noise levels by 5 dBA (hourly L<sub>eq</sub>) or more at a noise-sensitive use; or
- Construction activities of any duration would exceed the ambient noise level by 5 dBA (hourly L<sub>eq</sub>) at a noise-sensitive use between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, before 8:00 A.M. or after 6:00 P.M. on Saturday, or at any time on Sunday.

## Operation

Operational noise impacts would be considered significant if:

- Project operations would cause ambient noise levels at off-site locations to increase by 3 dBA CNEL or more to or within “normally unacceptable” or “clearly unacceptable” noise/land use compatibility categories, as defined by the State’s 2017 General Plan Guidelines.
- Project operations would cause any 5 dBA CNEL or greater noise increase.<sup>10</sup>

## PROJECT IMPACT ANALYSIS

**a. Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

### On-Site Construction Noise

Construction would generate noise during the construction process that would span 17 months of demolition, grading, utilities trenching, building construction, paving, and application of architectural coatings, as shown in Table 4. During all construction phases, noise-generating activities could occur at the Project Site between 7:00 A.M. and 9:00 P.M. Monday through Friday, in accordance with LAMC Section 41.40(a). On Saturdays, construction would be permitted to occur between 8:00 A.M. and 6:00 P.M.

Noise levels would generally peak during the demolition and grading phases, when diesel-fueled heavy-duty equipment like excavators and dozers are used to move debris and dirt, respectively. This equipment is mobile in nature and does not always operate at in a steady-state mode full load, but rather powers up and down depending on the duty cycle needed to conduct work. As such, equipment is occasionally idle during which time no noise is generated.

During other phases of construction (e.g., trenching, building construction, paving, architectural coatings), noise impacts are generally lesser because they are less reliant on using heavy equipment with internal combustion engines. Smaller equipment such as forklifts, generators, and various powered hand tools and pneumatic equipment would often be utilized. Off-site secondary noises would be generated by construction worker vehicles, vendor deliveries, and haul trucks.

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<sup>10</sup> As a 3 dBA increase represents a slightly noticeable change in noise level, this threshold considers any increase in ambient noise levels to or within a land use’s “normally unacceptable” or “clearly unacceptable” noise/land use compatibility categories to be significant so long as the noise level increase can be considered barely perceptible. In instances where the noise level increase would not necessarily result in “normally unacceptable” or “clearly unacceptable” noise/land use compatibility, a 5 dBA increase is still considered to be significant. Increases less than 3 dBA are unlikely to result in noticeably louder ambient noise conditions and would therefore be considered less than significant.



**Table 4**  
**Construction Schedule Assumptions**

Phase	Duration	Notes
Demolition	Months 1-2 (six weeks)	Removal of 2,649 tons of existing improvements, including 9,240 square feet of building floor area and 27,500 square feet of asphalt/concrete driveway hauled 20 miles to landfill in 10-cubic-yard capacity trucks. Also includes chipping and removal of 1,137 citrus trees.
Grading	Months 2-3 (three weeks)	Assumes balanced grading plan with no soil export.
Trenching	Months 3-5 (ten weeks)	Trenching for utilities, including gas, water, electricity, and telecommunications.
Building Construction	Months 5-17	Footings and foundation work, framing, welding; installing mechanical, electrical, and plumbing. Floor assembly, cabinetry and carpentry, low voltage systems.
Paving	Months 3-4	Flatwork, including paving of driveways and walkways
Architectural Coatings	Months 9-17	Application of interior and exterior coatings and sealants.
<i>Source: DKA Planning, 2023.</i>		

Because the Project's construction phase would occur for more than three months, the applicable City threshold of significance for the Project's construction noise impacts is an increase of 5 dBA over existing ambient noise levels. As shown in Table 5, when considering ambient noise levels, the use of multiple pieces of powered equipment simultaneously would increase ambient noise above the City's significance threshold of 5 dBA at locations on Oakdale Avenue, Linnet Street, and Collier Street by 6.5, 6.2, and 7.3 dBA  $L_{eq}$ , respectively. Thus, without mitigation, the Project's on-site construction noise levels would exceed the City's significance threshold of 5dBA. However, with implementation of Mitigation Measures 4.10-1(a), 4.10-1(c), 4.10-1(d), and 4.10-1(e) listed below from the Citywide Housing Element 2021-2029 and Safety Element Updates EIR (see below), the Project's construction-related noise levels would be reduced to below the significance threshold. Therefore, with mitigation, the Project's construction-related noise impacts would be less than significant.

**Table 5**  
**Construction Noise Levels at Off-Site Sensitive Receptors (Without Mitigation)**

Receptor	Maximum Construction Noise Level (dBA L <sub>eq</sub> )	Existing Ambient Noise Level (dBA L <sub>eq</sub> )	New Ambient Noise Level (dBA L <sub>eq</sub> )	Increase (dBA L <sub>eq</sub> )	Significant ?
Residences 5220 Oakdale Ave.	57.8	56.5	60.2	3.7	No
Residences 5315 Oakdale Ave.	58.1	52.7	59.2	6.5	Yes
Residences 19850 Linnet St.	57.7	52.7	58.9	6.2	Yes
Residences 5332 Corbin Ave.	52.3	60.5	61.1	0.6	No
Residences 5229 Bothwell Rd.	43.6	55.6	55.9	0.3	No
CHIME Institute	60.6	54.2	61.5	7.3	Yes
<i>Source: DKA Planning, 2023.</i>					

### **Off-Site Construction Noise**

The Project would generate noise at off-site locations from haul trucks moving debris and soil from the Project Site during demolition and grading activities, respectively; vendor trips; and worker commute trips. These activities would generate up to an estimated 143 peak-hour passenger-car-equivalent (PCE) vehicle trips, as summarized in Table 6, during the demolition phase.<sup>11</sup> This would represent about 7.1 percent of traffic volumes on Ventura Boulevard, which carries about 2,008 vehicles at Winnetka Avenue in the morning peak hour of traffic.<sup>12</sup> Because workers will likely use more than one route to travel to and from the Project Site, this conservative assessment of traffic volumes overstates the likely traffic volumes from construction activities at this intersection.

Ventura Boulevard would serve as part of the haul route for any soil exported from the Project Site given its access to the Ventura Freeway. Because the Project's construction-related trips would not cause a doubling in traffic volumes (i.e., 100 percent increase) on Olympic Boulevard, the Project's construction-related traffic would not increase existing noise levels by 3 dBA or more, which is less than the 5 dBA threshold of significance for off-site construction noise activities. Therefore, the Project's noise impacts from construction-related traffic would be less than significant.

<sup>11</sup> This is a conservative scenario as it assumes all workers travel to the worksite at the same time and that haul trips are made in the same early hour, using the same route as haul trucks to travel to and from the Project Site.

<sup>12</sup> DKA Planning 2023, based on City database of traffic volumes on Ventura Blvd at Winnetka Avenue, [https://navigatela.lacity.org/dot/traffic\\_data/automatic\\_counts/VENTURA.WINNETKA.150615-AUTO.pdf](https://navigatela.lacity.org/dot/traffic_data/automatic_counts/VENTURA.WINNETKA.150615-AUTO.pdf), 2015 traffic counts adjusted by one percent growth factor to represent existing conditions.

**Table 6**  
**Construction Vehicle Trips (Maximum Hourly)**

Construction Phase	Worker Trips <sup>a</sup>	Vendor Trips	Haul Trips	Total Trips	Percent of A.M. Peak-Hour Trips on Ventura Blvd. <sup>b</sup>
Demolition	15	0	128 <sup>c</sup>	143	7.1
Grading	15	0	0	15	0.7
Trenching	5	0	0	5	0.2
Building Construction	8	6 <sup>d</sup>	0	14	0.7
Paving	15	0	0	15	0.7
Architectural Coating	2	0	0	2	0.1
<sup>a</sup> Assumes all worker trips occur in the peak hour of construction activity. <sup>b</sup> Percent of existing traffic volumes on Ventura Boulevard at Winnetka Avenue. <sup>c</sup> The Project would generate 1,456 haul trips over a 31-day period with seven-hour workdays. Because haul trucks emit more noise than passenger vehicles, a 19.1 passenger car equivalency (PCE) was used to convert haul truck trips to a PCE. <sup>d</sup> This phase would generate about 12 vendor truck trips daily over a seven-hour workday. Assumes a blend of vehicle types and a 9.55 PCE.					
Source: DKA Planning, 2023					

## **Operational Noise**

### *Onsite Noise Sources*

During Project operations, the development would produce noise from both on- and off-site sources. As discussed in detail below, the Project's operational noise impacts would be less than significant.

### Mechanical Equipment

The Project would include outdoor mechanical equipment for heating and cooling for each residence, likely on the ground level. This could include a ground-mounted heat pump that provides heating and cooling for each home. Given the Project Site's location in Climate Zone 9, Title 24 would also allow a more conventional gas heating system that uses an internal furnace paired with an external air conditioner that would be ground-mounted. In either case, a heat pump or air conditioner would generate incremental outdoor noise impacts, with heat pumps generating noise during both heating and cooling sessions while air conditioners operate during cooling cycles. This equipment would include a number of sound sources, including compressors, condenser fans, supply fans, return fans, and exhaust fans.

Noise from heat pumps and air conditioners is a function of the model, airflow, and pressure flow generated by fans and compressors. Most modern heat pumps are relatively quiet, with sound ratings of up to 60 decibels, equivalent to normal human conversation.<sup>13</sup> Any off-site sensitive receptors would not experience elevated noise levels without a direct line-of-sight to these units. Given their location near each residence, any sound path from these units would likely be attenuated by the presence of the residences and structures in the development, as well as the distance to off-site receptors. As a result, noise from HVAC units would negligibly elevate ambient noise levels, far less than the 5 dBA CNEL threshold of significance for operational impacts. Compliance with LAMC Section 112.02 would further limit the impact of heating, ventilation, and air conditioning (HVAC) equipment on noise levels at adjacent properties.

Pad-mounted transformers that lower high voltage to standard household voltage used to power the subdivision's electronics, appliances and lighting would be located on the Project Site on the ground level in an unobstructed location. These transformers are housed in a steel cabinet and generally do not involve noisy equipment.

Otherwise, all other mechanical equipment, such as furnaces and water heaters, would be fully enclosed within the homes. Overall, the Project's operational noise would be shielded and would not increase noise levels by 5 dBA or more at the sensitive receptors.

#### Auto-Related Activities

The majority of vehicle-related noise impacts at the Project Site would come from vehicles entering and exiting the residential development from a driveway off Oakdale Avenue. During the P.M. peak hour, up to 16 vehicles would generate noise in and out of the development, with up to 12 net vehicles in the A.M. peak hour.<sup>14</sup>

Nearby residences across Oakdale Avenue would have a line of sight to the driveway, as close as 70 feet away. As shown in Table 7, the average vehicle use of the driveway during daytime hours (average of twelve vehicles per hour between 8:00 A.M. and 7:00 P.M.) and nighttime hours (an average of three vehicles hourly from 7:00 P.M. to 8:00 A.M.) would elevate ambient noise levels by less than 0.1 dBA CNEL, well below the 5 dBA threshold of significance for operational sources of noise.

Auto-related noise would include tire friction as vehicles navigate to and from their garages and minor engine acceleration. Other noise such as doors slamming and car alarms would generally be contained inside each residence's two-car garage. Most of these sources are instantaneous (e.g., car alarm chirp, door slam) while others may last a few seconds. The Project's auto-related activities would not increase ambient noise levels at off-site sensitive receptors by 5 dBA or more.

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<sup>13</sup> Clean British Columbia. *Heat Pumps and Noise*. <https://vancouver.ca/files/cov/heat-pump-noise-guide.pdf>.

<sup>14</sup> Hourly trip generation based on Institute of Transportation Engineer's hourly trip generation factors for Single-family Housing (land use code 210).

**Table 7**  
**Parking Related Impacts at Off-Site Sensitive Receptors**

Receptor	Maximum Noise Level (dBA CNEL)	Existing Ambient Noise Level (dBA CNEL)	New Ambient Noise Level (dBA CNEL)	Increase (dBA CNEL)	Significant?
Residences Oakwood Avenue (west side)	35.5	50.7	50.8	0.1	No
<i>Source: DKA Planning, 2023, using FTA Noise Impact Assessment Spreadsheet.</i>					

### Outdoor Uses

As discussed below, the Project would not result in an exposure of persons to or a generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Also, the Project would not increase surrounding noise levels by more than 5 dBA CNEL, the City's threshold of significance for operational noise. As a result, the Project's on-site operational noise impacts would be less than significant.

- Human conversation: While noise associated with everyday residential activities would largely occur internally within the homes, there could include passive activities such as human conversation, socializing, and passive recreation in outdoor spaces. These would be private spaces for each residence used for socializing or passive recreation (e.g., reading), with intermittent use largely during day or evening hours. No powered speakers are proposed that would amplify either speech or music.

The primary use of these spaces would be for human conversation, which would produce negligible noise impacts, based on the Lombard effect. This phenomenon recognizes that voice noise levels in face-to-face conversations generally increase proportionally to background ambient noise levels. Specifically, vocal intensity increases about 0.38 dB for every 1.0 dB increase in noise levels above 55 dB.<sup>15</sup> For example, the sound of a human voice at 60 dB would produce a noise level of 39 dB at 10 feet, which would not elevate ambient noise levels at any of the analyzed sensitive receptors by more than 0.2 dBA  $L_{eq}$ . Moreover, noise levels from human speech attenuates rapidly with greater distance, and in the case of the Project would result in a 33 dB noise level at twenty feet, and 27 dB at 40 feet. Further, the infrequent nature of outdoor use of these spaces and any acoustic noise (e.g., speech) makes it impossible to elevate 24-hour noise levels individually or collectively by 5 dBA CNEL or more at any nearby noise-sensitive receptors.

- Trash collection: On-site trash and recyclable materials for each residence would be serviced by haul trucks that access each residence via the central driveway, accessible from Oakdale Avenue. Solid waste activities would include use of trash

<sup>15</sup> *Acoustical Society of America, Volume 134; Evidence that the Lombard effect is frequency-specific in humans, Stowe and Golob, July 2013.*



compactors and hydraulics associated with the refuse trucks themselves. Noise levels of approximately 71 dBA  $L_{eq}$  and 66 dBA  $L_{eq}$  could be generated by collection trucks and trash compactors, respectively, at 50 feet of distance.<sup>16</sup> Because CNEL levels represent the energy average of sound levels during a 24-hour period, the modest sound power from a few minutes of weekly trash collection activities during daytime hours would negligibly affect CNEL sound levels.

- Landscape maintenance: Noise from leaf blowers, lawnmowers, and other landscape equipment can generate substantial bursts of noise during regular maintenance. For example, two gas-powered leaf blowers with two-stroke engines and a hose vacuum can generate an average of 85.5 dBA  $L_{eq}$ .<sup>17</sup> While LAMC Section 112.04 bans the use of gas-powered gardening equipment, electric-powered equipment would also generate noise during gardening activities, although at a lower level than gas-powered equipment. Because CNEL levels represent the energy average of sound levels during a 24-hour period, the modest sound power from a few minutes of maintenance activities during daytime hours would not generate noise in excess of 5 dBA.

### *Off-Site Noise Sources*

Noise associated with vehicles traveling to and from the Project Site would comprise the majority of the Project's off-site operational noise. The Project could add up to 178 net vehicle trips to the local roadway network on a peak weekday. During the P.M. peak hour, up to 16 vehicles would generate noise in and out of the development, with up to 12 vehicles in the A.M. peak hour.<sup>18</sup> This would represent 0.6 percent of the 2,008 vehicles currently using Ventura Boulevard at Winnetka Avenue in the A.M. peak hour.<sup>19</sup>

Because it takes a doubling of traffic volumes (i.e., a 100 percent increase) to increase ambient noise levels by 3 dBA  $L_{eq}$ , the Project's traffic would neither increase ambient noise levels 3 dBA or more into "normally unacceptable" or "clearly unacceptable" noise/land use compatibility categories, nor increase ambient noise levels 5 dBA or more. Twenty-four hour CNEL impacts would similarly be minimal, far below criterion for significant operational noise impacts, which begin at 3 dBA. Therefore, the Project's off-site operation noise impacts would be less than significant.

### **Mitigation Measures**

The Project would be required to implement Mitigation Measures 4.10-1(a), 4.10-1(c), 4.10-1(d), and 4.10-1(e) listed below from the Citywide Housing Element 2021-2029 and Safety Element

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<sup>16</sup> RK Engineering Group, Inc. *Wal-Mart/Sam's Club reference noise level*, 2003.

<sup>17</sup> Erica Walker et al, *Harvard School of Public Health; Characteristics of Lawn and Garden Equipment Sound*; 2017. These equipment generated a range of 74.0-88.5 dBA  $L_{eq}$  at 50 feet.

<sup>18</sup> Hourly trip generation based on Institute of Transportation Engineer's hourly trip generation factors for Single-family Housing (land use code 210).

<sup>19</sup> DKA Planning 2023, based on City of Los Angeles database of traffic volumes on Ventura Blvd at Winnetka Avenue, [https://navigatela.lacity.org/dot/traffic\\_data/automatic\\_counts/VENTURA.WINNETKA.150615-AUTO.pdf](https://navigatela.lacity.org/dot/traffic_data/automatic_counts/VENTURA.WINNETKA.150615-AUTO.pdf), 2015 traffic counts adjusted by one percent growth factor to represent existing conditions.

Updates EIR that would reduce the Project's construction noise level to below the City's threshold of significance (refer to Table 8):

**4.10-1(a) Noise Shielding and Silencing:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the Project Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.

**4.10-1(c) Enclosures and Screening:** All outdoor mechanical equipment shall be enclosed or screened from off-site noise-sensitive uses. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line-of-sight from the equipment and off-site noise-sensitive uses.

**4.10-1(d) Construction Staging Areas:** Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints.

**4.10-1(e) Temporary Sound Barriers:** Sound barriers, such as temporary walls or sound blankets, shall be erected between construction activities and noise-sensitive uses when construction activities are located within a line-of-sight to and within 500 feet of noise-sensitive uses.

**Table 8**  
**Construction Noise Levels at Off-Site Sensitive Receptors (With Mitigation)**

Receptor	Maximum Construction Noise Level (dBA L <sub>eq</sub> )	Existing Ambient Noise Level (dBA L <sub>eq</sub> )	New Ambient Noise Level (dBA L <sub>eq</sub> )	Increase (dBA L <sub>eq</sub> )	Significant ?
Residences 5220 Oakdale Ave.	57.8	56.5	59.1	2.6	No
Residences 5315 Oakdale Ave.	55.6	52.7	57.4	4.7	No
Residences 19850 Linnet St.	55.3	52.7	5.2	4.5	No
Residences 5332 Corbin Ave.	51.9	60.5	61.1	0.6	No
Residences 5229 Bothwell Rd.	43.6	55.6	55.9	0.3	No
CHIME Institute	52.9	54.2	56.6	2.4	No
<i>Source: DKA Planning, 2023.</i>					

# TECHNICAL APPENDIX

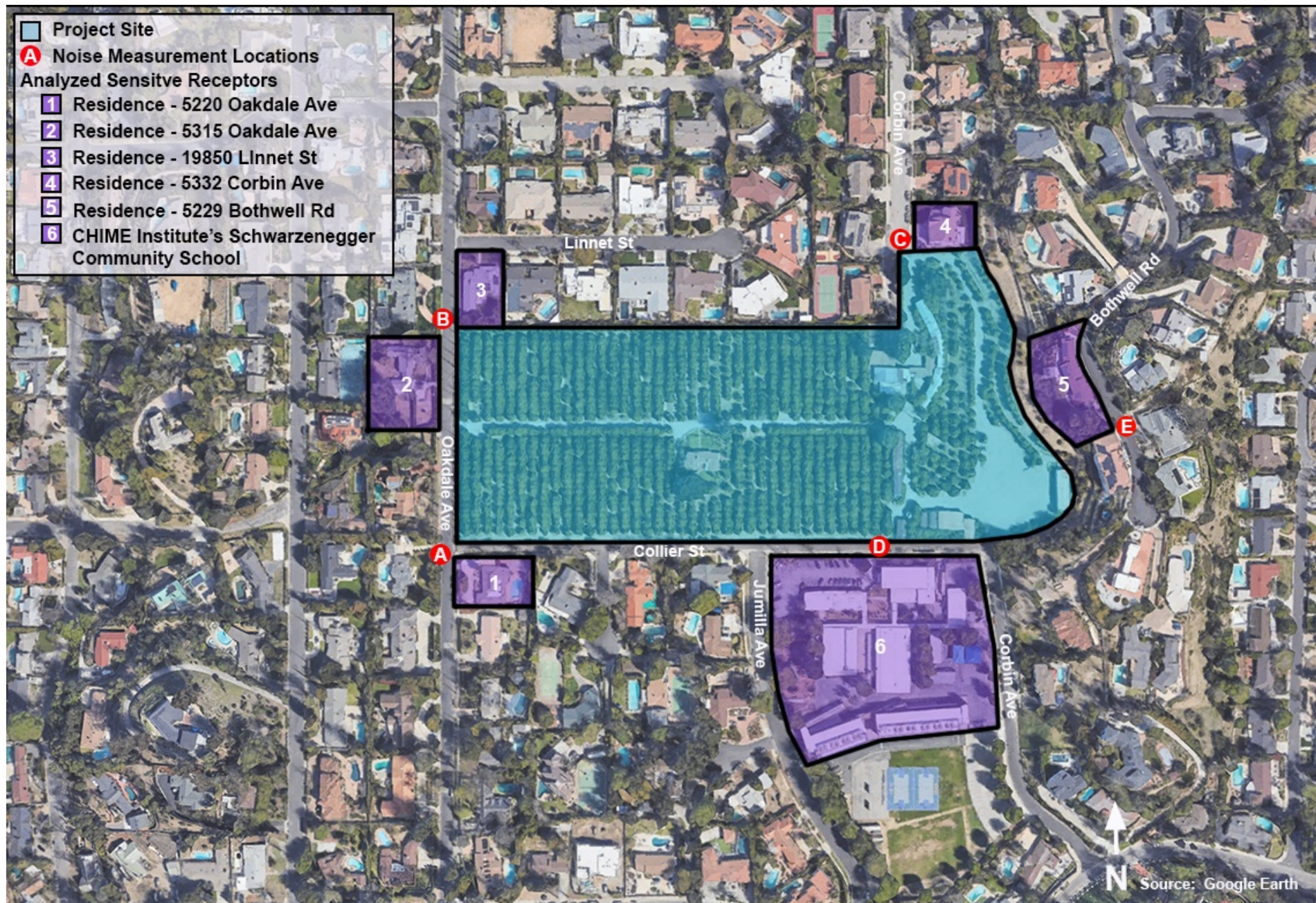




DOUGLASKIM+ASSOCIATES,LLC

## AMBIENT NOISE MEASUREMENTS







# Session Report

1/17/2023

## Information Panel

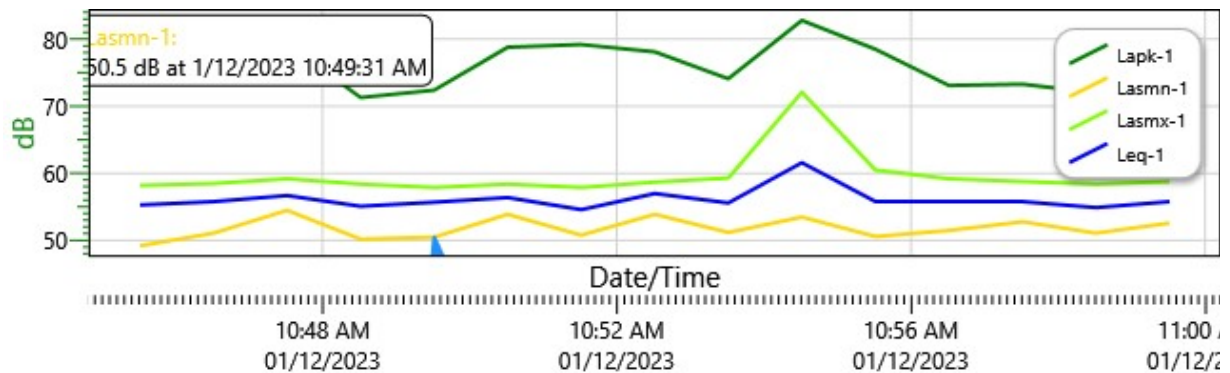
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Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

## Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	56.5 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

## Logged Data Chart

5220 Oakdale Avenue: Logged Data Chart



## Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
1/12/2023 10:45:31 AM	74.5	49.2	58.2	55.3
10:46:31 AM	73.6	51.1	58.5	55.8
10:47:31 AM	79.3	54.5	59.2	56.7
10:48:31 AM	71.3	50.2	58.4	55.1
10:49:31 AM	72.4	50.5	57.9	55.7
10:50:31 AM	78.8	53.9	58.4	56.4
10:51:31 AM	79.2	50.8	57.9	54.6
10:52:31 AM	78.1	53.9	58.7	57
10:53:31 AM	74.1	51.2	59.3	55.6
10:54:31 AM	82.8	53.5	72.1	61.6
10:55:31 AM	78.5	50.6	60.5	55.8
10:56:31 AM	73.1	51.5	59.2	55.8
10:57:31 AM	73.3	52.8	58.8	55.8
10:58:31 AM	72	51.1	58.4	54.9
10:59:31 AM	78.9	52.6	58.8	55.8

# Session Report

1/17/2023

## Information Panel

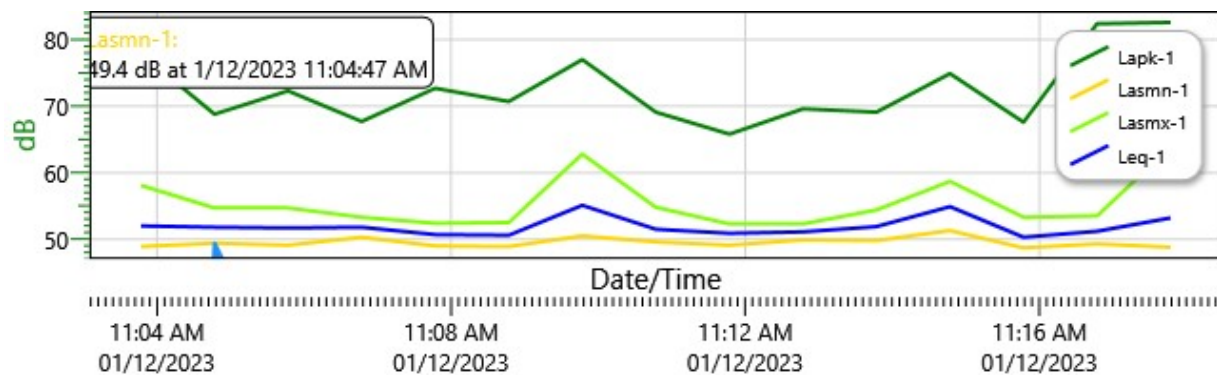
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Comments	
Start Time	1/12/2023 11:02:47 AM
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Run Time	00:15:03
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Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

## Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	52.7 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

## Logged Data Chart

19850 Linnet Street: Logged Data Chart



## Logged Data Table

Date/Time	Lapk-1	Lasnm-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
1/12/2023 11:03:47 AM	77.9	48.9	58.1	52
11:04:47 AM	68.8	49.4	54.7	51.8
11:05:47 AM	72.3	49.1	54.7	51.7
11:06:47 AM	67.7	50.3	53.3	51.8
11:07:47 AM	72.7	49	52.4	50.7
11:08:47 AM	70.7	48.9	52.5	50.6
11:09:47 AM	77	50.5	62.8	55.1
11:10:47 AM	69.1	49.6	54.8	51.5
11:11:47 AM	65.8	49.1	52.3	50.9
11:12:47 AM	69.6	49.9	52.3	51.1
11:13:47 AM	69.1	49.8	54.4	51.9
11:14:47 AM	74.9	51.3	58.7	54.9
11:15:47 AM	67.6	48.7	53.3	50.3
11:16:47 AM	82.4	49.3	53.5	51.2
11:17:47 AM	82.6	48.8	63.9	53.2



# Session Report

1/17/2023

## Information Panel

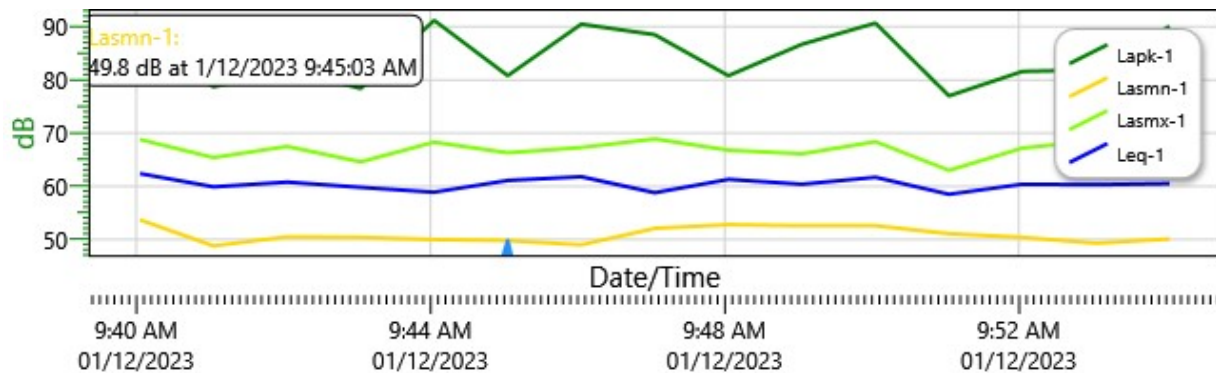
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Run Time	00:15:11
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Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

## Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	60.5 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

## Logged Data Chart

5332 Corbin Avenue: Logged Data Chart



## Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
1/12/2023 9:40:03 AM	87.1	53.7	68.8	62.4
9:41:03 AM	78.7	48.8	65.4	59.9
9:42:03 AM	82	50.5	67.5	60.8
9:43:03 AM	78.4	50.4	64.6	59.8
9:44:03 AM	91.2	50	68.3	58.9
9:45:03 AM	80.8	49.8	66.3	61.1
9:46:03 AM	90.5	49	67.3	61.8
9:47:03 AM	88.5	52.1	68.9	58.8
9:48:03 AM	80.8	52.8	66.8	61.3
9:49:03 AM	86.7	52.6	66.1	60.4
9:50:03 AM	90.7	52.6	68.4	61.7
9:51:03 AM	77	51.1	63	58.5
9:52:03 AM	81.6	50.4	67.2	60.4
9:53:03 AM	81.9	49.3	68.6	60.3
9:54:03 AM	90.1	50.1	70.4	60.5

# Session Report

1/17/2023

## Information Panel

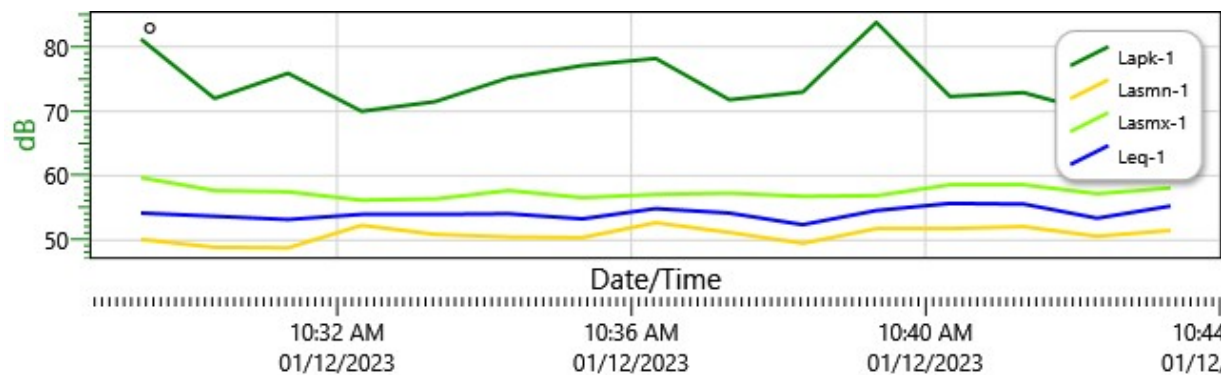
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Comments	
Start Time	1/12/2023 10:28:20 AM
Stop Time	1/12/2023 10:43:25 AM
Run Time	00:15:05
Serial Number	SE40213991
Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

## Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	54.2 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

## Logged Data Chart

CHIME Institute's Schwarzenegger Community School: Logged Data Chart



## Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
1/12/2023 10:29:20 AM	81.2	50.1	59.7	54.2
10:30:20 AM	72	48.9	57.7	53.7
10:31:20 AM	75.9	48.8	57.5	53.2
10:32:20 AM	70	52.3	56.2	54
10:33:20 AM	71.5	50.9	56.4	54
10:34:20 AM	75.2	50.5	57.7	54.1
10:35:20 AM	77.1	50.4	56.6	53.3
10:36:20 AM	78.2	52.7	57.1	54.9
10:37:20 AM	71.8	51.2	57.3	54.2
10:38:20 AM	73	49.5	56.8	52.4
10:39:20 AM	83.8	51.8	56.9	54.6
10:40:20 AM	72.3	51.8	58.6	55.7
10:41:20 AM	72.9	52.1	58.6	55.6
10:42:20 AM	69.8	50.6	57.2	53.4
10:43:20 AM	82	51.5	58.1	55.3

# Session Report

1/17/2023

## Information Panel

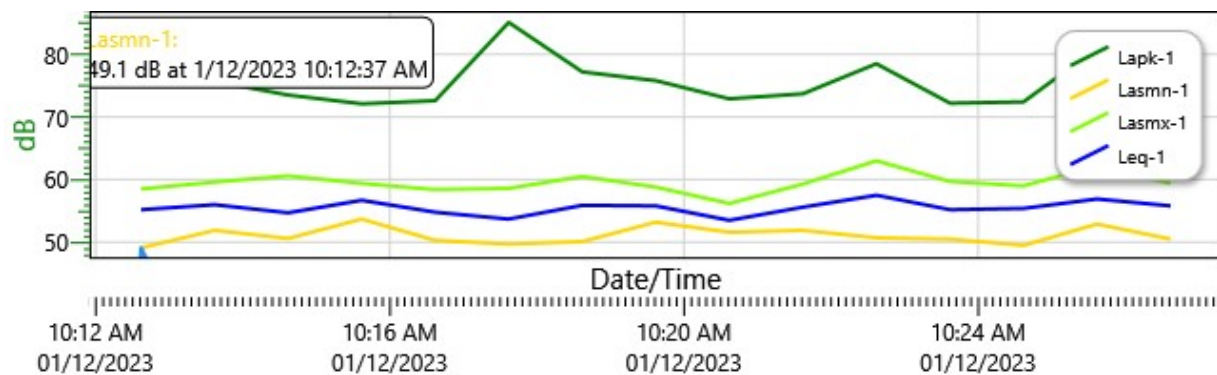
Name	5229 Bothwell Road
Comments	
Start Time	1/12/2023 10:11:37 AM
Stop Time	1/12/2023 10:27:17 AM
Run Time	00:15:40
Serial Number	SE40213991
Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

## Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	55.6 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

## Logged Data Chart

5229 Bothwell Road: Logged Data Chart



## Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------



Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
1/12/2023 10:12:37 AM	82.4	49.1	58.5	55.2
10:13:37 AM	75.7	51.9	59.6	56
10:14:37 AM	73.5	50.6	60.6	54.7
10:15:37 AM	72.1	53.7	59.4	56.7
10:16:37 AM	72.6	50.3	58.4	54.8
10:17:37 AM	85.1	49.7	58.6	53.7
10:18:37 AM	77.2	50.1	60.5	55.9
10:19:37 AM	75.8	53.2	58.8	55.8
10:20:37 AM	72.9	51.6	56.2	53.5
10:21:37 AM	73.7	51.9	59.3	55.6
10:22:37 AM	78.5	50.7	63	57.5
10:23:37 AM	72.2	50.5	59.7	55.2
10:24:37 AM	72.4	49.5	59	55.4
10:25:37 AM	81	52.9	62.2	56.9
10:26:37 AM	75.9	50.5	59.4	55.8



DOUGLASKIM+ASSOCIATES,LLC

## CONSTRUCTION NOISE CALCULATIONS

Noise emissions of industry sources

Source name	Size m/m <sup>2</sup>	Reference	Day dB(A)	Level		Night dB(A)	Corrections		
				Evening dB(A)			Cwall dB	CI dB	CT dB
Construction Site	43332 m <sup>2</sup>	Lw/unit	109.7	-		-	-	-	-

## Receiver list

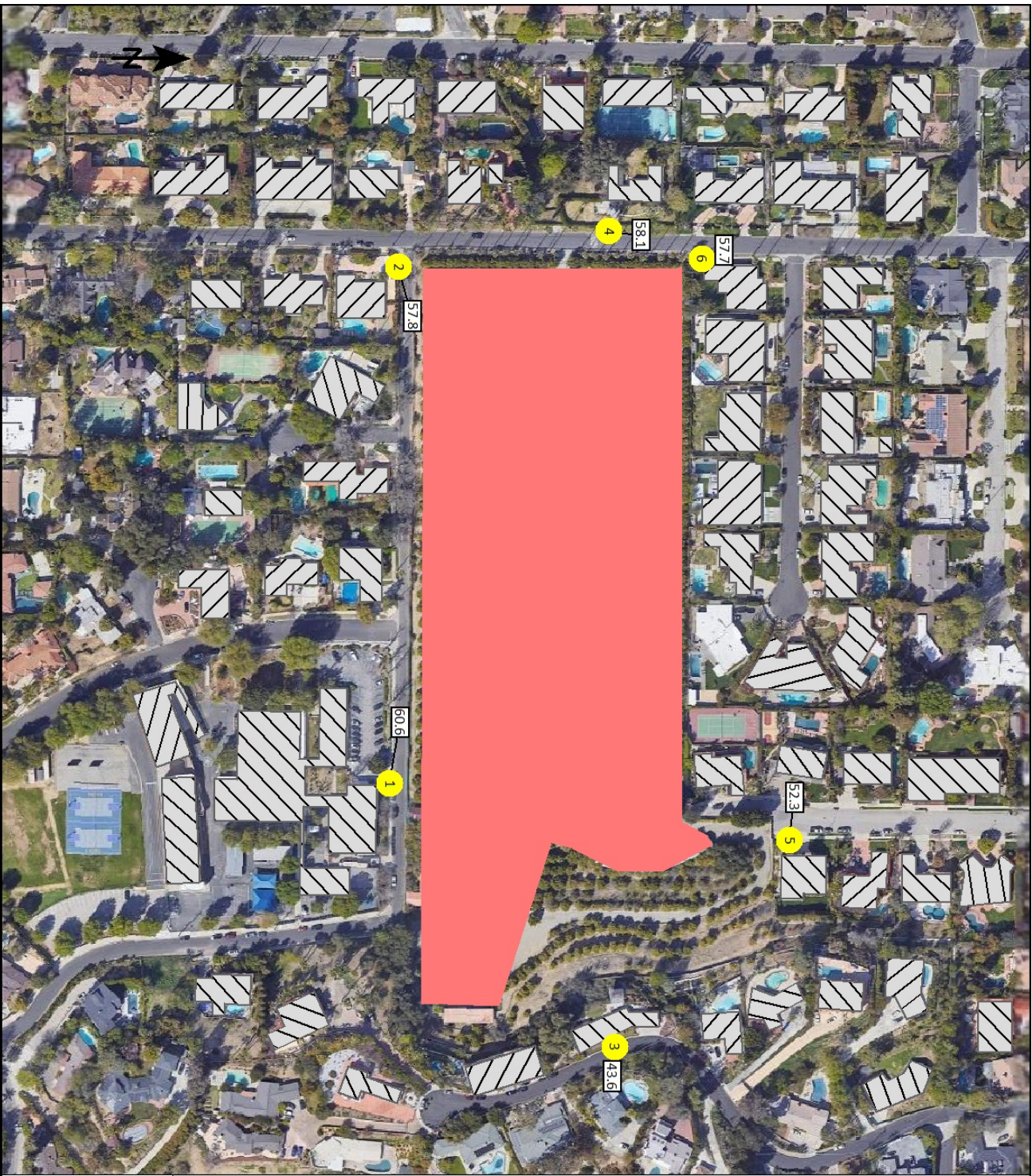
No.	Receiver name	Coordinates X                      Y in meter	Building side	Floor	Height abv.grd. m	Limit Day dB(A)	Level Day dB(A)	Conflict Day dB
1	CHIME Insitute	11355945.763781640.20	-	GF	274.41	-	60.6	-
2	Residence - 5220 Oakdale Avenue	11355684.933781644.65	-	GF	274.00	-	57.8	-
3	Residence - 5229 Bothwell Road	11356078.863781753.81	-	GF	289.52	-	43.6	-
4	Residence - 5315 Oakdale Avenue	11355666.673781750.89	-	GF	270.88	-	58.1	-
5	Residence - 5332 Corbin Avenue	11355974.473781842.27	-	GF	270.02	-	52.3	-
6	Residence - 19850 Linnet Street	11355680.703781797.98	-	GF	270.04	-	57.7	-

## Contribution levels of the receivers


Source name	Traffic lane	Level Day dB(A)
CHIME Insitute GF		60.6
Construction Site	-	60.6
Residence - 5220 Oakdale Avenue GF		57.8
Construction Site	-	57.8
Residence - 5229 Bothwell Road GF		43.6
Construction Site	-	43.6
Residence - 5315 Oakdale Avenue GF		58.1
Construction Site	-	58.1
Residence - 5332 Corbin Avenue GF		52.3
Construction Site	-	52.3
Residence - 19850 Linnet Street GF		57.7
Construction Site	-	57.7



5300 Oakdale Avenue

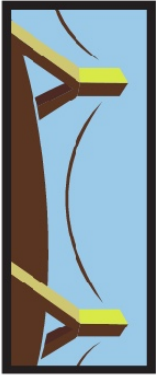


Signs and symbols

-  Building
-  Analyzed Sensitive Receptor
-  Construction Site

1 : 217

0 37.5 75 150 225 300  
feet



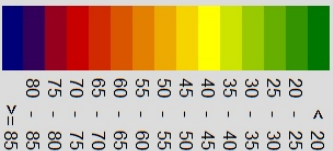


5300 Oakdale Avenue

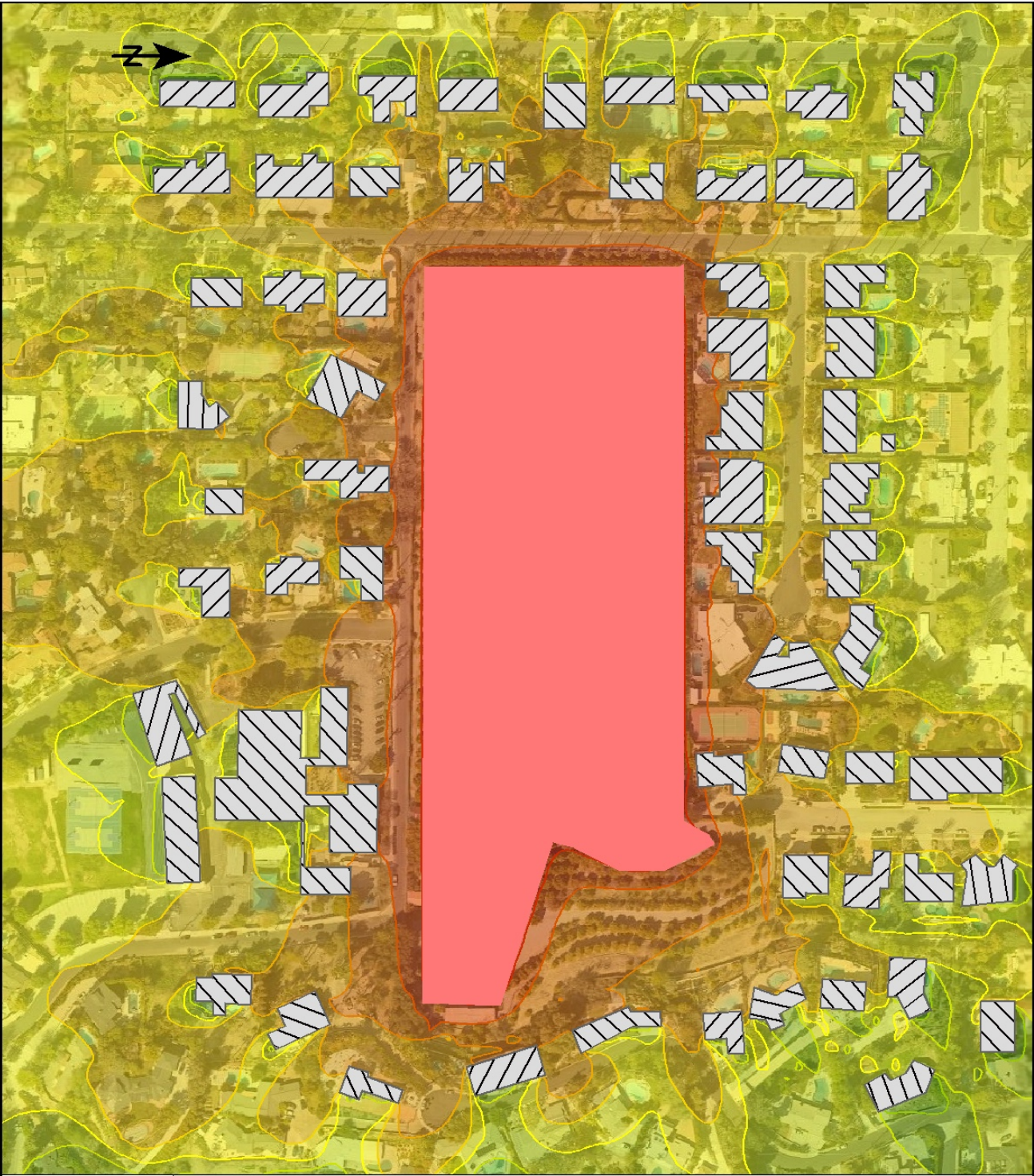
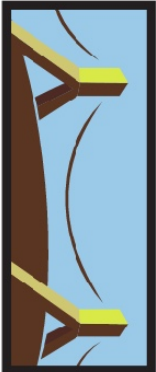
Signs and symbols

-  Building
-  Construction Site

Levels in dB(A)



1 : 217



### Construction Noise Impacts (Without Mitigation)



DOUGLAS KIM + ASSOCIATES, LLC

<b>Reference</b>	15.24	meter
<b>Sound Pressure Level (Lp)</b>	75.0	dBA
<b>Sound Power Level (Lw)</b>	109.7	dB

Receptor	Existing Leq	Noise	New Leq	Difference Leq	Significant?
Residence - 5220 Oakdale Avenue	56.5	57.8	60.2	3.7	No
Residences - 5315 Oakdale Avenue	52.7	58.1	59.2	6.5	Yes
Residences - 19850 Linnet Street	52.7	57.7	58.9	6.2	Yes
Residences - 5332 Corbin Avenue	60.5	52.3	61.1	0.6	No
Residences - 5229 Bothwell Road	55.6	43.6	55.9	0.3	No
CHIME Institute	54.2	60.6	61.5	7.3	Yes

Note: Sound Power Level (Lw) assumes full sphere propagation

## Receiver list

No.	Receiver name	Coordinates X                      Y in meter	Building side	Floor	Height abv.grd. m	Limit Day dB(A)	Level Day dB(A)	Conflict Day dB
1	CHIME Insitute	11355945.763781640.20	-	GF	274.41	-	52.9	-
2	Residence - 5220 Oakdale Avenue	11355684.933781644.65	-	GF	274.00	-	55.7	-
3	Residence - 5229 Bothwell Road	11356078.863781753.81	-	GF	289.52	-	43.6	-
4	Residence - 5315 Oakdale Avenue	11355666.673781750.89	-	GF	270.88	-	55.6	-
5	Residence - 5332 Corbin Avenue	11355974.473781842.27	-	GF	270.02	-	51.9	-
6	Residence - 19850 Linnet Street	11355680.703781797.98	-	GF	270.04	-	55.3	-

## Contribution levels of the receivers

Source name	Traffic lane	Level Day dB(A)
CHIME Insitute GF		52.9
Construction Site	-	52.9
Residence - 5220 Oakdale Avenue GF		55.7
Construction Site	-	55.7
Residence - 5229 Bothwell Road GF		43.6
Construction Site	-	43.6
Residence - 5315 Oakdale Avenue GF		55.6
Construction Site	-	55.6
Residence - 5332 Corbin Avenue GF		51.9
Construction Site	-	51.9
Residence - 19850 Linnet Street GF		55.3
Construction Site	-	55.3



### Construction Noise Impacts (With Mitigation)



DOUGLAS KIM + ASSOCIATES, LLC

Reference	15.24	meter
Sound Pressure Level (Lp)	75.0	dBA
Sound Power Level (Lw)	109.7	dB

Receptor	Existing Leq	Noise	New Leq	Difference Leq	Significant?
Residence - 5220 Oakdale Avenue	56.5	55.7	59.1	2.6	No
Residences - 5315 Oakdale Avenue	52.7	55.6	57.4	4.7	No
Residences - 19850 Linnet Street	52.7	55.3	57.2	4.5	No
Residences - 5332 Corbin Avenue	60.5	51.9	61.1	0.6	No
Residences - 5229 Bothwell Road	55.6	43.6	55.9	0.3	No
CHIME Institute	54.2	52.9	56.6	2.4	No

Note: Sound Power Level (Lw) assumes full sphere propagation

# OFF-SITE CONSTRUCTION-RELATED TRAVEL VOLUMES



Construction Phase	Worker Trips	Vendor Trips	Haul Trips	Total	% of Traffic Volumes
Demolition	15	0	128.2	143	7.1%
Grading	15	0	0.0	15	0.7%
Trenching	5	0		5	0.2%
Building Construction	7.56	6.1		14	0.7%
Paving	15	0.0		15	0.7%
Architectural Coatings	1.51	0		1.51	0.1%
<i>Haul trips represent heavy-duty truck trips with a 19.1 Passenger Car Equivalent applied; Vendor trips are a blend of vehicle types with a 9.5%</i>					

2,008 Traffic Volumes on Ventura Boulevard at Winnetka Avenue in the peak A.M. hour



DOUGLASKIM+ASSOCIATES,LLC

## OPERATIONS NOISE CALCULATIONS

# Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual* , 10th Edition

Land Use Code 210  
Land Use Single-Family Detached Housing  
Setting General Urban/Suburban  
Time Period Weekday  
Trip Type Vehicle  
# Data Sites 6

Time	% of 24-Hour Traffic	
	Entering	Exiting
12-1 AM	0.5	0.2
1-2 AM	0.2	0.2
2-3 AM	0.2	0
3-4 AM	0.2	0.2
4-5 AM	0.3	0.8
5-6 AM	0.5	2.0
6-7 AM	1.6	5.9
7-8 AM	3.2	10.2
8-9 AM	3.7	8.6
9-10 AM	3.2	5.4
10-11 AM	4.2	5.4
11-12 PM	5.4	5.1
12-1 PM	5.5	5.6
1-2 PM	6.0	5.9
2-3 PM	7.0	6.2
3-4 PM	8.5	6.0
4-5 PM	10.5	7.5
5-6 PM	10.3	7.4
6-7 PM	8.6	5.9
7-8 PM	6.2	4.3
8-9 PM	6.3	3.1
9-10 PM	4.5	2.4
10-11 PM	2.2	1.1
11-12 AM	1.3	0.7

Time	Hourly Trip Average		Average Daytime		Average Nighttime	
	Entering	Exiting	ADT	ADT	ADT	ADT
12-1 AM	0.7	0.35	1		1	
1-2 AM	0.4	0.2	0		0	
2-3 AM	0.2	0.1	0		0	
3-4 AM	0.4	0.2	0		0	
4-5 AM	1.1	0.55	1		1	
5-6 AM	2.5	1.25	2		2	
6-7 AM	7.5	3.75	7		7	
7-8 AM	13.4	6.7	12	12		
8-9 AM	12.3	6.15	11	11		
9-10 AM	8.6	4.3	8	8		
10-11 AM	9.6	4.8	9	9		
11-12 PM	10.5	5.25	9	9		
12-1 PM	11.1	5.55	10	10		
1-2 PM	11.9	5.95	11	11		
2-3 PM	13.2	6.6	12	12		
3-4 PM	14.5	7.25	13	13		
4-5 PM	18.0	9	16	16		
5-6 PM	17.7	8.85	16	16		
6-7 PM	14.5	7.25	13	13		
7-8 PM	10.5	5.25	9		9	
8-9 PM	9.4	4.7	8		8	
9-10 PM	6.9	3.45	6		6	
10-11 PM	3.3	1.65	3		3	
11-12 AM	2.0	1	2		2	

ADT

178

12

3

Project: 5300 Oakdale Avenue

Receiver Parameters	
Receiver:	Residences - Oakdale Avenue (west side)
Land Use Category:	2. Residential
Existing Noise (Measured or Generic Value):	51 dBA

Noise Source Parameters	
Number of Noise Sources: 1	
Noise Source Parameters	
Source 1	
Source Type: Stationary Source	
Specific Source: Parking Garage	
Daytime hrs	Avg. Number of Autos/hr: 12
Nighttime hrs	Avg. Number of Autos/hr: 3
Distance	Distance from Source to Receiver (ft): 70
Adjustments	Number of Intervening Rows of Buildings: 0
Noise Barrier?	
No	
Joint Track/Crossover?	
No	
Embedded Track?	
No	
Aerial Structure?	
No	

Noise Barrier?	
No	
Joint Track/Crossover?	
No	
Embedded Track?	
No	
Aerial Structure?	
No	

Noise Barrier?	
No	

Noise Barrier?	
No	

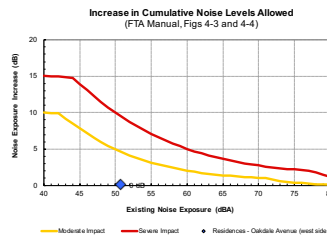
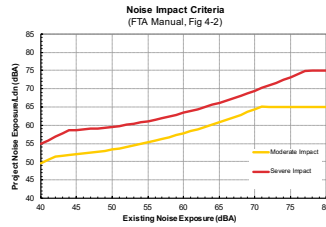
Noise Barrier?	
No	

Noise Barrier?	
No	

Project Results Summary	
Existing Ldn:	51 dBA
Total Project Ldn:	51 dBA
Leq Day/Night:	33.5 dBA
Leq Night:	27.5 dBA
Ldn Increase:	0 dB
Impact:	None

Distance to Impact Contours	
Dist to Mod. Impact Contour:	(Source 1): 13 ft
Dist to Sev. Impact Contour:	(Source 1): 9 ft

Source 1 Results	
Leq Day:	33.5 dBA
Leq Night:	27.5 dBA
Ldn:	51 dBA



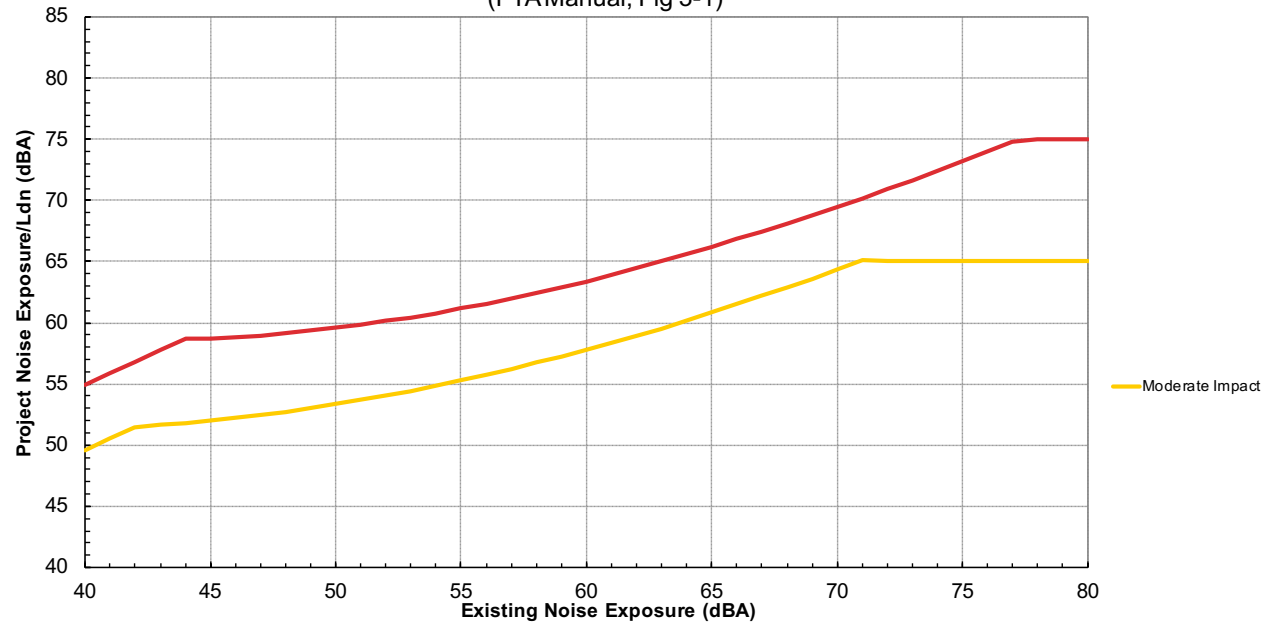


**Project:** 5300 Oakdale Avenue

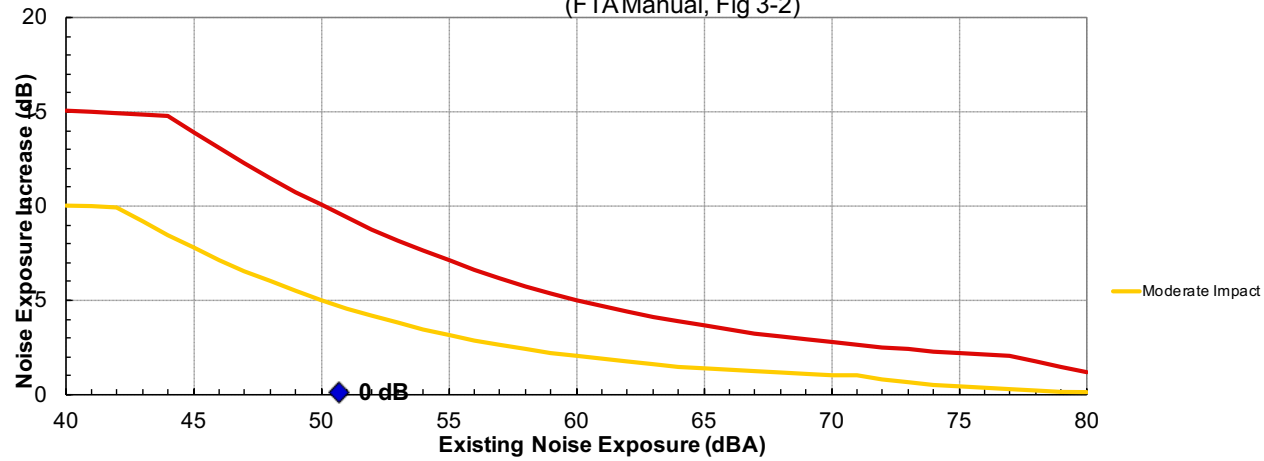
**Receiver:** Residences - Oakdale Avenue (west side)

Source	Distance	Project Ldn	Existing Ldn	Noise Criteria		Impact?
				Mod. Impact	Sev. Impact	
1 Parking Garage	70 ft	35.5 dBA	51 dBA	53 dBA	60 dBA	None
2 --	50 ft		51 dBA	53 dBA	60 dBA	
3 --	50 ft		51 dBA	53 dBA	60 dBA	
4 --	70 ft		51 dBA	53 dBA	60 dBA	
5 --	ft		51 dBA	53 dBA	60 dBA	
6 --	ft		51 dBA	53 dBA	60 dBA	
Combined Sources		35 dBA	51 dBA	53 dBA	60 dBA	None

**Noise Impact Criteria**  
(FTAManual, Fig 3-1)



**Increase in Cumulative Noise Levels Allowed**  
(FTAManual, Fig 3-2)





DOUGLASKIM+ASSOCIATES,LLC

## TRAFFIC NOISE CALCULATIONS



# 24 Hours Traffic Volume

City of Los Angeles

Department of Transportation

Counter ARMANDO  
Date 06/15/15  
Start Time 12 AM

Location **VENTURA BL AT WINNETKA AV**  
Direction **E/W STREET**  
Serial Number **RD23446 D**

Day of Week **MONDAY** Prepared 06/16/15  
DOT District **WEST VALLEY** By **AMS**  
Weather **CLEAR**

Time	NORTHBOUND or WESTBOUND					SOUTHBOUND or EASTBOUND					TOTAL
	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOUR TOTAL	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOUR TOTAL	
12 AM	73	46	44	30	193	44	40	22	19	125	318
1 AM	28	21	28	11	88	20	16	16	17	69	157
2 AM	21	12	18	18	69	18	13	11	13	55	124
3 AM	18	11	14	11	54	10	8	6	13	37	91
4 AM	4	3	13	16	36	6	6	17	21	50	86
5 AM	15	25	35	42	117	17	23	45	37	122	239
6 AM	41	71	87	122	321	78	96	147	131	452	773
7 AM	121	166	203	273	763	176	183	195	223	777	1540
8 AM	260	284	274	242	1060	200	189	197	208	794	1854
9 AM	231	234	198	212	875	185	195	185	183	748	1623
10 AM	212	256	262	197	927	183	198	191	218	790	1717
11 AM	240	246	259	264	1009	232	211	213	233	889	1898
12 NN	280	281	236	251	1048	269	258	233	248	1008	2056
1 PM	298	292	286	283	1159	260	250	238	221	969	2128
2 PM	258	264	260	277	1059	231	251	251	257	990	2049
3 PM	283	303	297	313	1196	258	281	286	270	1095	2291
4 PM	296	267	304	271	1138	288	333	259	327	1207	2345
5 PM	283	292	284	312	1171	414	401	389	370	1574	2745
6 PM	285	270	257	276	1088	311	289	256	210	1066	2154
7 PM	289	258	248	234	1029	215	214	176	179	784	1813
8 PM	236	210	204	178	828	186	169	154	146	655	1483
9 PM	201	133	172	136	642	156	122	141	117	536	1178
10 PM	136	125	112	100	473	108	87	86	70	351	824
11 PM	71	80	67	60	278	43	50	45	42	180	458

FIRST 12-HOURS PEAK QUARTER COUNT

LAST 12-HOURS PEAK QUARTER COUNT

24 HOUR VEHICLES TOTAL

TOTAL VEHICLES STANDARD DEVIATION (STD)

**284** 8 AM 2ND

**313** 3 PM 4TH

**16,621**

[+,-] 423.77

**233** 11 AM 4TH

**414** 5 PM 1ST

**15,323**

**31,944**

[+,-] 426.36 839.81

## PEAK HOURS VOLUME

	NORTH or WEST BOUND		SOUTH or EAST BOUND		BOTH DIRECTIONS	
	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME
First 12H Peak	8 AM	<b>1,060</b>	11 AM	<b>889</b>	11 AM	<b>1,898</b>
Last 12H Peak	3 PM	<b>1,196</b>	5 PM	<b>1,574</b>	5 PM	<b>2,745</b>
First 12H Peak STD		[+,-] 406.99		[+,-] 347.27		[+,-] 750.39
Last 12H Peak STD		[+,-] 291.11		[+,-] 371.04		[+,-] 647.57

## TRAFFIC VOLUME ADJUSTMENTS

North/South Winnetka Avenue  
 East/West Ventura Boulevard  
 Year 2015  
 Hour A.M-9:00 P.M.  
 Source [https://navigatela.lacity.org/dot/traffic\\_data/automatic\\_counts/VENTURA.WINNETKA.150615-AUTO.pdf](https://navigatela.lacity.org/dot/traffic_data/automatic_counts/VENTURA.WINNETKA.150615-AUTO.pdf)



	NB Approach	SB Approach	EB Approach	WB Approach	
LT					
TH					
RT					
Total			794	1060	1.07%

2015	-	-	794	1,060	-	
2016	-	-	802	1,071	-	
2017	-	-	810	1,081	-	
2018	-	-	818	1,092	-	
2019	-	-	826	1,103	-	
2020	-	-	835	1,114	-	
2021	-	-	843	1,125	-	
2022	-	-	851	1,136	-	
<b>2023</b>	-	-	<b>860</b>	<b>1,148</b>	-	<b>2,008</b>

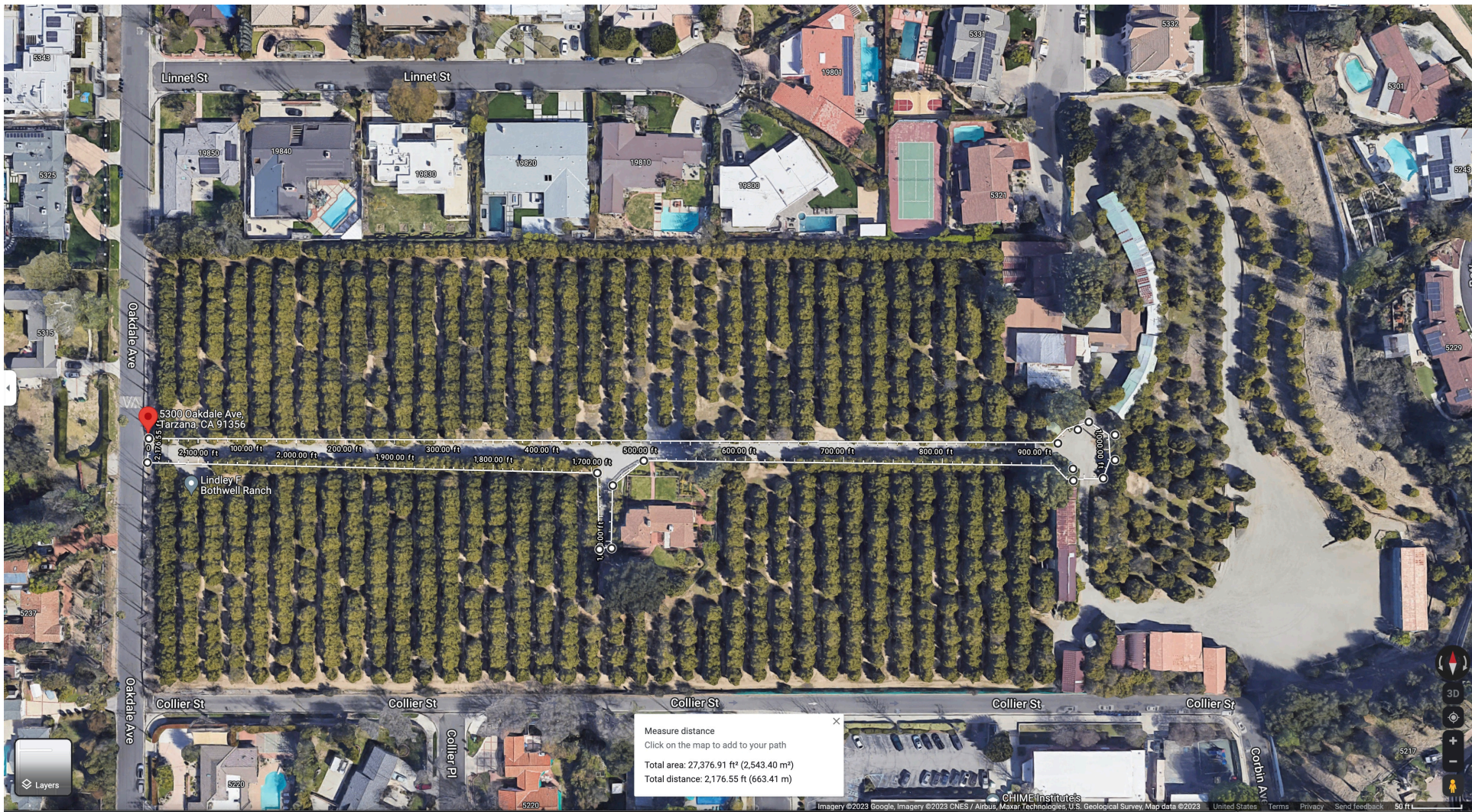
	NB Approach	SB Approach	EB Approach	WB Approach		
Auto	-	-	688	919	6,048,810	82.5%
MDT	-	-	107	143	940,092	12.8%
HDT	-	-	3	4	25,348	0.3%
Buses	-	-	1	1	9,386	0.1%
MCY	-	-	19	25	167,287	2.3%
Aux	-	-	16	22	142,856	1.9%
Total	-	-	835	1,114	7,333,779	100.0%





DOUGLASKIM+ASSOCIATES,LLC

## DEMOLITION ANALYSIS



Linnet St

Linnet St

Oakdale Ave

5300 Oakdale Ave,  
Tarzana, CA 91356

Lindley F.  
Bothwell Ranch

Collier St

Collier St

Collier St

Collier St

Collier St

Corbin Ave

Measure distance  
Click on the map to add to your path  
Total area: 27,376.91 ft² (2,543.40 m²)  
Total distance: 2,176.55 ft (663.41 m)

Layers

Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 United States Terms Privacy Send feedback 50 ft





DOUGLAS KIM + ASSOCIATES, LLC

# CONSTRUCTION BUILDING DEBRIS

Materials	Total SF	Height	Cubic Yards	Pounds per Cub	Tons	Truck Capacity (CY)	Truck Trips	Source
Construction and Debris	0	0	-	484	-	10	-	Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators
General Building	9,420	12	1,382	1,000	691	10	276	Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010. General Building Formula
Single Family Residence	-	12	-	1,000	-	10	-	Federal Emergency Management Agency. Debris Estimating Field Guide (FEMA 329), September 2010. Single Family Residence Formula, assumes 1 story, Medium vegetative cover multiplier (1.3)
Multi-Family Residence		12	-	1,000	-	10	-	
Mobile Home				1,000	-	10	-	
Mixed Debris			-	480	-	10	-	Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators
Vegetative Debris (Hardwoods)			5,389	500	1,347	10	1,078	
Vegetative Debris (Softwoods)			-	333	-	10	-	
Asphalt or concrete (Construction)	27,500	0.5	509	2,400	611	10	102	
TOTAL			7,280		2,649		1,456	

# **PALEONTOLOGICAL ASSESSMENT FOR THE 5300 OAKDALE AVENUE PROJECT**

**CITY OF LOS ANGELES,  
LOS ANGELES COUNTY, CALIFORNIA**

**APNs 2164-008-001, -005, -006, and -007**

**Prepared on Behalf of:**

**Oakdale Estates, LLC  
c/o Borstein Enterprises  
11766 Wilshire Boulevard, Suite 820  
Los Angeles, California 90025**

**Prepared for:**

**City of Los Angeles  
200 North Spring Street  
Los Angeles, California 90012**

**Prepared by:**

**BFSA Environmental Services,  
a Perennial Company  
14010 Poway Road, Suite A  
Poway, California 92064**

***October 29, 2024***



---

**BFSA Environmental Services**  
A Perennial Company





## **Paleontological Database Information**

**Author:** Todd A. Wirths, M.S., Senior Paleontologist, California  
Professional Geologist No. 7588

**Prepared by:** BFSA Environmental Services,  
a Perennial Company  
14010 Poway Road, Suite A  
Poway, California 92064  
(858) 484-0915

**Report Date:** October 29, 2024

**Report Title:** Paleontological Assessment for the 5300 Oakdale Avenue  
Project, City of Los Angeles, Los Angeles County, California

**Prepared on Behalf of:** Oakdale Estates, LLC  
c/o Borstein Enterprises  
11766 Wilshire Boulevard, Suite 820  
Los Angeles, California 90025

**Prepared for:** City of Los Angeles  
200 North Spring Street  
Los Angeles, California 90012

**Assessor's Parcel Numbers:** 2164-008-001, -005, -006, and -007

**USGS Quadrangle:** Unsectioned area of Township 1 North, Range 16 West, on the  
USGS *Canoga Park, California* (7.5-minute) Quadrangle

**Study Area:** Approximately 14 acres

**Key Words:** Paleontological assessment; Modelo Formation; alluvial  
deposits; high sensitivity; monitoring recommended.

## **Table of Contents**

<b><u>Section</u></b>	<b><u>Page</u></b>
I. INTRODUCTION AND LOCATION.....	1
II. REGULATORY SETTING .....	1
III. GEOLOGY.....	4
IV. PALEONTOLOGICAL RESOURCES.....	7
<i>Definition</i> .....	7
<i>Paleontological Resource Records Search</i> .....	7
V. PALEONTOLOGICAL SENSITIVITY .....	7
<i>Overview</i> .....	7
<i>Professional Standards</i> .....	8
VI. CONCLUSIONS AND RECOMMENDATIONS .....	8
<i>Suggested Paleontological Resource Impact Mitigation Program</i> .....	9
VII. CERTIFICATION .....	10
VIII. REFERENCES .....	11

## **Appendices**

Appendix A – Qualifications of Key Personnel

Appendix B – Paleontological Resource Records Search Letter

## **List of Figures**

<b><u>Figure</u></b>	<b><u>Page</u></b>
Figure 1      General Location Map .....	2
Figure 2      Project Location Map.....	3
Figure 3      Geologic Map.....	5
Figure 4      Project Geologic Map .....	6

## **I. INTRODUCTION AND LOCATION**

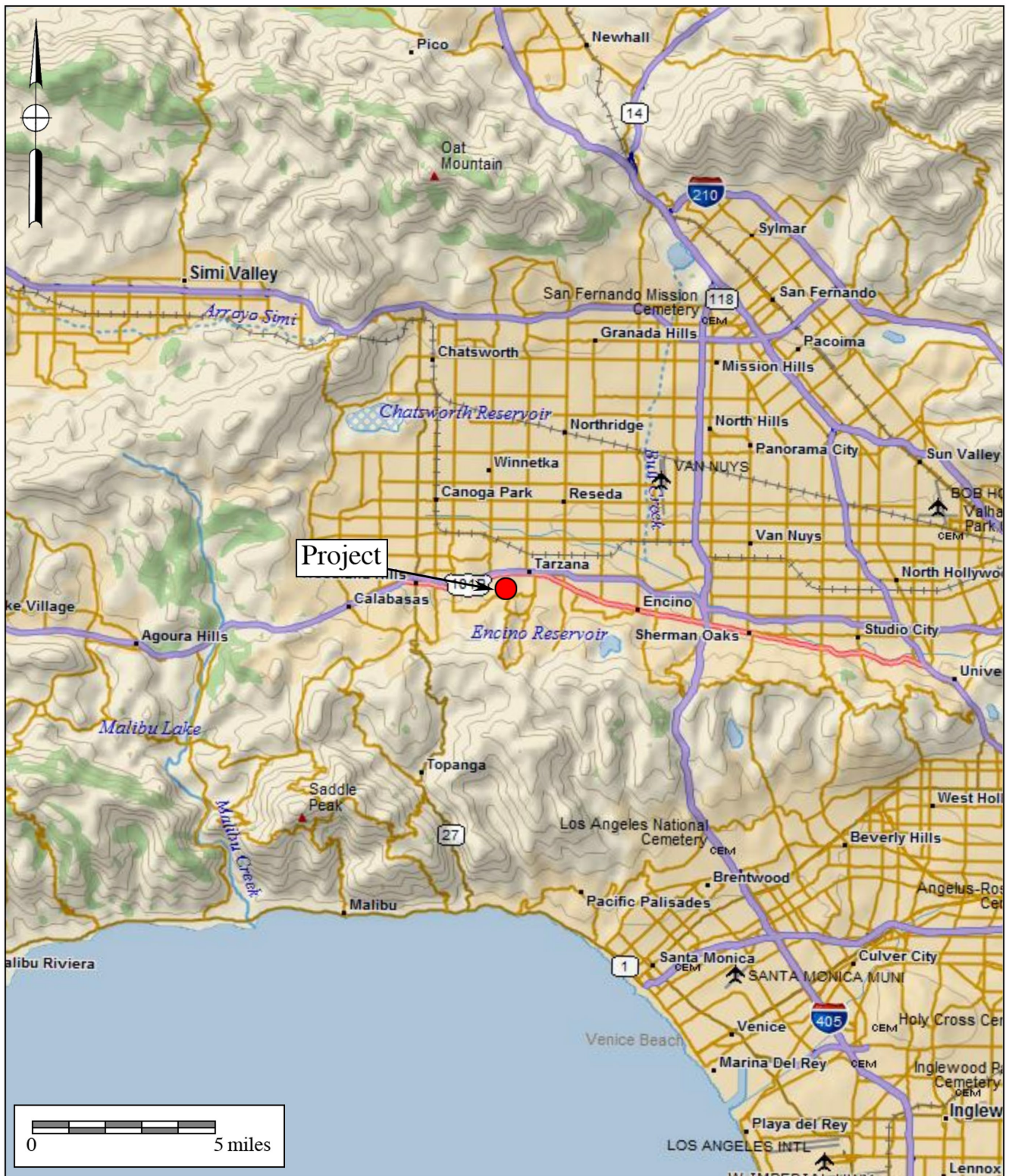
A paleontological resource assessment has been completed for the 5300 Oakdale Avenue Project to comply with California Environmental Quality Act (CEQA) and City of Los Angeles environmental requirements. The project is located at 5300 Oakdale Avenue between Collier and Linnet streets in San Fernando Valley, within the Tarzana neighborhood of the city of Los Angeles, California (Figures 1 and 2). The approximately 14-acre project consists of four parcels (Assessor's Parcel Numbers [APNs] 2164-008-001, -005, -006, and -007) and is within an unsectioned area of Township 1 North, Range 16 West, as shown on the United States Geological Survey (USGS) *Canoga Park, California* (7.5-minute) topographic quadrangle map (Figure 2). Presently, the subject property contains the remains of the Bothwell Ranch, which consists of orange groves, a main single-family residence, and a variety of ancillary buildings and infrastructure. The project applicant is transferring 4.15 acres of the subject property to the Mountains Recreation and Conservation Authority, or a similar organization, while the remainder of the project acreage will be developed for single-family residential lots.

As the lead agency, the City of Los Angeles has required the preparation of a paleontological assessment to evaluate the project's potential to yield paleontological resources. The paleontological assessment of the project included a review of paleontological literature and fossil locality records in the area, a review of the underlying geology, and recommendations to mitigate impacts to potential paleontological resources, if necessary.

## **II. REGULATORY SETTING**

CEQA, which is patterned after the National Environmental Policy Act, is the overriding regulation that sets the requirement for protecting California's cultural and paleontological resources. CEQA does not establish specific rules that must be followed but mandates that governing permitting agencies (lead agencies) set their own guidelines for the protection of nonrenewable paleontological resources under their jurisdiction.

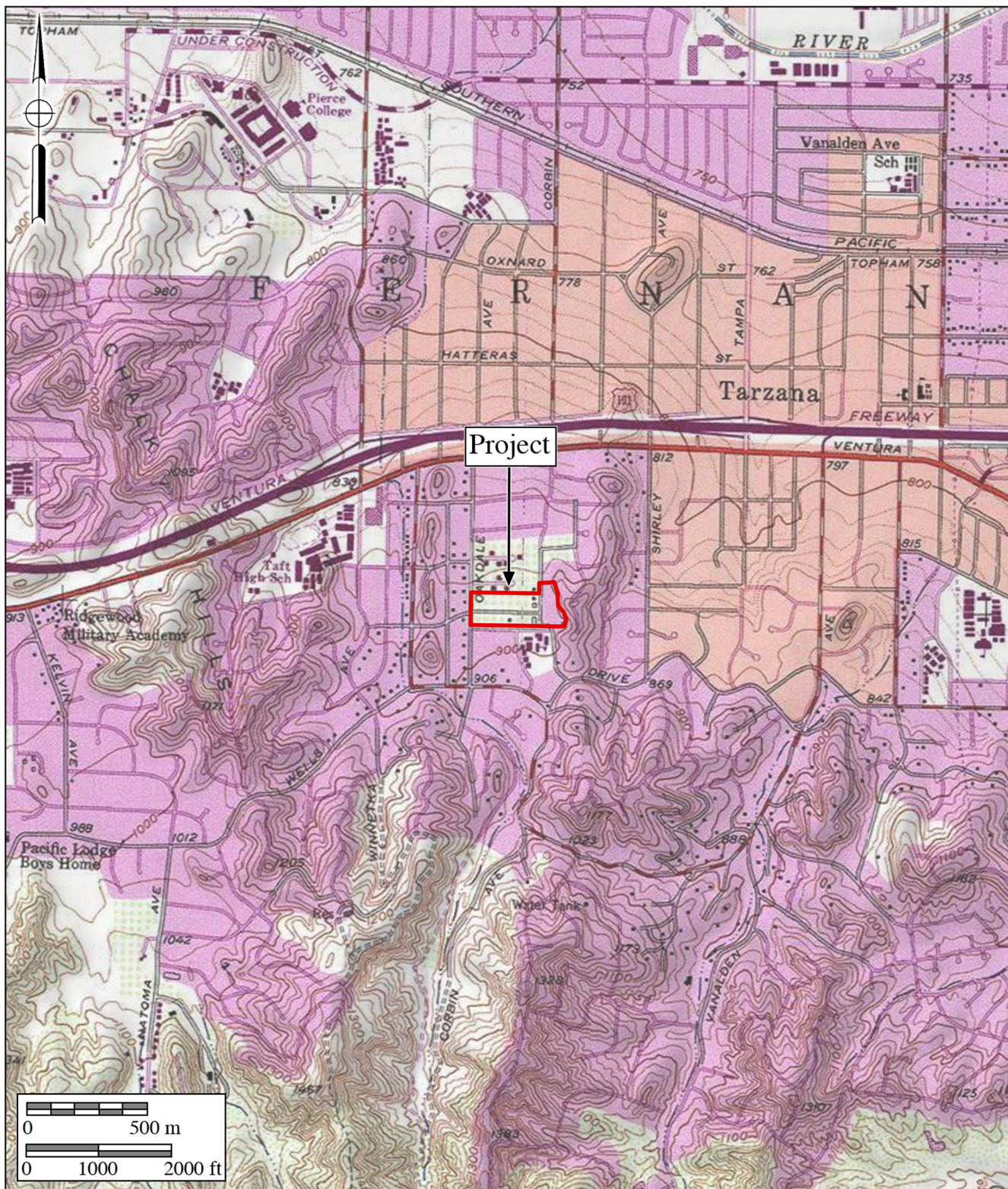
Under "Guidelines for Implementation of the California Environmental Quality Act," as amended in December 2018 (California Code of Regulations [CCR] Title 14, Division 6, Chapter 3, Sections 15000 et seq.), procedures define the types of activities, persons, and public agencies required to comply with CEQA. Section 15063 of the CCR provides a process by which a lead agency may review a project's potential impact on the environment, assess whether the impacts are significant, and provide recommendations, if necessary.



**Figure 1**  
**General Location Map**

The 5300 Oakdale Avenue Project  
 DeLorme (1:250,000 series)





**Figure 2**  
**Project Location Map**

The 5300 Oakdale Avenue Project  
 USGS Canoga Park Quadrangle (7.5-minute series)



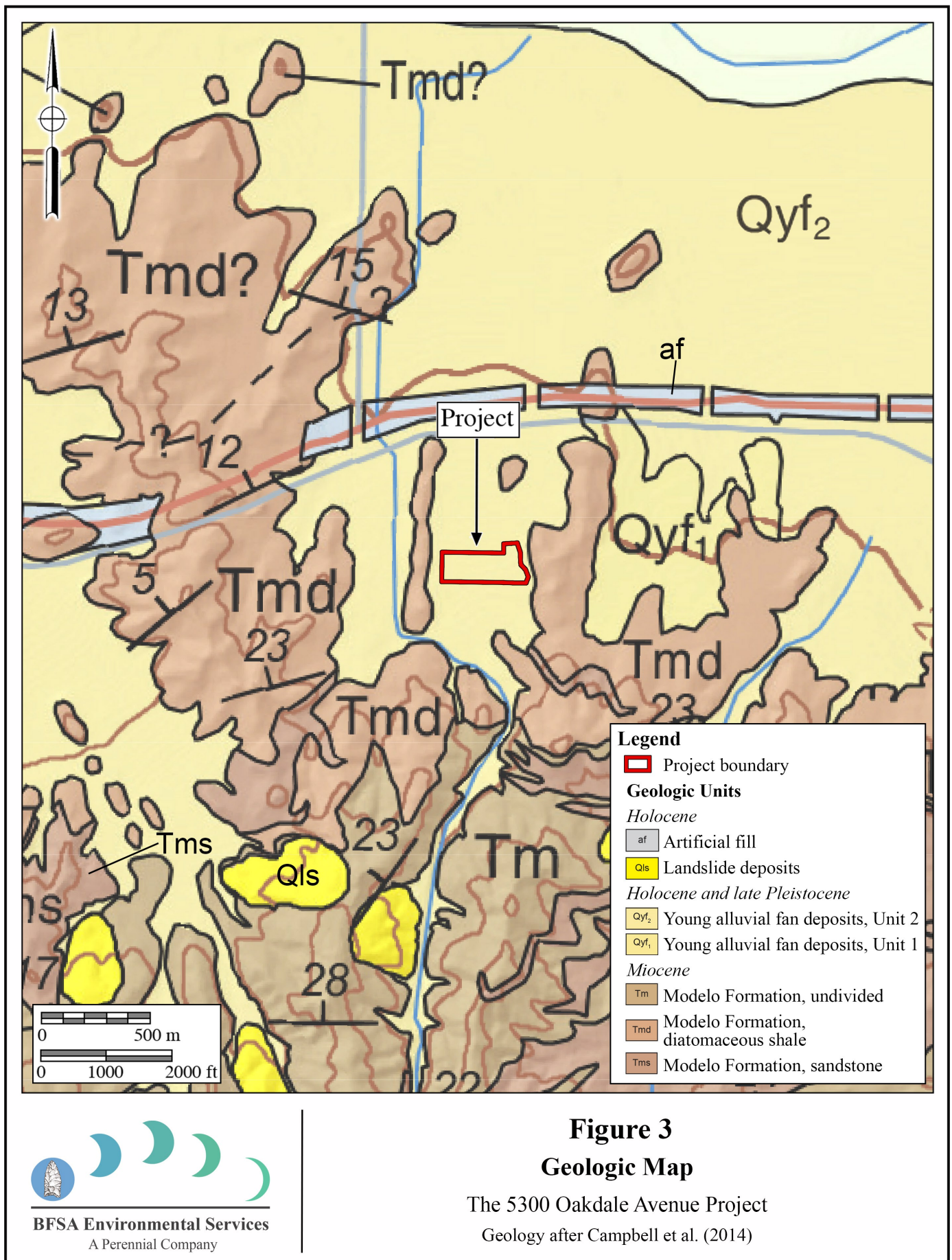
The report has been prepared to comply with Mitigation Measure 4.5-1(a) of the City of Los Angeles Housing Element Environmental Impact Report. For all discretionary projects that involve excavation or grading activities at a depth greater than previous disturbance, Mitigation Measure 4.5-1(a) requires:

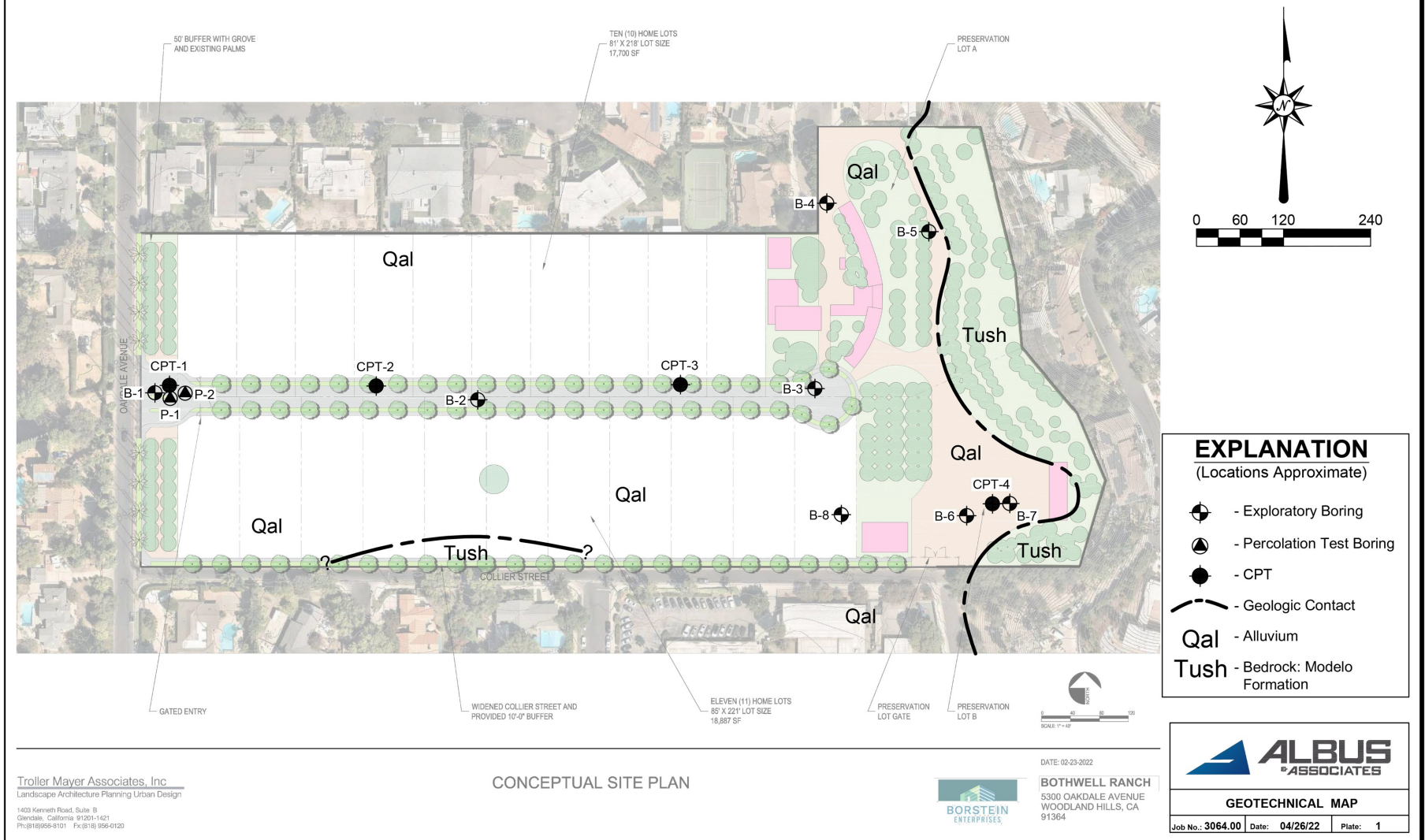
[A] resource assessment and records search for the presence of paleontological resources to determine if the project site is underlain by paleontological resources; monitor all excavation and grading activities in areas underlain by soils or geologic units potentially containing paleontological resources; and identify, record, and evaluate all paleontological resources uncovered during project construction and submit a paleontological assessment report to the City for review and approval.

### **III. GEOLOGY**

Geologically, the project is mapped by Campbell et al. (2014) as Holocene and late Pleistocene young alluvial fan deposits, “Unit 2” (amber areas labeled Qyf<sub>2</sub> on Figure 3). These deposits are described as unconsolidated gravels, sands, and silts, as well as containing boulders along mountain fronts. Low ridgelines immediately east and west of the project consist of the marine deposits of the Miocene-aged Modelo Formation (brown units labeled Tm, Tmd, and Tms on Figure 3). Specifically, the nearby outcrops of the Modelo Formation are composed of diatomaceous shale (Campbell et al. 2014), a fine-grained sedimentary rock rich with fossil diatoms, a single-celled, micro-algae with tests, or shells, composed of silica.

A geotechnical investigation was conducted at the project by Albus and Associates, Inc. (Albus and Houser 2022). The investigation included drilling eight borings as much as 51.5 feet deep for the purposes of soil sampling and analysis. They found that most of the project is covered by as much as 35 feet of “Quaternary alluvium,” consisting of silty sands, while the surficial alluvium at the eastern one-fourth of the project was composed of silty clays overlying silty sands, before eventually pinching out at the surface, yielding to the underlying Modelo Formation (“unnamed shale”) near the project’s eastern edge. Albus and Houser (2022) observed that the Modelo Formation is exposed at the surface within the project boundaries, specifically along the eastern boundary and a small portion along the southern boundary, whereas the regional geologic mapping by Campbell et al. (2014) shows the formation as just outside the project. The figure from Albus and Houser (2022) showing the project’s mapped geology is included here as Figure 4.





**Figure 4**  
**Project Geologic Map**  
The 5300 Oakdale Avenue Project  
After Albus and Houser (2022)

## **IV. PALEONTOLOGICAL RESOURCES**

### **Definition**

Paleontological resources are the remains of prehistoric life that have been preserved in geologic strata. These remains are called fossils and include bones, shells, teeth, and plant remains (including their impressions, casts, and molds) in the sedimentary matrix, as well as trace fossils such as footprints and burrows. Fossils are considered older than 5,000 years of age (Society of Vertebrate Paleontology 2010) but may include younger remains (subfossils) when viewed in the context of local extinction of the organism or habitat, for example. Fossils are considered a nonrenewable resource under state and local guidelines (see Section II of this report).

### **Paleontological Resource Records Search**

A paleontological resource (fossil) records search was performed for the project by the Natural History Museum of Los Angeles County (LACM) (Bell 2022; Appendix B). According to Bell (2022), no fossil localities are known within the project. The closest locality is located approximately two-thirds of a mile southeast of the project, consisting of fish fossils from the Modelo Formation (LACM locality [loc.] 223). Another Modelo Formation locality, less than a mile to the northwest, consisted of invertebrates, probably molluscan fossils (LACM loc. 11571). A fossil turtle was discovered at a locality about two miles to the southwest, again from the Modelo Formation (LACM loc. 6021). The nearest Pleistocene-aged fossils from alluvial deposits are located between six and seven miles east, represented by horse and bison bones (LACM locs. 3822, 3263, and 6208).

## **V. PALEONTOLOGICAL SENSITIVITY**

### **Overview**

The degree of paleontological sensitivity of any particular area is based on a number of factors, including the documented presence of fossiliferous resources on a site or in nearby areas, the presence of documented fossils within a particular geologic formation or lithostratigraphic unit, and whether or not the original depositional environment of the sediments is one that might have been conducive to an accumulation of organic remains that may have become fossilized over time. Holocene alluvium is generally considered to be geologically too young to contain significant nonrenewable paleontological resources (*i.e.*, fossils) and is therefore typically assigned a low paleontological sensitivity. Pleistocene (greater than 11,700 years old) alluvial and terrace deposits in the Los Angeles region, however, often yield important Ice Age terrestrial vertebrate fossils such as extinct mammoths, mastodons, giant ground sloths, extinct species of horse, bison, and camel, saber-toothed cats, and others (Jefferson 1991). Therefore, these Pleistocene sediments are accorded a high paleontological resource sensitivity.

The Modelo Formation is known to be fossiliferous, yielding invertebrates such as gastropods, bivalves, and echinoids, and vertebrates including whale bones, shark teeth, horse



remains, and well-preserved fish, as well as terrestrial plants and foraminifera (Koch et al. 2004). As such, the Modelo Formation has a high paleontological sensitivity.

### Professional Standards

The Society of Vertebrate Paleontology has drafted guidelines that include four categories of paleontological sensitivity for geologic units (formations) that might be impacted by a proposed project, as paraphrased below:

- High Potential: Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered.
- Undetermined Potential: Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment, and that further study is needed to determine the potential of the rock unit.
- Low Potential: Rock units that are poorly represented by fossil specimens in institutional collections or based on a general scientific consensus that only preserve fossils in rare circumstances.
- No Potential: Rock units that have no potential to contain significant paleontological resources, such as high-grade metamorphic rocks and plutonic igneous rocks.

Based on these criteria, the young alluvial fan deposits at the surface of the project may be assigned an undetermined potential. The precise age of the young alluvial fan deposits is not known; it may gradationally transition from a Holocene age (deposits of which are typically rated with a low potential) to late Pleistocene (typically a high potential based on regional locality records), but the depth at which this takes place is unknown. The Modelo Formation, based on its fossil record and nearby localities, has a high paleontological potential.

## **VI. CONCLUSIONS AND RECOMMENDATIONS**

The Holocene and Pleistocene young alluvial fan deposits have the potential to yield significant paleontological resources, based on age, depositional environment, and regional fossil records. Therefore, paleontological monitoring is recommended during earth disturbance activities within undisturbed alluvial deposits, as shown in Figure 4, starting at a depth of five feet below the surface. Full-time monitoring of the Modelo Formation is recommended starting at the surface where exposed, as shown on Figure 4, during ground disturbance activities. It should be noted that as the alluvial deposits are graded away along the eastern and southern portions of the project, more of the Modelo Formation will likely be exposed.

Based on the conclusions and recommendations above, a Paleontological Resource Impact Mitigation Program (PRIMP) is warranted. The following PRIMP is suggested and, when approved by the City of Los Angeles and implemented, would reduce adverse impacts to potential paleontological resources to a level below significant.



*Suggested Paleontological Resource Impact Mitigation Program*

1. All mitigation programs shall be performed by a qualified professional (project) paleontologist, defined as an individual with master's or doctorate in paleontology or geology who has proven experience and who is knowledgeable in professional paleontological procedures and techniques. Fieldwork may be conducted by a qualified paleontological monitor, defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall always work under the direction of a qualified paleontologist.
2. Starting at the surface, monitoring shall be conducted full-time in areas of grading or excavation in the Modelo Formation. Starting at a depth of five feet, monitoring shall commence within the alluvial fan deposits.
3. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify any concerned parties of the discovery.
4. Paleontological salvage during trenching and boring activities is typically from the generated spoils and will not delay trenching or drilling activities. Fossils will be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Before the site is vacated and the fossils are moved to a safe place, notes are taken on the map location and stratigraphy of the site. On mass grading projects, discovered fossil sites are protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils will be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined through use of handheld Global Positioning System units. If a large terrestrial vertebrate that is too large to be easily removed by a single monitor, such as a large bone or a mammoth tusk, a fossil recovery crew shall excavate around the find(s), encase the find(s) within a plaster and burlap jacket, and remove the find(s) after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help move the jacket to a safe location.
5. In alluvial deposits, small invertebrate fossils typically represent multiple specimens of a limited number of species, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment, if geologic conditions are suitable as observed during earth disturbances. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material to check for the presence of invertebrates.
6. In accordance with the "Microfossil Salvage" section of the SVP guidelines (2010:7),

- bulk sampling and screening of fine-grained sedimentary (alluvial) deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil “microvertebrates” to test the feasibility of the deposit to yield fossil bones and teeth. If indicators of potential microvertebrate fossils are found, screening of a test sample (approximately 600 pounds) is recommended, according to the SVP guidelines. If feasible, wet screening shall be conducted on the project site. If screening yields significant fossils, then removing and processing a “standard sample” of 6,000 pounds shall be performed.
7. In the laboratory, individual fossils will be cleaned of extraneous matrix, any breaks will be repaired, and the specimen, if needed, will be stabilized by soaking in an archivally approved acrylic hardener (*e.g.*, a solution of acetone and Paraloid B-72).
  8. Recovered specimens will be prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time consuming than for accumulations of invertebrate fossils.
  9. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (*e.g.*, the Los Angeles County Museum of Natural History) shall be conducted. The paleontological program should include a written repository agreement prior to initiating mitigation activities. Prior to curation, the lead agency (the City of Los Angeles) will be consulted on the repository/museum to receive the fossil material.
  10. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to and accepted by the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (*i.e.*, fossils) that might have been lost or otherwise adversely affected without such a program in place.

## **VII. CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this paleontological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief and have been compiled in accordance with CEQA criteria.



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Todd A. Wirths, M.S.  
Senior Paleontologist  
California Professional Geologist No. 7588

October 29, 2024

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Date

## **VIII. REFERENCES**

- Albus, D.E., and Houser, M. 2022. Preliminary Geotechnical Investigation, Proposed Residential Development, 5300 Oakdale Avenue, Woodland Hills, California. Prepared for Borstein Enterprises, Los Angeles, California, by Albus Associates, Inc., Anaheim, California.
- Bell, A. 2022. Paleontological resources for the 5300 Oakdale Project. Unpublished letter for CAJA Environmental Services by the Natural History Museum of Los Angeles County, Los Angeles, California. (Appendix B)
- Campbell, R.H., Wills, C.J., Irvine, P.J., and Swanson, B.J. 2014. Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, California, Version 2.1. California Dept. of Conservation, Geological Survey.
- Jefferson, G.T. 1991. A catalogue of late Quaternary vertebrates from California: Part two, mammals. Natural History Museum of Los Angeles County, Technical Reports, no. 7: i-v + 1-129.
- Koch, A.L., Santucci, V.L., and Weasma, T.R. 2004. Santa Monica Mountains National Recreation Area Paleontological Survey. United States Department of the Interior - National Park Service, Geologic Resources Division, Denver, Colorado, Technical Report NPS/NRGRD/GRDTR-04/01.
- Society of Vertebrate Paleontology. 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources; by the SVP Impact Mitigation Guidelines Revision Committee: [https://vertpaleo.org/wp-content/uploads/2021/01/SVP\\_Impact\\_Mitigation\\_Guidelines.pdf](https://vertpaleo.org/wp-content/uploads/2021/01/SVP_Impact_Mitigation_Guidelines.pdf).

**APPENDIX A**

**Qualifications of Key Personnel**

# Todd A. Wirths, MS, PG No. 7588

## Senior Paleontologist

BFSAE nvironmental Services, A P erennial Company

14010 Poway Road • Suite A •

Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: [twirths@bfsa.perennialenv.com](mailto:twirths@bfsa.perennialenv.com)



## E ducation

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**Master of Science, Geological Sciences, San Diego State University, California** 1995

**Bachelor of Arts, Earth Sciences, University of California, Santa Cruz** 1992

## P rofessional C ertifications

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California Professional Geologist #7588, 2003

Riverside County Approved Paleontologist

San Diego County Qualified Paleontologist

Orange County Certified Paleontologist

OSHA HAZWOPER 40-hour trained; current 8-hour annual refresher

## P rofessional M emberships

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Board member, San Diego Geological Society

San Diego Association of Geologists; past President (2012) and Vice President (2011)

South Coast Geological Society

Southern California Paleontological Society

## E xperience

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Mr. Wirths has more than a dozen years of professional experience as a senior-level paleontologist throughout southern California. He is also a certified California Professional Geologist. At BFSAE nvironmental Services, Mr. Wirths conducts on-site paleontological monitoring, trains and supervises junior staff, and performs all research and reporting duties for locations throughout Los Angeles, Ventura, San Bernardino, Riverside, Orange, San Diego, and Imperial Counties. Mr. Wirths was formerly a senior project manager conducting environmental investigations and remediation projects for petroleum hydrocarbon-impacted sites across southern California.

## S elected R ecent R eports

---

2019 *Paleontological Assessment for the 10575 Foothill Boulevard Project, City of Rancho Cucamonga, San Bernardino County, California.* Prepared for T&B Planning, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Assessment for the MorningStar Marguerite Project, Mission Viejo, Orange County, California.* Prepared for T&B Planning. Report on file at Brian F. Smith and Associates, Inc., Poway, California.



- 2019 *Paleontological Monitoring Report for the Nimitz Crossing Project, City of San Diego.* Prepared for Voltaire 24, LP. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2019 *Paleontological Resource Impact Mitigation Program (PRIMP) for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California.* Prepared for JRT BP 1, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Monitoring Report for the Oceanside Beachfront Resort Project, Oceanside, San California.* Prepared for S.D. Malkin Properties. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Resource Impact Mitigation Program for the Nakase Project, Lake Forest, Orange County, San California.* Prepared for Glenn Lukos Associates, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Resource Impact Mitigation Program for the Sunset Crossroads Project, Banning, Riverside County.* Prepared for NP Banning Industrial, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Assessment for the Ortega Plaza Project, Lake Elsinore, Riverside County.* Prepared for Empire Design Group. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Resource Record Search Update for the Green River Ranch III Project, Green River Ranch Specific Plan SP00-001, City of Corona, California.* Prepared for Western Realco. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Assessment for the Cypress/Slover Industrial Center Project, City of Fontana, San Bernardino County, California.* Prepared for T&B Planning, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2020 *Paleontological Monitoring Report for the Imperial Landfill Expansion Project (Phase VI, Segment C-2), Imperial County, California.* Prepared for Republic Services, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2021 *Paleontological Assessment for the Manitou Court Logistics Center Project, City of Jurupa Valley, Riverside County, California.* Prepared for Link Industrial. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2021 *Paleontological Resource Impact Mitigation Program for the Del Oro (Tract 36852) Project, Menifee, Riverside County.* Prepared for D.R. Horton. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2021 *Paleontological Assessment for the Alessandro Corporate Center Project (Planning Case PR-2020-000519), City of Riverside, Riverside County, California.* Prepared for OZI Alessandro, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.
- 2021 *Paleontological Monitoring Report for the Boardwalk Project, La Jolla, City of San Diego.* Prepared for Project Management Advisors, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

**APPENDIX B**

**Paleontological Resource Records Search Letter**



Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007

tel 213.763.DINO  
www.nhm.org

## Research & Collections

e-mail: [paleorecords@nhm.org](mailto:paleorecords@nhm.org)

October 9, 2022

CAJA Environmental Services  
Attn: Sherrie Cruz

re: Paleontological resources for the 5300 Oakdale Project

Dear Sherrie:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for proposed development at the 5300 Oakdale Project area as outlined on the portion of the Canoga Park USGS topographic quadrangle map that you sent to me via e-mail on September 22, 2022. We do not have any fossil localities that lie directly within the proposed project area, but we do have fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM IP 223	4887 Palo Drive; Tarzana	Modelo Formation (diatomaceous shale)	Fish (more specific identification not available)	Surface
LACM IP 11571	Chalk Hills, near intersection of Laramie Ave & Miranda St.	Modelo Formation	Invertebrates (uncatalogued)	Unknown exposed in hillside during house construction
LACM VP 6021	4193 Rosario Rd. 700 feet across [east of] Reseda Blvd. from entrance to Braemar Country Club	Modelo Formation	Turtle ( <i>Psephophorus</i> )	
LACM VP 6186	Calvert St, S of Sylvan Park School, Van Nuys	Topanga Formation	Numerous marine vertebrates	Surface
LACM VP 3822	Burbank Blvd. & Kester Ave. in Van Nuys	Unnamed lacustrine deposit (Pleistocene)	Bison ( <i>Bison</i> )	75-100 feet bgs
LACM VP 3263, 6208		Unknown (Pleistocene)	Horse family (Equidae), bison (Bison)	11-20 feet bgs (sewer excavations)

*VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface*

This records search covers only the records of the NHMLA. It is not intended as a paleontological assessment of the project area for the purposes of CEQA or NEPA. Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a full paleontological assessment of the project area be conducted by a paleontologist meeting Bureau of Land Management or Society of Vertebrate Paleontology standards.

Sincerely,

A handwritten signature in black ink that reads "Alyssa Bell". The signature is written in a cursive, flowing style. The first name "Alyssa" is written in a larger, more prominent script, and the last name "Bell" is written in a slightly smaller, more compact script. The signature is set against a light gray background.

Alyssa Bell, Ph.D.  
Natural History Museum of Los Angeles County

enclosure: invoice

# MITIGATION AND MONITORING PROGRAM

## 1 INTRODUCTION

This Mitigation Monitoring Program (MMP) has been prepared according to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles (City) is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

## 2 ORGANIZATION

As shown on the following pages, each MM incorporated into the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** the agency with the power to enforce the MM.
- **Monitoring Agency:** the agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** the phase of the Project during which the MM shall be monitored.
- **Monitoring Frequency:** the frequency at which the MM shall be monitored.
- **Action Indicating Compliance:** the action by which the Enforcement or Monitoring Agency indicates that compliance with the incorporated MM has been implemented.

## 3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each incorporated MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each MM has been implemented. The Applicant shall maintain records demonstrating compliance with each MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant),



approved by the Department of City Planning, who shall be responsible for monitoring implementation of MMs during construction activities consistent with the monitoring phase and frequency set forth in the MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the incorporated MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs within two business days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

## **4 PROGRAM MODIFICATION**

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency. The Project shall be in substantial conformance with the MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, an MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project-related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the MMs. Any addendum or subsequent CEQA clearance shall explain why the MM is no longer needed, not feasible, or the other basis for modifying or deleting the MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of an MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the MM results in a substantial change to the Project or the non-environmental conditions of approval.

## **5 MITIGATION MONITORING PROGRAM**

### **Air Quality**

**4.2-3 Construction TAC Reduction Measures:** For discretionary projects with an anticipated construction duration of greater than 18-months and located within 500 feet of a residence or other sensitive receptor, prior to issuance of a permit to construct, the applicant shall provide to

the City an Air Quality Impact Analysis, prepared by a qualified air quality analyst, that includes a construction health risk assessment. If the analysis shows incremental cancer risk would exceed 10 persons in one million at a sensitive receptor or the calculated Hazard Index for chronic or acute risks would exceed a value of 1.0 at a sensitive receptor, the air quality analyst shall prepare a mitigation plan subject to City review and approval that reduce TACs to less than SCAQMD thresholds. The applicant shall comply with all mitigation measures in the mitigation plan.

Alternatively, no Air Quality Impact Analysis, health risk assessment, and mitigation plan shall be required for discretionary projects conditioned to use construction equipment that meets the CARB Tier 4 Final or USEPA Tier 4 off-road emissions for all equipment rated 50 horsepower or greater. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** As necessary during construction activities
- **Action Indicating Compliance:** Sign off by monitor

## **Cultural Resources**

**4.4-2 Archaeological Resources:** In accordance with the *CEQA Guidelines*, development projects under the Housing Element Update that may result in impacts to archaeological resources, consisting of those that may involve ground disturbance in native soils or soils of unknown origin, shall implement the following procedures to identify archaeological resources located in a development site and implement applicable impact reduction techniques to reduce substantial adverse effects associated with the inadvertent discovery of archaeological resources.

- A. At the time of application for discretionary land use permits or subdivisions that involve disturbances within previously undisturbed native soils, the project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (PQS) in archaeology to complete a cultural resources assessment of the development site. A cultural resources assessment may include an archaeological pedestrian survey of the development site, if possible, and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the South Central Coastal Information Center (SCCIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC).

- B. If prehistoric or historic archaeological remains are identified as a result of the SCCIC or SLF searches, the remains shall be avoided and preserved in place where feasible.
- C. Where preservation is not feasible, each resource shall be evaluated for significance and eligibility to the California Register. Phase 2 evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts, collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains.
- D. Excavation at Native American sites shall be monitored by a geographically affiliated tribal representative, as agreed upon in any formal consultation proceedings with the geographically affiliated tribe or as indicated by the NAHC.
- E. Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the remains shall be determined using radiocarbon dating and other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards.
- F. Following laboratory analysis, the significance of the sites shall be evaluated according to the criteria of the California Register. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation (OHP) publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (<http://ohp.parks.ca.gov/pages/1054/files/armr.pdf>).
- G. Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated at an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant.
- H. If the resources meet California Register significance standards, the City shall ensure that all feasible recommendations for impact reduction of archaeological impacts are incorporated into the final design and permits issued for development. Necessary Phase 3 data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the Secretary of the Interior's PQS for archaeology according to a research design reviewed and approved by the City prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the OHP Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof.

- I. As applicable, the final Phase 1 Inventory, Phase 2 Testing and Evaluation, or Phase 3 Data Recovery reports shall be submitted to the City prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.
- J. If recommended by a cultural resources assessment, prior to issuance of a grading permit and prior to the start of any ground-disturbing activity, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's PQS to oversee an archaeological monitor who shall be present during construction excavations, such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the project, including peripheral activities, such as sidewalk replacement, utilities work, and landscaping, which may occur adjacent to the project site. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), the depth of excavation, and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified archaeologist. Prior to commencement of excavation activities, Archaeological Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the qualified archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.
- K. In the event that historic (e.g., bottles, foundations, refuse dumps/privies, railroads, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A 50-foot buffer within which construction activities shall not be allowed to continue shall be established by the qualified archaeologist around the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project development activities shall be evaluated by the qualified archaeologist. If a resource is determined by the qualified archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the qualified archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If, in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the qualified archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any

archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, tribe, or historical society in the area for educational purposes.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during ground-disturbing activities; once after ground-disturbing activities
- **Action Indicating Compliance:** Submission of Archaeologist contract, including geographically affiliated tribal representative, to Department of City Planning at time of application for discretionary land use permits or subdivisions; submission of Cultural Resources Assessment to Department of City Planning prior to issuance of any permit; submittal of final archaeological report prior to Temporary Certificate of Compliance

## **Geology and Soils**

**4.5-1(a) Paleontological Procedures for Discretionary Projects:** For all discretionary projects that involve excavation or grading activities at depths greater than previous disturbance on the respective site(s), prior to the start of construction, the following shall be conducted as discussed in detail below: prepare a resource assessment and records search for the presence of paleontological resources to determine if the project site is underlain by paleontological resources; monitor all excavation and grading activities in areas underlain by soils or geologic units potentially containing paleontological resources; and identify, record, and evaluate all paleontological resources uncovered during project construction and submit a paleontological assessment report to the City for review and approval. In addition, during project construction, the following shall be conducted as discussed in detail below: cease all construction activities in the event of the discovery of paleontological resources; conduct fossil recovery as necessary by a qualified paleontologist; avoid handling of paleontological resources by parties other than the qualified paleontologist responsible for conducting fossil recovery; and resume construction activities only upon clearance by the qualified paleontologist. These procedures, as detailed below, shall be implemented to avoid impacts to paleontological resources or reduce potential impacts to a less-than-significant level:

- Prior to excavation and grading activities, a qualified paleontologist shall prepare a resource assessment and records search for the potential presence of paleontological resources. This assessment shall be informed by records from the Natural History Museum of Los Angeles County. If the assessment determines the project site is underlain by soils or geologic units potentially containing paleontological resources and the project would include ground-disturbing activities, a qualified paleontologist shall monitor all



excavation and grading activities, and shall identify, record, and evaluate the significance of any paleontological finds during construction. The paleontologist's assessment shall be submitted to the City for review and approval prior to the commencement of construction activities, and construction may not commence until the City has provided approval of the outcome of the paleontologist's assessment of the project site.

- If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and implemented the appropriate course of action in accordance with federal, state, and local guidelines. This may require fossil recovery, described below. Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist, and if construction activities are cleared by the qualified paleontologist to continue.
- If fossils are discovered, a qualified paleontologist shall recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist would have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Handling and disposition of fossils is done at the direction and guidance of a qualified paleontologist.
- Personnel of the project shall not collect or move any paleontological resources or associated materials; the identified qualified paleontologist is the only party that shall handle paleontological find(s), including but not limited to collection or removal.
- If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s).
  - **Enforcement Agency:** Department of City Planning
  - **Monitoring Agency:** Department of City Planning
  - **Monitoring Phase:** Pre-Construction, Construction
  - **Monitoring Frequency:** Periodically during ground-disturbing activities
  - **Action Indicating Compliance:** Completion of paleontological resources assessment and records search prior to construction start; Department of City Planning approval of paleontological assessment report prior to Temporary Certificate of Occupancy

**4.5-1(b) Worker Environmental Awareness Program, Fossil Salvage, and Construction Monitoring:** If required by cultural resources assessment under MM 4.5-1(a), prior to the start of construction, a paleontological monitor shall conduct training for construction personnel regarding

the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff, and notice that the identified qualified paleontologist is the only one authorized to handle paleontological find(s), including but not limited to collection and removal. Approved plans shall include statement of WEAP requirement.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Periodically during ground-disturbing activities
- **Action Indicating Compliance:** Issuance of Building Permit

**4.5-1(c) Construction Monitoring:** If required pursuant to a monitoring plan prepared under MM 4.5-1(a), a paleontologist or designated paleontological monitor shall monitor ground disturbance activities, including the initial five feet below the ground surface, as areas with high paleontological sensitivity may contain resources at shallow depths and within the first five feet. If the paleontological monitor determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated if any new or unforeseen deeper ground disturbances are required. After ground disturbing activities are completed, the paleontologist or designated monitor shall complete and submit a report to the City verifying compliance with the monitoring plan. Monitoring plan shall show on the plans.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during ground-disturbing activities
- **Action Indicating Compliance:** Issuance of Building Permit

**4.5-1(d) Fossil Discovery, Salvage, and Treatment: Discovery.** If paleontological resources are uncovered during construction activities (in either a previously disturbed or undisturbed area), all ground-disturbing activities in the area of the find shall cease until a qualified paleontologist has evaluated the find, and identified and prepared an appropriate mitigation plan, in accordance with federal, state, and local guidelines. Construction activities in the area of the discovery shall commence again only after the identified resource(s) are properly processed by a qualified paleontologist, and if construction activities are cleared by the qualified paleontologist to continue. If cleared by the qualified paleontologist, construction activity may continue unimpeded on other portions of the project site that would not affect evaluation or recovery of the identified resource(s).

**Fossil Salvage and Treatment.** The qualified paleontologist or designated paleontological monitor shall recover intact fossils consistent with the mitigation plan and notify the City of any fossil salvage and recovery efforts. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive authority to temporarily

direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with a mitigation plan prepared by the paleontological monitor. The qualified paleontologist shall prepare a report according to current professional standards including those of the SVP that describes the resource, how it was assessed, and disposition. The report shall be submitted to the City.

The requirements in this mitigation measure shall be shown on plans.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction, if resources are discovered
- **Monitoring Frequency:** Periodically during ground-disturbing activities
- **Action Indicating Compliance:** Inclusion of this mitigation measure's requirements on plans; Department of City Planning approval of paleontological assessment report prior to Certificate of Occupancy

## Noise

**4.10-1(a) Noise Shielding and Silencing:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology. Equipment shall be properly maintained, and the Project Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Monthly during construction
- **Action Indicating Compliance:** Monthly contractor compliance reports

**4.10-1(c) Enclosures and Screening:** All outdoor mechanical equipment shall be enclosed or screened from off-site noise-sensitive uses. The equipment enclosure or screen shall be impermeable (i.e., solid material with minimum weight of 2 pounds per square feet) and break the line-of-sight from the equipment and off-site noise-sensitive uses.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Once during plan check, once at Temporary Certificate of Occupancy

- **Action Indicating Compliance:** Issuance of Building Permit

**4.10-1(d) Construction Staging Areas:** Construction staging areas shall be located as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Monthly during construction
- **Action Indicating Compliance:** Monthly contractor compliance reports

**4.10-1(e) Temporary Sound Barriers:** Sound barriers, such as temporary walls or sound blankets, shall be erected between construction activities and noise-sensitive uses when construction activities are located within a line-of-sight to and within 500 feet of noise-sensitive uses.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Monthly during construction
- **Action Indicating Compliance:** Monthly contractor compliance reports

**4.10-3(b) Vibration Mitigation:** Impact pile drivers shall be avoided to eliminate excessive vibration levels. Drilled piles or similar methods are alternatives that shall be utilized where geological conditions permit their use. Construction activities shall involve rubber-tired equipment rather than metal-tracked equipment. The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment when allowed by best engineering practices. Requirement to be on plans.

- **Enforcement Agency:** Department of Building and Safety
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Monthly during construction
- **Action Indicating Compliance:** Monthly contractor compliance reports

## **Tribal Cultural Resources**

**TCR-1: Monitor Retention.** TCR-1: Monitor Retention. Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain a qualified tribal monitor from and approved by the Fernandeno Tataviam Band Mission Indians and a

qualified archaeological monitor. Ground disturbance activities shall include demolition, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, potholing, pavement removal, grubbing, tree removals, boring or a similar activity at the Project Site. A qualified archaeological monitor shall be identified as principal personnel who must meet the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California, and shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified. The Applicant, or its successor, the archaeological monitor, and the tribal monitor(s) shall execute a monitoring agreement prior to the earlier of the commencement of any Ground Disturbing Activity, or the issuance of any permit necessary to commence a Ground Disturbing Activity.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once during plan check
- **Action Indicating Compliance:** Submission of Archaeologist contract, including geographically affiliated tribal representative, to Department of City Planning prior to issuance of first permit

**TCR-2: WEAP.** Prior to commencing any Ground Disturbance Activities, the archaeological monitor, in consultation with the tribal monitor(s), shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in Ground Disturbance Activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during Ground Disturbance Activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor(s). The Applicant shall maintain on the project site, for potential City inspection, documentation establishing the WEAP training was completed for all members of the construction crew involved in Ground Disturbance Activities.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Pre-construction, construction
- **Monitoring Frequency:** Once by Monitor
- **Action Indicating Compliance:** Worker Environmental Awareness Program (WEAP); monthly contractor compliance report

**TCR-3: On-Site Monitoring.** On-Site Monitoring. The archaeological and tribal monitor(s) shall observe all Ground Disturbance Activities on the project site at all times any Ground Disturbance Activities are taking place. If Ground Disturbance Activities are simultaneously occurring at



multiple locations on the project site, an archaeological monitor and a tribal monitor(s) shall be assigned to each location where the Ground Disturbance Activities are occurring. The tribal monitor(s) will complete daily monitoring logs that will provide descriptions and locations of the relevant Ground Disturbing Activities, the type of construction activities performed, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered “tribal cultural resources” as defined in California Public Resources Code Section 21074, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant and/or the City upon request to the Tribe(s). If any project scheduled activities require the tribal monitor(s) to leave the project site for a period of time and return, confirmation shall be submitted to the Tribe(s) by the Applicant, in writing, upon completion of each set of scheduled activities and five (5) days’ notice (if possible) shall be submitted to the Tribe(s) by the Applicant, in writing, prior to the start of each set of scheduled activities. The on-site monitoring shall end when either 1) confirmation is received from the Applicant, in writing, that all scheduled activities pertaining to tribal monitoring and all Ground Disturbing Activities are completed; or 2) the Tribe(s) provides a determination, in writing, that no future, planned construction activity, and/or development/construction phase at the project site possesses the potential to impact any tribal cultural resources.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically
- **Action Indicating Compliance:** Monthly contractor compliance report

**TCR-4: Discovery of Resources.** In the event that any objects or artifacts that may be tribal cultural resources are encountered during the course of any Ground Disturbance Activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be 60 feet or otherwise determined by the archaeological monitor in consultation with the tribal monitor(s), until the potential “tribal cultural resources” are properly assessed and addressed by the archaeological monitor and the tribal monitor(s) pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all Ground Disturbance Activities in the immediate vicinity of the find (i.e. 60 feet or otherwise determined by the archaeological monitor) until the find can be assessed by the archaeological monitor and tribal monitor(s).
2. If the archaeological monitor and tribal monitor(s) determine the resources are Native American in origin, the Tribe(s) will recommend steps for treatment of all discovered tribal cultural resources in the form and/or manner the Tribe deems

appropriate, in the Tribe's reasonable discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

3. The Applicant, or its successor, shall implement the Tribe's recommendations if the archaeological monitor, in consultation with the tribal monitor(s), conclude that the Tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the Tribe(s), the archaeological monitor shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. The Applicant, or its successor, may recommence Ground Disturbance Activities outside of the specified radius of the discovery site, so long as this radius has been reviewed by both the archaeological monitor and tribal monitor(s) and determined to be reasonable and appropriate, and so long as the Applicant has complied with all of the recommendations developed and approved pursuant to the process set forth in Paragraphs 2 through 4 above.
6. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
7. Notwithstanding Paragraph 6 above, any information that Los Angeles Department of City Planning, in consultation with the Los Angeles City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code (PRC), Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.
8. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
  - **Enforcement Agency:** Department of City Planning
  - **Monitoring Agency:** Department of City Planning
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Periodically

- **Action Indicating Compliance:** Monthly contractor compliance report

**TCR-5: Discovery of Human Remains and Funerary Items.** Native American human remains are defined in Public Resources Code (PRC) Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also called associated grave goods in PRC Section 5097.98(d)(2), are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then PRC Sections 5097.9 et seq. as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per PRC section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

- **Enforcement Agency:** Department of City Planning
- **Monitoring Agency:** Department of City Planning
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically
- **Action Indicating Compliance:** Monthly contractor compliance report

## Wildfire

**4.17-3 Undergrounding of Power Lines in and Near an SRA and VHFHSZs:** For all discretionary applications for development located in or within one mile of an SRA or VHFHSZs, that involve or require the installation of new power lines shall be required to install the new power line underground. Prior to the issuance of a grading or building permit, the applicant shall submit plans for undergrounding of power lines.

- **Enforcement Agency:** Department of Planning; Department of Building and Safety; Department of Water and Power
- **Monitoring Agency:** Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of Grading or Building Permit
- **Action Indicating Compliance:** Issuance of Grading or Building Permit