


CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 27, 2025

TO: The Honorable City Council

FROM:  for
Keith Mozee
Executive Director and General Manager
Bureau of Street Services

SUBJECT: Staff Report to the Appeal of the Board of Public Works California Environmental Quality Act (CEQA) Determination for 10453 Sandal Lane (C.F. 24-1471)

RECOMMENDATIONS

For the reasons stated herein as to all points raised in the appeals, and in light of the whole record of the project proceedings, the staff of the Department of Public Works, Bureau of Street Services (BSS) recommends that City Council:

1. DENY the appeal filed by Mr. Bruno Naylor relative to the determination by the Board of Public Works (Board) on November 13, 2024, that the 10453 Sandal Lane Project (Project) is statutorily exempt under the California Environmental Quality Act (CEQA).
2. ADOPT a new CEQA determination, on a de novo basis, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303, and that no exception to the categorical exemptions listed in CEQA Guidelines section 15300.2 applies, and instruct the Bureau of Street Services to file the same CEQA Notice of Exemption (NOE) approved by the Board of Public Works (RA 6.7) as approved by the City Council reflecting this determination.
3. ADOPT, the attached Report and Recommendations as the findings of the City Council for its CEQA determination and determination of the Appeal, excluding the Appeal arguments itself at Report Attachment 4.
4. DETERMINE that the City of Los Angeles Municipal Code does not provide Appellant a legal right to appeal the decision to issue a protected tree permit and that Appellant's sole right to appeal exists pursuant to CEQA and LAMC 197.01, conferring a right to file an administrative appeal of a CEQA determination.
5. SUSTAIN the Board's November 13, 2024, approval of the Permit to Remove Protected Trees and Replant (Permit No. 1-4607743941) (RA 6.1) and lift the stay on issuance of this permit and all project Permits as of the effective date of the Official Action of City Council on this matter.

If you require additional information, please contact Bryan Ramirez, Street Tree Superintendent at (213) 847-3077.

ATR:BR/ay

RECOMMENDATION REPORT

Council File No.: 24-1471

Board of Public Works File No.: BPW-2024-0635

Council Area: Council District 5 – Councilmember Katy Yaroslavsky

Community Plan Area: Bel Air - Beverly Crest

Certified NC: Bel Air-Beverly Crest

GPLU: Very Low II Residential

Zone: RE15-1-HCR

Owner/Applicant: Josephson Investments, Inc. (Owner or Applicant)

Project Location: 10453 Sandal Lane, Los Angeles, CA

Brief Project Description: A new single-family residence and pool constructed on an existing vacant property, widening of a portion of the roadway fronting the property in compliance with the City's Baseline Hillside Ordinance, and removal and replacement of two protected trees, one protected shrub, and two street trees.

Appellant: Mr. Bruno Naylor (**Appellant Naylor**) submitted an appeal to the City on (Report Attachment (**RA**) 4).

REQUESTED ACTION: Review of the City's compliance with the California Environmental Quality Act (CEQA), appealed pursuant to Public Resources Code 21151(c) and City of Los Angeles Municipal Code (**LAMC**) section 197.01 by Appellant Naylor, concerning the City's approval of the Project.

On November 13, 2024, the Board of Public Works (**BPW**) heard Owner's Application to approve the Project and for a permit to remove protected trees, determined that the Project is categorically exempt under Article III, Section 1, Class 3, Category 1 of the City's Environmental Quality Act Guidelines not subject to any applicable exceptions to the categorical exemption, and approved the Permit. (RA 5 (Agenda & Journal) and 6 (BPW Report).) Due to the appeal to City Council, no Project permits have issued, and the Notice of Exemption approved by the BPW was stayed and was not recorded.

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I. REPORT ATTACHMENTS

1. February 2025, Findings in Support of Categorical Exemption prepared by Meridian Consultants. **(2025 Meridian Report)**
2. January 29, 2025, Biological Resources Report, prepared by Marcus C. England **(Biologist England Report)**
3. January 29, 2025, Biologist Marcus C. England, Desktop Review of Special Status Biological Resources, 10453 Sandall Lane **(England Desktop Report)**
4. November 22, 2024, Appeal filed by Bruno Naylor (Appellant).
5. November 13, 2024, Board of Public Works hearing Agenda and Journal
6. November 13, 2024, Board of Public Works Report and Transmittals **(TR)** 1 through 8
 - 6.1. TR1: Application for a Tree Removal Permit
 - 6.2. TR2: April 30, 2024, Protected Tree Report **(Protected Tree Report)**
 - 6.3. TR3: StreetsLA Tree Analysis
 - 6.4. TR4: StreetsLA Photographs of Proposed Tree Removals
 - 6.5. TR5: Tree Removal/Replacement Plan
 - 6.6. TR6: Geology & Soils Approval Letter
 - 6.7. TR7: NOE Proposed to BPW
 - 6.8. TR8: May 2024, Findings in Support of Categorical Exemption prepared by Meridian Consultants. **(2024 Meridian Report)**
7. City of Los Angeles Protected Tree Ordinance.
8. *Friends of Westwanda Drive v. City of Los Angeles*, LASC Case No 19STCP04113, June 21, 2021, Judgment.
9. *Sunshine Hill Residents Assoc. v. City of Los Angeles*, LASC Case No. 20STCP03910, April 27, 2022, Judgment and February 7, 2022 Writ Ruling.
10. Santa Monica Mountains Comprehensive Planning Commission, Santa Monica Mountains Comprehensive Plan (1979), Cover page, List of Commissioners, Citizen Advisors, Staff & Consultants, Table of Contents and pp. 61 to 70 of 97 (main report body)
11. November 22, 2022, City SMMC Consultation Resolution, CF 21-1284
12. June 17, 2015, Board of Public Works Street Tree Policy

II. REPORTS AND SUBMITTALS

The Applicant submitted among the following materials in support of its Project Application:

1. February 2025, Findings in Support of Categorical Exemption prepared by Meridian Consultants. **(2025 Meridian Report)** (RA 1);
2. January 29, 2025, Biological Resources Report, prepared by Marcus C. England. **(Biologist England Report)** (RA 2). This report was made after a personal field visit to the Project site on January 14, 2025, by Biologist England. (*Id.*, pp. 20 -21 & 50).

3. A desktop review conducted by Biologist England that included in excess of 463 vegetation community, plant, and wildlife records (**England Desktop Report**) (RA 3); also Biologist England Report, RA-2 at p. 50 describing the desktop report).

4. May 2024, Findings in Support of Categorical Exemption prepared by Meridian Consultants. (**2024 Meridian Report**) (RA 6.8).

5. April 30, 2024, Protected Tree Report prepared Arsen Margossian, a certified arborist. (**Protected Tree Report**) (RA 6.2).

StreetsLA has reviewed the above Applicant Submittals and found them to be accurate and competent evidence upon which to consider the City's CEQA determination concerning the Project.

Further, included with this Report and Recommendation is the June 25, 2024, printout of StreetsLA work on the Project application, including the report of Urban Forestry Division Tree Surgeon Supervisor-1 Richard A. Sanchez, who inspected the Project site on February 21, 2024, and which report verifies the accuracy of the Protected Tree Report (**StreetsLA Tree Analysis**) (RA 6.2). Mr. Sanchez's photographs, which he took during that inspection, are at Report Attachment No. 6.4.

III. PROJECT DESCRIPTION AND PROCEDURAL POSTURE

The Applicant has applied for City approval to construct one new single-family residence at 10453 Sandal Lane in the City and to widen a portion of the roadway in front of the address to 20 feet. (**Project**) (RA 1). The home will be a single-family dwelling and will consist of a single story over the basement and garage, with a total floor area of 1,697 square feet (sq. ft.) and total living area of 3,036 sq. ft. A pool is proposed. Additionally, the Project would widen a portion of Sandal Lane fronting the property and the planter in front of the property at 10455 Sandal Lane to a minimum of twenty (20) feet, in compliance with the City's Baseline Hillside Ordinance (BHO). (2025 Meridian Report, pp. 1, 3 & 5-6) (RA 1). At an earlier stage of the Project, it was thought the Project would seek zoning administrator review concerning the road widening, but the Applicant has confirmed the Project is designed and proposed to comply with the BHO, thus does not require such review or approval and Applicant will not seek such approval. Street widening would be conducted within the Sandal Lane public right of way (ROW) in front of the Project site and in front of the property at 10455 Sandal Lane, located directly northwest of and next to the Project site. (See, *id.*)

The Project would require the removal of two trees and one shrub protected by the City of Los Angeles Native Tree Protection Ordinance (Ordinance 186873) (RA 7, Ordinance; RA 1 2025 Meridian Report, RA 6.2, Protected Tree Report, RA 6.3, StreetsLA Tree Analysis). Therefore, the Project triggers the requirement for a tree removal permit from the Urban Forestry Division (Urban Forestry) of the Bureau of Street Services (**StreetsLA**), a division within the City's Department of Public Works.

A. Project Site

The approximately 5,469.5 sq. ft. Project site on Sandal Lane is within the Bel Air-Beverly Crest neighborhood in the City of Los Angeles identified as Assessor Parcel Number (APN#) 4371-010-020. The Project site is an existing vacant lot irregular in shape and contains a dirt driveway along Sandal Lane. It is located on the eastern end of Sandal Lane, before the road terminates

into Lisbon Lane, at the top of a natural steep hill sloping in east-west and north-south directions. (England Biologist Report, Table 1 and Figures 1 & 2) (RA 2). There are no unique physical or natural site features that have unusual or exceptional biological value. (*Id.* at pp. 5-8). Biological conditions on the site have been heavily impacted by prior human activity, including compacted areas with no vegetation or paving stones, understory vegetation removal for fuel modification, and non-native landscape plants. (*Id.*, pp. 8 & 9).

The nearest open space in the California Protected Areas Database is Stone Canyon Reservoir & Watershed managed by the City of Los Angeles. (*Id.*, Figure 3). The Project Site is located approximately 0.02 miles to the east of Stone Canyon Reservoir. (*Id.*) The nearest easement in the California Conservation Easement Database is located approximately 1.58 miles to the northwest. (*Id.*)

At page 11 and Figure 9, the England Biologist Report establishes the landscape characteristics within 500 feet of the Project site as follows: "Terrain within 500 feet is hilly with many steep slopes of varying aspects, though generally facing northeast or southwest. Consequently, development is sparse and mostly centered along the margins of Beverly Glen Boulevard to the northeast and Sandall Lane (with a handful of connected streets). North-facing slopes tend to be heavily-wooded. There are no parks or other protected areas, though several parcels are shown within the CPAD as being owned by the City of Los Angeles." (RA 2).

Presently, the Project Site is entirely surrounded by high fencing, significantly restricting any potential for wildlife movement through it. (England Biologist Report, pp. 46-47) (RA 2). The England Biologist Report establishes, "Even if such fencing were not present, the utility of the Project Site for wildlife movement would be severely limited. This is due to residential development (most of which has fences) on adjacent properties, including barriers that have been erected roadside on properties across the road from the Project Site." (*Id.*) The England Biologist Report found, "[L]ands on the Project Site would not be a component of an existing wildlife movement corridor nor would development on the Project Site be expected to significantly obstruct wildlife movement beyond existing conditions." (*Id.* at p. 47; Also, 2025 Meridian Report, p. 7, RA 1). There are no known projects proposed within 500 feet of the Project site. Thus, the Biologist Report confirms the Project is not expected to contribute to any new significant cumulative losses of habitat, species, or connectivity. No native vegetation communities are present on the Project site. (England Biologist Report, p. 38) (RA 2).

B. Biologic and Trees

The England Biologist Report evaluated the entire Project, including its road widening, for potential significant biological impacts and, after a field visit and extensive review of available data concerning the Project site and the neighboring areas determined that as to the entire proposed Project, no significant direct, indirect, or cumulative biological effects are expected. (RA 1 & 2).

Concerning trees potentially impacted by the Project, on the Project site, there are a total of nine native trees: three mature Southern California black walnut trees and four mature and two young Coast Live oak trees, all of which are protected by the City's tree ordinance. (2025 Meridian Report, p. 4 [RA 1]; Protected Tree Report [RA 6.2]; StreetsLA Tree Analysis [RA 6.3]). Within the Sandall Lane ROW, there are three trees and one shrub, consisting of one protected Southern California black walnut tree, one protected Toyon (*Heteromeles arbutifolia*) shrub, and two young non-native trees (a Jacaranda tree (*Jacaranda Mimosifolia*) and Silk tree (*Albizia julibrissin*)) in front of the Project site and two mature Giant Yucca (*Yucca gigantea*) trees, one

Italian cypress (*Cupressus sempervirens*) tree, and one Bougainvillea vine, all of which are non-protected species, within the ROW planter in front of 10455 Sandal Lane. (*Id.*) The Project is designed to minimize impacts to protected trees. As such, the Project would retain and protect eight of the nine protected trees on the Project Site. (*Id.*)

For each of the Protected trees and the protected shrub proposed for removal, new trees will be planted in a ratio of four new trees or shrubs. (Protected Tree Report [RA 6.2]; England Biologist Report 9RA 2], 2025 Meridian Report [RA 1], StreetsLA Tree Analysis [RA 6.2]). The Protected Tree Report and StreetsLA Tree Analysis recommend four Coast Live oak, four Southern California Black Walnut trees, and four Toyon shrubs be planted on the Project site and have determined there is sufficient area for all eight replacement trees and four replacement shrubs to be planted and have a viable future. The England Biologist Report has determined that, by complying with the City's Protected Tree Ordinance and replacing the proposed removed trees and shrubs as described in the Report, the Project will have no expected significant direct, indirect, or cumulative effects on special status flora species or their habitat. (England Biologist Report, p. 43) (RA 2).

Additionally, in the Project ROW, the Project's road widening will require removal of two non-protected street trees. (StreetsLA Tree Analysis [RA 6.3]; BPW Report [RA 6]). The City requires a 2:1 replacement of removed street trees as a non-discretionary component of the Project. (RA 12). Because the Project site cannot accommodate the required street tree replacements, StreetsLA recommends that, pursuant to LAMC section 62.117, the Applicant will pay the tree replacement guarantee fee for the removed street trees.

C. Procedural Summary

On November 13, 2024, the permit request first came on for hearing as item no. 4 before the Board of Public Works (**BPW**). (Agenda and Journal) (RA 5). A Report to the BPW was filed, and comment was taken concerning the matter at the meeting. (*Id.*) The BPW then voted 4 in favor, one absent to adopt staff's recommendation to find the Project categorically exempt under Section 15303, Class 3 of the CEQA Guidelines, and that none of the exceptions to the use of a categorical exemption as set forth in Section 15300.2 of the CEQA Guidelines apply. (*Id.*) The BPW authorized StreetsLA to file a CEQA NOE (at RA 6.7) concerning the Project. (*Id.*) The BPW also approved a protected tree removal permit subject to conditions stated in the BWP Report. (*Id.*)

On November 22, 2024, Appellant filed an appeal to City Council of the BPW's Project CEQA determination pursuant to LAMC section 197.01, which acted to stay issuance of the tree removal permit, all Project permits, and filing of the CEQA NOE pending action on the appeal by the City Council. (See, RA 4)

On February 6, 2025, the Applicant submitted the 2025 Meridian Report (RA 1), the England Biologist Report (RA 2), and the England Desktop Report (RA 3) to StreetsLA.

D. Tree Permit Findings not Subject to Appeal

To the extent the appeal seeks to challenge the Protected Trees and Replant Permit approved by the BPW on November 13, 2024 on grounds other than an alleged failure to comply with CEQA, City staff recommends the Committee recommend the City Council deny the appeal as without legal basis and sustain the BPW's permit issuance. The City's Protected Tree Ordinance, at LAMC section 46.05, provides the right to appeal a determination concerning a

protected tree removal permit application solely to the permit applicant. Appellant Naylor is not the permit applicant here, and thus, has no standing to challenge the permit pursuant to the terms of the Protected Tree Ordinance. Appellant Naylor's challenge, thus, is based solely upon its CEQA arguments.

IV. CEQA FINDINGS

City staff recommends the City Council determine that the Project is exempt from the requirements of CEQA for the following reasons:

State CEQA Guidelines section 15303 (Class 3) states that the following types of projects are considered Class 3 projects exempt from the requirements of CEQA: "One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption." Here, the Project is a single-family residence in a residential zone, in an urbanized area. (BPW Report at RA 6; 2025 Meridian Report at RA 1). It is exempt from the requirements of CEQA pursuant to CEQA Guideline section 15303. No exception to the applicable categorical CEQA exemptions listed at CEQA Guidelines section 15300.2 applies. (*Id.*; England Biologist Report [RA 2]; England Desktop Report [RA 3], Protected Tree Report [RA 6.2]; StreetsLA Tree Analysis [RA 6.3].)

V. APPEAL CONTENTIONS AND STAFF RESPONSES

Appellant Naylor's November 22, 2024, written appeal of the BPW's Project environmental determination asserts the following eight arguments contending the CEQA determination is incorrect as a matter of law. Staff responds to each following the presentation of each Appellant contention.

A. Sensitive Natural Communities/Woodlands: Unusual Circumstances

The first and fifth contention of Appellant Naylor's Appeal Letter asserts the Project is not exempt from CEQA review because "it stands to reason" that there may be sensitive natural communities of walnut woodland and an oak-walnut woodland on the Project Site. (RA 4, November 22, 2024 Channel Law Group letter, at pp. 1-2 & 5-11.) (**Sensitive Tree Community Contention**). The Appeal Letter submits no evidence provided by an expert in such matters, at most, referring to a study by a biologist named Dan Cooper who allegedly studied "adjacent properties." Appellant Naylor did not submit into the record any Dan Cooper study. (*Id.*) Appellant Naylor submits no report from any biologist about any matter.

Because the Project directly falls within the Class 3 CEQA Guideline description as exempt from the requirements of CEQA, the Appellant argues the unusual circumstances exception to reliance on a CEQA exemption found at CEQA Guideline 15300.2 subpart (c) bars application of the Class 3 exemption due to the asserted presence of sensitive natural tree communities. (RA4, November 22, 2024 Channel Law Group letter, at pp. 5-11.)

Staff Response:

Guidelines, section 15300.2, subdivision (c) states, in pertinent part, that "[a] categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." The City Council's determination that the "unusual circumstances" exception does not apply would be judicially reviewed for substantial evidence support. Only if an appellant shows that no

substantial evidence supports the City's determination that the project does not involve "unusual circumstances," does a court apply a fair argument standard of review to whether the project "may impact" the environment because of unusual circumstances. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1114-1115.) Additionally, an appellant may show that unusual circumstances exist by establishing that a project *will* have a significant effect on the environment. (*Id.* at pp. 1105, 1115.) Here, Appellant has not established that the unusual circumstances exception applies by either method.

Here, the England Biologist Report and England Desk Report constitute substantial evidence, based on an in-person study by a biologist and his extensive review of biological data concerning the Project Site area, that no impacts to sensitive tree communities will occur. (RA 2 & 3). The England Biologist Report investigated and mapped vegetation communities and land cover types on the Project site and a 200-foot Biological Study Area. (England Biologist Report, p. 25) (RA 3). Among the England Biologist Report findings is that a California walnut woodland, Walnut forest "was not directly observed during the [biologist's site visit]." (*Id.*, p. 29). It also found, "No native vegetation communities are present on the Project Site." (*Id.*, p. 34). Further, the England Desktop Report reviewed the California Department of Fish and Wildlife's California Natural Diversity Database to look for the potential of seven sensitive vegetation communities, including a California Walnut Woodland, to occur on the Project Site, and determined that the data show that none are expected to occur. (RA 3 at Vegetation Communities Section). This is consistent with the field visit observations reported in the England Biologist Report.

The mere presence of oak trees on the site is not an unusual circumstance in the context of the surrounding area. "In context, the City considers the site more commonplace than unusual." (*Protect Telegraph Hill v. City and County of San Francisco* (2017) 16 Cal.App.5th 261, 272.) These trees are found throughout the Los Angeles hillside area. Thus, the development of the Project would not lead to any impacts that are different from the development on neighboring properties.

The project site, however, is not a sensitive biological community under CEQA because it is in an urbanized area surrounded by residential uses and is too degraded to constitute a sensitive biological community. After a field review, the England Biologist Report finds, "The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition." (RA 2 at p. 35).

Additionally, Appellant Naylor's Sensitive Tree Community Contention is presented solely by his attorney, who does not state he has visited the Project Site, does not state he is qualified as a biologist or any type of expert, and Appellant submitted no site investigation report by any expert such as a biologist. In contrast to the substantial evidence showing that no sensitive tree communities will be impacted by the Project presented by Biologist England, Appellant presents no Project-specific facts that could support an exception to application of a Class 3 exemption.

B. California Department of Fish and Wildlife Consultation

Appellant Naylor's third contention is that CEQA required the City to consult with the California Department of Fish and Wildlife (**CDFW**) because CDFW is a trustee agency as stated at CEQA Guideline 15386, but the City did not consult. (RA 4, November 22, 2024 Channel Law Group letter, at pp. 4-5.)

Staff Response

CEQA only requires a lead agency such as the City to consult with a trustee agency where the lead agency is preparing a negative declaration or environmental impact report. (Pub. Res. Code §§ 21080.3 & 21153). The City here has not prepared either type of CEQA document, so CEQA does not require the City to consult with any trustee agency.

C. Santa Monica Mountains Conservancy Consultation

Appellant Naylor's fourth contention is that the City resolution at City Council File No. 21-1284 requires the City to consult with the Santa Monica Mountains Conservancy (SMMC) concerning the Project, but the City failed to do so (RA 4, November 22, 2024, Channel Law Group letter, at pp. 4-5.)

Staff Response

The resolution asserted by Appellant Naylor is at Report Attachment No. 11. The Resolution requires City Staff to, "Consult with the Santa Monica Mountains Conservancy (**SMMC**) on any draft negative declarations and environmental impact reports under the California Environmental Quality Act (CEQA) for any project within the Santa Monica Mountains Zone, as defined in the Conservancy Act, consistent with trustee agency consultations requirements in Public Resources Code Sections 21080.3, 21080.4, 21091, and 21153." As does CEQA itself, the City's Resolution only requires consultation where the City is preparing a negative declaration or environmental impact report. The City has not prepared an environmental impact report or negative declaration concerning the Project, thus, the Resolution required no SMMC consultation.

D. CEQA Location Exception: Santa Monica Mountains Conservancy Zone

Appellant Naylor's fourth contention is that the Project's location within the SMMC zone triggers the location exception to the application of a categorical exemption. (RA 4, November 22, 2024, Channel Law Group letter, at pp. 4-5.)

Staff Response

The location exception found at CEQA Guideline 15300.2(a) states,

[A] project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an **environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

(emphasis added). Appellant's attorney, Jamie Hall of the Channel Law Group, has at least two times litigated this same assertion through trial concerning City CEQA exemptions for single family home projects located within the SMMC Zone, and both times different trial courts have determined the existence of the Zone does not trigger the location exception, rejecting the identical argument Appellant Naylor once against puts forward. (*Friends of Westwanda Drive v. City of Los Angeles*, LASC Case No 19STCP04113, June 21, 2021 Judgment, Exh. A at pp. 12-14 [RA 8]; *Sunshine Hill Residents Assoc. v. City of Los Angeles*, LASC Case No.

20STCP03910 (February 7, 2022 writ ruling at p. 34 [“Petitioner does not show that the entire Zone constitutes an ‘environmental resource’ within the meaning of section 15300.2.” at p. 33; and “Petitioner also does not show that any environmental resources of critical concern in the Zone are ‘designated, precisely mapped, and officially adopted pursuant to law[,]’ as required by Guideline 15300.2(a)”] [RA 9]). The assertion that Appellant’s attorney continues to assert remains incorrect for the same reasons as found by the two prior trial courts, for the reasons next stated.

No evidence exists that the location of the Project site within the SMMC zone defines “an environmental resource of critical concern,” much less “designates” and “precisely maps” such resources. No evidence is presented of any species or biological communities studied or considered by the Legislature in connection to the zone. Public Resources Code section 33001 sets forth the Legislature’s findings concerning reasons it established the SMMC zone, describing it as a vast, “large undeveloped area contiguous to the shoreline within the Greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties.” In no way did the Legislature “precisely” map anything when creating the Zone.

Instead, the Legislature defined the Zone at Public Resources Code section 33105, as a loosely applied jurisdictional boundary over a portion of “the greater Los Angeles metropolitan region.” Section 33105 does not identify a precisely mapped environmental resource of critical concern but plots the boundaries of the area in which the SMMC is granted limited powers to obtain and conserve land. Accordingly, the SMMC Zone’s boundary has no relation to environmental resources of critical concern and precisely maps no environmental resource.

The Legislature, moreover, did not create the SMMC to precisely map environmental resources, and instead empowered it to issue grants and loans and to acquire land within its purview for conservation purposes. (Pub. Res. Code § 33204). The SMMC Act does not authorize the SMMC to regulate private property, nor does it supersede or limit a local government’s exercise of the police power over private property or derived from any other provision of existing law. (*Id.*, § 33008, subd. (c).) The sole power conferred upon the SMMC by this State legislation is the authority to administer grants and acquire and manage land in trust for the purposes set forth by the SMMC Act.

Additionally, the Santa Monica Mountains Comprehensive Plan divided the Santa Monica Mountains into six subareas, and the project site is located in Subarea 1: City of Los Angeles East of San Diego Freeway. (Santa Monica Mountains Comprehensive Planning Commission, Santa Monica Mountains Comprehensive Plan (1979) p. 61) (RA 10). The Plan describes this subarea as “predominantly residential” and states that the “major planning objectives in this subarea are to establish substantial public parks with adequate access ... and to maintain the quality of the currently low-density residential areas.” (*Ibid.*) These objectives contrast those of other subareas, such as subarea 4, where the Plan recommends “[c]onservation, open space, compatible recreation, and rural densities” because “development is concentrated in a few, relatively small places.” (*Id.* at p. 67.) The Project’s proposed single-family home at issue here does not trigger the location exception, and is categorically exempt because it is within the “predominantly residential” Subarea 1 and will not adversely affect “the quality of the currently low-density residential areas.”

The case of *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880 (“*Berkeley Hills Watershed*”), cited by Appellant Naylor, supports these conclusions. The *Berkeley Hills Watershed* Court held,

Whether a project is located in “a particularly sensitive environment” (Guidelines, § 15300.2, subd. (a)) is essentially a factual inquiry, subject to the substantial evidence standard of review. Thus, in evaluating the agency's determination whether a project is located where there is “an environmental resource of hazardous or critical concern” (ibid.), the court applies a deferential standard of review, “resolving all evidentiary conflicts in the agency's favor and indulging in all legitimate and reasonable inferences to uphold the agency's finding.”

(*Id.*, p. 890, citing *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1114). Only if an appellant shows that no substantial evidence supports the City's determination that the project does not involve a designated and precisely mapped environmental resource of hazardous or critical concern, does a court apply a fair argument standard of review to the second question of whether the project “may impact” on the environmental resource because of its location. (*Id.*) Notably, the *Berkley Hills Watershed* Court did not reach the second inquiry, evaluation of whether a fair argument demonstrating a potential environmental impact had been presented, because the project opponent did not demonstrate a lack of substantial evidence supporting the City of Berkeley's determination. (*Id.*, at p. 894, “Because we conclude the City's determination the project is not in an environmentally sensitive area is supported by substantial evidence, we need not reach the second prong of the location exception inquiry—whether substantial evidence supports a “fair argument” that the project “may impact” the mapped resource.”)

Appellant Naylor's contentions fail for the same reason the petitioner's arguments in *Berkley Hills Watershed* failed. As explained, Appellant Naylor has not shown that the SMMC Zone constitutes a designated and precisely mapped environmental resource of hazardous or critical concern as defined by Section 15300.2(a) such that the BPW's determination to the contrary is unsupported or such that the City Council's similar determination would be unsupported. Nor has Appellant submitted any evidence of this issue. As stated above, the “fair argument” test does not apply unless an appellant has shown that there is no substantial evidence supporting the City's determination that the location exception does not apply.

Moreover, the appeal here does not establish a fair argument that the project may have a significant impact on the environment. As discussed above, the Project site is too degraded to constitute a sensitive biological community.

For all these reasons, City Staff recommends the Council follow the lead of two Los Angeles County Superior Court writ judges and determine, once again, that the Legislature's creation of the Santa Monica Mountains Conservancy Zone does not establish a “designated and precisely mapped” environmental resource of hazardous or critical concern that the proposed single-family house may impact. (See CEQA Guidelines, § 15300.2, subd. (a).) Based upon such a determination, the CEQA location exception does not apply, and the proposed project is a Class 3 categorically exempt project.

E. LAMC 12.21.C.10 – Paved Roadway Requirements

Appellant Naylor's sixth contention does not assert a failure to comply with CEQA. The fifth contention alleges the Project road widening fails to comply with the requirements of LAMC 12.21.C.10(i)(3). (RA 4, November 22, 2024, Channel Law Group letter, at p. 12.)

Staff Response

Because this is not an alleged failure to comply with the requirements of CEQA, Appellant Naylor's Paved Roadway contention is not a matter the City Council can consider on this administrative appeal and presents no basis to reverse the BPW CEQA determination. Further, the Applicant confirms it will comply with the BHO including the 20-foot widening standards and all road widening laws. (2025 Meridian Report, pp. 1, 3, 5-6) (RA 1). The contention is factually without merit. The contention presents no basis to grant the CEQA appeal.

F. NOE Project Description

Appellant Naylor's seventh contention asserts the Project description contained in the NOE approved by the BPW is inadequate. (RA 4, November 22, 2024, Channel Law Group letter, at p. 13.)

Staff Response

The project description stated in the NOE approved by the BPW, and which Staff recommends the City Council adopt and approve is adequate. (NOE at RA 6.7). The NOE approved by the BPW provides the following statement under the "Project Description" heading:

Construction of a new 3,036 square-foot single-family dwelling with pool; removal of 1 protected Coast Live Oak tree, 1 protected Southern California black walnut tree and 1 protected Toyon shrub both in the public right-of-way, and 2 unprotected trees; planting of 4 new Coast Live Oak trees, 4 new Southern California black walnut trees, 4 new Toyon shrubs; street widening per City BHO an additional 3-foot emergency pathway as required by the City.

(*Id.*) After identifying CEQA Guideline Section 15303, Class 3 as the basis for the proposed CEQA exemption determination, under the "Justification for Project Exemption" heading, it provides more information, stating:

None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. Although the project is located within a hillside area and within the Santa Monica Mountains Zone, as analyzed in the Meridian Justification Report (dated May 2024), the subject site does not contain habitats or sensitive environmental resources and there is no substantial evidence the project may impact an environmental resource of hazardous or critical concern.

(*Id.*) The Project description in the NOE approved by the BPW meets the CEQA Guideline requirement to provide a brief description of the Project alerting the public as to the nature of the Project.

Further, an inadequate NOE project description or other procedural inadequacy can result in the shortened statute of limitations triggered by a compliant NOE being set aside, but that merely

extends the statute of limitations to challenge the agency's exemption determination; it does not make the exemption determination improper, as Appellant Naylor asserts. (See, *Committee for Green Foothills v. Santa Clara County Bd. of Supervisors* (2010) 48 Cal.4th 32, 53.) Moreover, a lead agency may, but is not required to, file an NOE at all when it makes an exemption determination. (CEQA Guideline § 15062; *Apartment Ass'n of Greater Los Angeles v. City of Los Angeles* (2001) 90 Cal.App.4th 1162, 1171, as modified (Aug. 8, 2001) ["A notice of exemption has no significance other than to trigger the running of the limitations period"]). Appellant's NOE project description contention provides no basis to set aside the BPW's CEQA determination or prevent the City Council from determining the Project is exempt from CEQA pursuant to a Class 3 CEQA Exemption as proposed.

G. Piecemealing

Appellant Naylor's eighth, and final, contention asserts the BPW approval improperly piecemeals its CEQA analysis, asserting:

Here, the City has failed to consider the "whole of the action." As explained above, the "project" will require not only the widening of the road adjacent to 10453 Sandal Lane, but also the widening of the road at 10455 Sandal Lane (or obtaining a ZAD to deviate from the CPR requirement). By excluding this aspect of the "project," the City has engaged in piecemealing and failed to consider the "whole the action."

Staff Response

Appellant Naylor is incorrect. "The process of attempting to avoid a full environmental review by splitting a project into several smaller projects, which appear more innocuous than the total planned project, is referred to as "piecemealing." (*East Sacramento Partnerships for a Livable City v. City of Sacramento* (2016) 5 Cal. App. 5th 281, 293). Here, the entirety of the Project has been reviewed. Contrary to Appellant Naylor's assertion, the Project includes compliance with the BHO and standard, non-discretionary road widening obligations. (2025 Meridian Report, pp. 1, 3 & 5-6) (RA 1). A request for a discretionary ZAD determination is not part of the Project. The entirety of the Project, including the construction of the proposed single-family home and road widening, are reviewed, and the entirety of the Project is exempt from the requirements of CEQA as a Class 3 project not subject to any CEQA exceptions.

VI. CONCLUSION

Upon review and analysis of the issues raised by the Appellant, no errors or abuse of discretion by the BPW were found when issuing the challenged tree removal permit or challenged NOE. Additionally, the CEQA categorical exemption provided at CEQA Guideline section 15303 exempts the Project from CEQA. Appellant Naylor has failed to show that the Project will have significant impacts on the environment due to unusual circumstances, its location, or any other factor identified by CEQA Guideline § 15300.2 which would create an exception to the City's reliance on the CEQA exemption. As such, the appeal of the CEQA determination for the

Project cannot be substantiated and should be denied by the City Council and the City Council should adopt a new CEQA exemption determination and authorize StreetsLA to file the NOE also approved by the BPW so stating. The City Council should, at the same time, lift the stay on all City permits to be issued concerning the Project as stated in the Proposed Recommended Actions above.

Findings in Support of
A CATEGORICAL EXEMPTION

10453 SANDAL LANE

CITY OF LOS ANGELES

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A. INTRODUCTION

A new single-family residence has been proposed to be constructed on an existing vacant property identified as 10453 Sandal Lane (the Project) in the City of Los Angeles (the City). The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 square feet (sq. ft.), and total living area of 3,036 sq. ft. A pool would also be constructed as part of the Project. The Project would require the removal of one (1) protected tree on the property, as well as one (1) protected tree and one (1) protected shrub within the right-of-way (ROW) on Sandal Lane, which are protected by the City of Los Angeles Native Tree Protection Ordinance (Ordinance 186873). Therefore, the Project triggers the requirement for a tree removal permit from the Urban Forestry Division (Urban Forestry) of the Bureau of Street Services, a division within the City's Department of Public Works (Department). This action is considered by the Department to be a discretionary approval. Additionally, the Project would widen a portion of Sandal Lane fronting the property and the planter in front of the property at 10455 Sandal Lane to a minimum of twenty (20) feet, in compliance with the City's Baseline Hillside Ordinance (BHO);¹

The California Environmental Review Act (CEQA) requires the review of projects that involve the exercise of discretionary powers by a public agency that could result in a physical change in the environment. Therefore, this Project would be subject to CEQA. However, Section 15061 of the CEQA Guidelines provides that a lead agency shall next determine if a project, otherwise subject to CEQA, may be exempt from CEQA pursuant to one or more of the thirty-three (33) categorical exemption classes and the application of that categorical exemption is not barred by one of the exceptions set that are set forth in in CEQA Guidelines Section 15300.2. This document briefly describes the Project, identifies its relationship to the eligibility criteria for a Class 3 Exemption established by CEQA Guidelines Section 15303, and evaluates it against the exceptions.

B. QUALIFICATION

Meridian Consultants has been providing environmental planning consulting services to public agencies and private sector clients throughout southern California for over a decade, and is currently on the City of Los Angeles Department of City Planning's List of Consultants for the fiscal year 2024 and beyond. Meridian Consultants is approved to provide Environmental Consulting Services for Development Projects in the City of Los Angeles. Meridian Consultants has prepared numerous environmental review documents, including Environmental Impact Reports (EIRs), Sustainable Community Environmental Assessments (SCEAs), Categorical Exemption Findings, Mitigated Negative Declarations (MNDs), and Negative Declarations (NDs), as well as Addendums to NDs, MNDs ,and EIRs for a wide range of projects throughout the City.

1 City of Los Angeles, Bureau of Engineering. "09 - BHO / Hillside Ordinance (Street(s) Along Lot Frontage(s) Minimum 20' Wide)." Accessed May 2024. <https://engpermitmanual.lacity.org/building-safety-clearances/technical-procedures/clearance-summary-worksheet-clearances/09-bho>.

C. FINDINGS

Based on the information provided in this document, the Project meets the criteria for a Class 3 Exemption and is not subject to any of the exceptions set forth in CEQA Guidelines Section 15300.2. Therefore, the Project is exempt from CEQA.

D. PROJECT BACKGROUND

1. Site Location

The property is located on Sandal Lane, which branches off from Bel Air Road to the west and terminates at Lisbon Lane to the east within the City (Project site). For the street widening, improvements would be conducted within the Sandal Lane ROW in front of the Project site and in front of the separate neighboring property at 10455 Sandal Lane, located directly northwest of and abutting the Project site. The Project site is located on a vacant parcel approximately 0.68 miles southeast of the Stone Canyon Reservoir and approximately 1.1 miles south of Beverly Glen Park. The San Diego 405 Freeway is located approximately 1.9 miles west of the Project site and a neighborhood of single-family residences surround the Project site to the east. The Project site is currently undeveloped and contains a rudimentary dirt driveway along Sandal Lane.

2. Site Conditions

The approximately 5,469.5 sq. ft. Project site is within the Bel Air–Beverly Crest neighborhood in the City of Los Angeles identified as Assessor Parcel Number (APN#) 4371-010-020.

The Project site is an existing vacant lot irregular in shape. The Project site is located on the eastern end of Sandal Lane, before the road terminates unto Lisbon Lane, at the top of a natural steep hill sloping in east-west and north-south directions. On the Project site there are a total of nine (9) native trees: three (3) mature Southern California black walnut trees, and four (4) mature and two (2) young Coast Live oak trees, all of which are protected by the City's tree ordinance. Within the Sandal Lane ROW, there are three (3) trees and one (1) shrub, consisting of one (1) protected Southern California black walnut tree, one (1) protected Toyon (*Heteromeles arbutifolia*) shrub, and two (2) young non-native trees (a Jacaranda tree (*Jacaranda Mimosifolia*) and Silk tree (*Albizia julibrissin*)) in front of the Project site and two (2) mature Giant Yucca (*Yucca gigantea*) trees, one (1) Italian cypress (*Cupressus sempervirens*) tree, and one Bougainvillea vine, all of which are non-protected species, within the ROW planter in front of 10455 Sandal Lane. Regarding the location of the trees in front of the Project site, the Southern California Black walnut tree, Toyon shrub, and Jacaranda tree are located along Sandal Lane fronting the southeast corner of the Project site, and the Silk tree is located along Sandal Lane fronting the southwest corner of the Project site.

3. Planning and Zoning

In the Bel Air–Beverly Crest Community Plan of the Los Angeles General Plan, the Project site occupies the middle portion of the plan area in Bel-Air, and is designated as Very Low II Residential, or RE-15-1-

HCR, which indicates “residential estate” zoning.² The Project site is within the jurisdiction of the Los Angeles Department of Building and Safety (LADBS) regarding grading, hauling, and construction activity in residential hillside areas. According to the Los Angeles City Fire Department (LAFD) Fire Zone Map, the Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ), which establishes brush clearance and landscaping requirements.³ Additionally, the Project site is designated within a landslide zone.⁴ A Geology and Soils Report was prepared for the Project by Schick Geotechnical, Inc. (provided as Appendix A). Upon approval by LADBS, no further geotechnical investigations are required.⁵

E. PROJECT DESCRIPTION

1. Program

The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 sq. ft., and total living area of 3,036 sq. ft. The Project would also include construction of a pool located adjacent to the northern boundary of the Project site. Driveway access would be developed on Sandal Lane.

The Project as proposed is consistent with the planning and zoning designations of the City. To implement the Project, permits have been applied for from LADBS for grading and backfill, and the new single-family residence. As discussed, due to the proposed removal of one (1) protected tree on the Project site, as well as one (1) protected tree and one (1) protected shrub within the ROW on Sandal Lane, the Project would require a tree removal permit from Urban Forestry. Additionally, the BHO requires street widening of the portion of Sandal Lane fronting the Project site and in front of 10455 Sandal Lane to twenty (20) feet.

2. Tree Removal

The City of Los Angeles Protected Tree Preservation Ordinance No. 186873 (Chapter IV, Article 6 of the Los Angeles Municipal Code) has identified coast live oak, western sycamore, Southern California black walnut, California bay laurel, Mexican elderberry, and toyon with trunk diameters (measured at 4.5 feet above grade) of four (4) inches or greater as protected species. To remove any of these trees, the City’s tree removal permit process must be complied with.

The Protected Tree Preservation Ordinance requires preparation of a Protected Tree Report by a qualified “tree expert.” A tree survey was conducted on the Project site in December 2023 and a Protected Tree

2 City of Los Angeles. “Bel Air-Beverly Crest Generalized Zoning Map”. Accessed April 2024. <https://planning.lacity.gov/odocument/8a6ea15f-3a06-486e-9780-52967b83729a/BARplanmap.pdf>.

3 Los Angeles Fire Department (LAFD). “Fire Zone Map.” Accessed April 2024. <https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map>.

4 California Department of Conservation. “Earthquake Zones of Required Investigation.” Accessed April 2023. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

5 See Appendix A.

Report was prepared (See Appendix B: Protected Tree & Shrub Removal Report.)⁶ The survey, performed entirely at ground level as part of Appendix B, identified twelve (12) total trees and one (1) shrub on the Project site and within the ROW on Sandal Lane. Within the Project site, the survey identified nine (9) protected trees—specifically, three (3) mature Southern California black walnut (*Juglans californica*) trees, and four (4) mature and two (2) young Coast Live oak (*Quercus agrifolia*) trees. Within the public ROW, the survey identified three (3) trees and one (1) shrub, consisting of one (1) protected Southern California black walnut tree, one (1) protected Toyon (*Heteromeles arbutifolia*) shrub, and two (2) young nonnative trees. The arborist concluded that the native trees must all be naturally occurring, because the neighboring lots also have the same trees.⁷ Additionally, a tree survey conducted on the ROW area abutting the Project site in front of 10455 Sandal Lane and Addendum to the Protected Tree Report was prepared.⁸ As surveyed, there are two (2) mature Giant Yucca (*Yucca gigantea*) trees, one (1) Italian cypress (*Cupressus sempervirens*) tree, and one Bougainvillea vine within the planter ROW, all of which are non-protected species. The arborist concluded it would be possible to retain all four species in front of 10455 Sandal Lane because they are all at a sufficient distance from street widening work to enable their continued survival.⁹ On the abutting properties, there are no visible native shrubs, but there are visible Southern California black walnut trees, which would not be impacted by the Project as they are a significant distance from the land development footprint.

The Project would retain and protect eight (8) of the nine (9) protected trees on the Project site. The retained trees are located along the property line, from the western boundary continuing to the northern and eastern boundaries. A Tree Protection Zone (TPZ), which includes a fence with a minimum of four to five feet high, would be maintained around these retained trees before start of and during the entire construction phase. One (1) protected Coast Live Oak tree located adjacent to the eastern boundary of the Project site would require the presence of a Certified Arborist during excavation.¹⁰ For these reasons, the retained trees on the Project Site would not be impacted from implementation of the proposed Project.

The Project would only remove one (1) Coast Live Oak (*Quercus agrifolia*) on the Project Site, located centrally toward the street side of Sandal Lane, within the southern portion of the Project site. As mentioned above, eight (8) of the nine (9) protected trees on the Project Site would be retained. The Coast Live Oak tree to be removed was observed to be in average condition.¹¹ Within the ROW on Sandal Lane, the Project would remove one (1) protected Southern California black walnut tree, one (1)

6 Arsen Margossian, ISA, ASCA, CTRA, TRAQ, Bardez Landscape Services, Inc. Protected Tree & Shrub Removal Report 10453 Sandal Lane, Los Angeles. December 14, 2023. (See Appendix B.)

7 See Appendix B-1.

8 See Appendix B-2.

9 See Appendix B-2. To the extent the four species of trees fronting 10455 Sandal Lane are inadvertently damaged by construction and are required to be removed, such removals would be conducted in accordance with City policy with respect to the protection of birds during nesting season and the non-protected trees would be subject to the City's requirements for the removal and replacement of non-protected street trees.

10 See Appendix B-1.

11 See Appendix B-1.

protected Toyon native shrub, and two (2) young nonnative trees within the ROW fronting the Project site, but no trees would be removed within the planter ROW in front of 10455 Sandal Lane. As a result, no trees or shrubs would be retained within the ROW on Sandal Lane fronting the Project Site. Fronting the Project site, the Toyon shrub and Southern California Black Walnut trees were observed to be in average condition, while the other two nonnative street trees were observed as being in fair or average condition.¹² Regarding the four (4) trees located within the ROW planter in front of 10455 Sandal Lane that would be retained, the two (2) Giant Yucca trees and the Bougainvillea vine are in average condition, while the Italian Cypress tree is in poor structural condition.¹³

Of the trees that would be removed by the Project, three (3) are protected trees and shrubs: one (1) within the Project site and two (2) within the ROW. The Arborist concluded that it is not practical to incorporate these trees and shrub on the Project site or public ROW into the design of the Project due to their location, which would conflict with the building footprint and development of the Project.¹⁴

In order to comply with the Protected Tree Preservation Ordinance, new trees would be planted in a ratio of four new trees or shrubs for each protected tree or shrub that is removed. The Protected Tree and Shrub Removal Report recommends four (4) Coast Live oak, four (4) Southern California Black Walnut trees, and four (4) Toyon shrubs be planted on the Project site. The four (4) Coast Live Oak trees would be planted along the northwest boundary of the Project Site; four (4) Southern California Black Walnut trees would be planted along the western boundary of the Project Site; and four (4) Toyon shrubs would be planted on the southeast corner of the proposed residence, fronting the concrete driveway and Sandal Lane. There is sufficient area for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future.¹⁵ Therefore, with the planting of these trees and shrubs, the conditions of the tree removal permit would be met.

3. Street Widening

The BHO applies to all properties that are zoned R1, RS, RE (9, 11, 15, 20, and 40), and RA and are designated as Hillside Area on the Department of City Planning Hillside Area Map, as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

New structures will not be permitted unless they comply with the development standards on Street Access and Minimum Roadway Width of the BHO.¹⁶ The BHO requires that for any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued

¹² See Appendix B-1.

¹³ See Appendix B-2.

¹⁴ See Appendix B-1.

¹⁵ See Appendix B-1.

¹⁶ City of Los Angeles. Los Angeles Municipal Code (LAMC). Section 12.21 C.10.(i)(2).

unless the construction or addition has been approved pursuant to the LAMC.¹⁷ The BHO applies to the Project site as it is zoned RE-15-1-HCR and designates as Hillside Area. Therefore, the Project would require street widening of the portion of Sandal Lane fronting the Project site and in front of 10455 Sandal Lane to 20 feet to meet the development standards of the BHO.

F. CATEGORICAL EXEMPTION CRITERIA

Public Resources Code Section 21084 provides that the CEQA guidelines shall include a list of classes of projects that have been determined not to have a significant effect on the environment and that shall be exempt from CEQA. Sections 15300 to 15333 of the CEQA Guidelines sets forth the list of exemption classes.

Class 3, described in Section 15303 of the CEQA Guidelines, consists of construction of small structures. Section 15303(a) of the CEQA Guidelines states that this exemption includes “One single-family residence, or a second dwelling unit in a residential zone.”¹⁸

The Project is the construction of a new single-family residence in a residential zone. As such, the Project meets the criteria for a Class 3 Categorical Exemption.

G. EXCEPTIONS TO CATEGORICAL EXEMPTIONS

A project that meets the criteria for an exemption can nonetheless be subject to CEQA if it falls within one of the six exceptions listed in CEQA Guidelines Section 15300.2. The following identifies each exception as listed in the CEQA Guidelines and evaluates its applicability to the Project.

1. Location

CEQA Guidelines Section 15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project site is located on a vacant lot within an existing residential area of the Bel Air–Beverly Crest neighborhood within the Santa Monica Mountains. Therefore, the Project site, including the ROW where the on and off-site street widening would occur, is within locally designated areas of environmental concern associated with its setting in the Santa Monica Mountains.

The Project site is within the jurisdiction of the LADBS regarding grading, hauling, and construction activity in residential hillside areas. Development of the Project would comply with the requirements of

¹⁷ City of Los Angeles. LAMC. Section 12.24 X.28.

¹⁸ California Environmental Quality Act (CEQA) Statute and Guidelines. Section 15303(a). 2024.

the LADBS, as well as other zoning requirements. As such, the Project would not have an impact relative to its location within the City and the Santa Monica Mountains.

As mentioned previously, the Project would retain most protected trees and would plant four (4) new trees and four (4) new shrubs for each of the two protected trees and one protected shrub to be removed—for a total of eight (8) new trees and four (4) new shrubs—which meets the minimum 4:1 replacement standard as outlined by current Department policy. As mentioned previously, there is sufficient area on the Project site for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future. Additionally, according to the LAFD Fire Zone Map, the Project site is within the City's VHFHSZ.¹⁹ Therefore, the Project would comply with specific requirements relative to landscaping and brush clearance by the LAFD and other local, State, and federal regulations. For these reasons, the Project would not have an impact relative to its location within the VHFHSZ.

Moreover, the Project site is within the boundaries of the Santa Monica Mountains Conservancy Zone.²⁰ The Eastern Santa Monica Mountains Natural Resource Protection Plan was adopted by the Santa Monica Mountains Conservancy (SMMC) in December 2021.²¹ This plan provides a baseline for land and habitat protection within the portion of Santa Monica Mountains between Griffith Park and Topanga Canyon. The plan focuses on connectivity of existing habitat blocks and pathways that wildlife might use to reach them. The SMMC has prepared maps of these habitat blocks and pathways and, while the City has not adopted these maps or generally considered them in its development review, the combined Natural Resource Protection Plan (NRPP) map provides a baseline to consider parcel-specific impacts.

Based on the NRPP maps, the Project site is not within a habitat block or wildlife corridor, nor is it positioned in a connecting gap between these areas. The NRPP does show a wildlife corridor, approximately 0.2 miles south of the Project Site, connecting habitat blocks at the end of the cul-de-sac of Bel Air Road traveling east across Beverly Glen Road an adjacent habitat block. A second wildlife corridor is located approximately 0.2 miles north of the Project site, connecting habitat blocks at the end of the cul-de-sac on Rial Lane to an adjacent habitat block traveling east across Beverly Glen Boulevard. These identified habitat blocks begin at the base of the Santa Monica Mountains within the Bel Air–Beverly Crest Community Plan area and continue north towards Stone Canyon Reservoir, surrounding the residential neighborhood along Beverly Glen Boulevard and Angelo Drive, which travel in a generally north-south direction. Development of the new single-family dwelling would be contained on the Project site and would not alter or impact the habitat blocks surrounding the Project site. Therefore, the Project location would not have an impact relative to habitat blocks or wildlife corridors.

19 LAFD. "Fire Zone Map." Accessed April 2024.

20 Santa Monica Mountains Conservancy. Eastern Santa Monica Mountains Natural Resource Protection Plan. Accessed April 2024. <https://smmc.ca.gov/wp-content/uploads/2021/12/ESSM-NRPP.pdf>.

21 Santa Monica Mountains Conservancy. "Document Library - Santa Monica Mountains Conservancy". Accessed April 2024. <https://smmc.ca.gov/document-library/>.

In 2016, the City of Los Angeles initiated a Wildlife Pilot Study to create an ordinance with land use that would maintain wildlife connectivity in the City. On June 20, 2023, the proposed Wildlife Ordinance was approved by the City's Council's Planning and Land Use Committee (PLUM) with some additional modifications and is now under review by the City's Attorney's Office.²² While not yet adopted, this effort is indicative of the location of environmental resource concern within the City's portion of the Santa Monica Mountains. Based on mapping provided by the Department of City Planning for the Wildlife Ordinance, the Project site is not within a Resource Buffer or Ridgeline Buffer.²³ An Open Space Resource Buffer is located 0.04 miles east of the Project site, at the eastern end of Sandal Lane; and a second Open Space Resource Buffer is approximately 0.3 miles north of the Project site, at the end of Viretta Lane which branches off of Bel Air Road in an eastward direction. Implementation of the Project, including construction activities, would be confined to the development footprint of the Project site and would not intersect with nearby open space resource buffers. Therefore, impacts to open space resource buffers would be less than significant.

Based on the above, the Project, including the on and off-site street widening work within the ROW, would not have an impact on an environmental resource of hazardous or critical concern that has been officially designated, mapped, or listed by federal, State, or local agencies. Therefore, this exception does not apply.

2. Cumulative Impact

CEQA Guidelines Section 15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

This exception applies when the impact of successive projects of the same type and in the same place is significant over time. This definition of cumulative impacts considers whether repeated occurrences of the same action within the same area would have effects that should be considered as a whole.

The Project consists of development of an existing vacant residential lot with a new single-family residence within an existing single-family residential neighborhood. The construction of a new single-family residence would not change the general land use pattern or density of the neighborhood. In fact, the Project is the form of development envisioned by the zoning and planning framework applied to the location by the City. In addition, newer residences would be designed to the current energy and seismic codes.

Removal of existing protected trees, street widening, and other development within existing residential lots in the neighborhood would be subject individually to the City's permit process and the planting of replacement trees. Successive projects of the same type in the same place could result in gradual

22 Los Angeles City of Planning. Wildlife Ordinance. Accessed April 2024. <https://planning.lacity.gov/node/133058>.

23 Los Angeles City Planning. Wildlife Pilot Study. Accessed April 2024. <https://planning.lacity.gov/plans-policies/wildlife-pilot-study>.

replacement of existing mature trees with an increased number of new trees. Given that the Project replaces two (2) protected trees and one (1) protected shrub with eight (8) additional new trees and four (4) additional new shrubs consistent with the minimum 4:1 replacement standard as outlined by current Department policy, the Project would not have a substantial effect on the inventory of the neighborhood. As discussed under the previous exception, the Project site does not intersect with defined wildlife corridors or habitat areas. As such, the Project would not have a substantial effect on the biological resources of the neighborhood. Additionally, the components of the Project (removal of the two (2) protected trees and one (1) protected shrub, street widening, and construction of a new single-family residence) are site-specific and would not contribute to significant cumulative impacts in the area.

Based on the above, the Project, including the on and off-site street widening work within the ROW, would not have a considerable contribution to significant cumulative impacts within the area and successive projects of the same type within the same neighborhood would not result in significant effects. Therefore, this exception does not apply.

3. Unusual Circumstances

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

The Project site is located on an existing vacant lot and proposes construction of a new single-family residence within an existing single-family residential neighborhood. As the Project is zoned RE-15-1-HCR (single-family “residential estate”), the Project complies with the existing zoning. The surrounding properties have been developed in a similar manner with similar uses. Construction of a new single-family residence would not change the general land use pattern or density of the neighborhood. As compared to the surrounding lots and uses, there are no unusual circumstances associated with the Project site, the ROW where the street widening work would occur, or the proposed changes to the Project site. Therefore, this exception does not apply.

4. Scenic Highways

CEQA Guidelines Section 15300.2(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

Beverly Glen Boulevard, approximately 0.1 miles east of the Project site; the 405 Freeway heading north, approximately 1.9 miles west of the Project site; Mullholand Drive, approximately 2.2 miles north of the Project site; and Pacific Crest Highway, or California State Route 1, approximately 6.5 miles south of the

Project site are classified as scenic highways.²⁴ The Project, which includes the development of the new single-family residence, street widening work, and all other site work as discussed, would not be visible from Beverly Glen Boulevard, as the Project sits on a vacant lot that slopes downward in an eastern direction towards Beverly Glen Boulevard, blocked by existing single-family residences and various trees. Moreover, the Project would not be visible from other listed scenic highways at these distances and thus would not obstruct or alter any views from these roadways. The proposed alteration of the Project site and adjacent ROW would not create substantial enough visual change to affect any visual resource. Therefore, this exception does not apply.

5. Hazardous Waste Sites

CEQA Guidelines Section 15300.2 Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

California Government Code Section 65962.5 requires State agencies, including but not limited to the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB), to compile a list of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection. Based on a review of the databases compiled in accordance with Section 65962.5 by the DTSC and SWRCB,^{25,26} the Project site is not located on a hazardous waste site. There is one (1) Leaking Underground Storage Tank (LUST) Cleanup Site, located 0.7 miles north of the Project site on Beverly Glen Boulevard, that has been completed and closed as of December 1994, indicating that the site has been remediated and no further regulatory oversight activities are required.²⁷ Additionally, the LUST Cleanup Site's impact is site-specific and, at this distance to the Project site, would not result in impacts on the Project site or the adjacent ROW. Therefore, this exception does not apply.

6. Historical Resources

CEQA Guidelines Section 15300.2(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

24 City of Los Angeles. "Map A3 – West Subarea." Mobility Plan 2035, An Element of the General Plan. 2016.

25 Department of Toxic Substances Control. "EnviroStor." Accessed April 2024. <https://geotracker.waterboards.ca.gov>.

26 State Water Resources Control Board. "GeoTracker." Accessed April 2024. <https://www.envirostor.dtsc.ca.gov/public/>.

27 Department of Toxic Substances Control. "EnviroStor." Accessed May 2024.

The Project site is not identified as a potential historic resource in SurveyLA,²⁸ HistoricPlacesLA,²⁹ or on other parcel reports or references. The surrounding neighborhood does include residences considered to be historic resources. Historic resources within approximately 1/2-mile of the Project include: 1609 N Beverly Glen Boulevard, 909 Beverly Glen Boulevard, 1811 Bel Air Road, 10274 Chrysanthemum Lane, 1053 Stone Canyon Road, 10575 Vestone Way, and 1231 Stone Canyon Road.

Of these, 1609 North Beverly Glen Boulevard, otherwise known as Glen Market, is the closest historic resource, as it is at the base of the eastward slope of the Project fronting Beverly Glen Boulevard, approximately 0.06 miles northeast of the Project site. Glen Market at 1609 North Beverly Glen Boulevard is considered significant as it was developed in 1926 and is the only local market serving the neighborhood.³⁰ Though within the surrounding area of the Project site, the Project would not directly alter the features of this off-site property and would not indirectly affect the character, integrity, or design of 1609 North Beverly Glen Boulevard. Given the intervening residences and topography, the development of the Project site and the adjacent ROW would not have any effect on this property or other historic resources in the neighborhood. Specifically, the Project as a whole, would not alter any physical characteristics or context of any historic resources in the surrounding community.

For these reasons, the Project is consistent with CEQA 15300.2(f), as there would be no substantial adverse change in the significance of a historical resource. Therefore, this exception does not apply.

28 Historic Resources Group. SurveyLA. Los Angeles Historic Resources Survey Report. Brentwood - Pacific Palisades Community Plan Area. November 2013. Accessed April 2024. [https://planning.lacity.gov/odocument/e4a918f7-e513-4e69-9ec4-21342262f232/Brentwood_Pacific_Palisades_Report_\(2\).pdf](https://planning.lacity.gov/odocument/e4a918f7-e513-4e69-9ec4-21342262f232/Brentwood_Pacific_Palisades_Report_(2).pdf).

29 City of Los Angeles. Los Angeles Historic Resources Inventory. HistoricPlacesLA. Accessed April 2024. <https://hpla.lacity.org/search>.

30 Historic Resources Group. SurveyLA. Los Angeles Historic Resources Survey Report. Bel Air- Beverly Crest Community Plan Area. Accessed April 2024. https://planning.lacity.gov/odocument/8653ceb3-0d57-4e95-8659-cf0a867bbc26/Final_Survey_Report_-_Bel_Air-Beverly_Crest_HPLAEdit.pdf.



A

A

Geology and Soils Report

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GENERAL MANAGER
SUPERINTENDENT OF BUILDING

GEOLOGY AND SOILS REPORT APPROVAL LETTER

May 27, 2020

LOG # 80261-02
SOILS/GEOLOGY FILE - 2
LAN

400 Squaw Creek Road, #255
Olympic Valley 96146
Los Angeles, CA 90068

TRACT: 1033
BLOCK: 161
LOT(S): 20 (arb 2), 21 (arb 2), 22 (arb 2), 23 (arb 2), 25 (arb 2), 26 (arb 2)
LOCATION: 10453 Sandal Lane

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Addendum Report	SG 10117-W	05/05/2020	Schick Geotechnical, Inc.
Oversized Doc(s).	**	**	**

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Review Letter	80261-01	12/24/2019	LADBS
Geology/Soils Report	SG 10117-W	11/20/2019	Schick Geotechnical, Inc.
Laboratory Report	70938.033	11/04/2019	HD Geosolutions Inc.
Dept. Review Letter	80261	05/17/2013	LADBS
Geology/Soils Report	SG 7847-W	02/21/2013	Schick Geotechnical, Inc.
Laboratory Report	CYG-13-6667	02/14/2013	C.Y. Geotech, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for a proposed two-story single-family residence with a basement level. The map and cross section included in the current report indicate a pool is also proposed. The site is situated at the top of a descending slope. According to the reports, the earth materials at the subsurface exploration locations consist of up to one foot of uncertified fill underlain by residual soil and sandstone slate bedrock. The consultants recommend the proposed structures be supported on conventional and deep pile foundations bearing on bedrock.

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

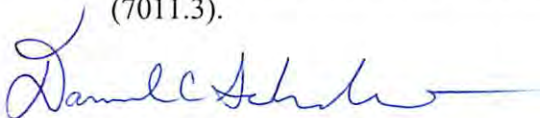
(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
 2. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
 4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
 5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
 6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
 7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
 8. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
- 1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388
9. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
 10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
 11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

12. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
13. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
15. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
16. Temporary shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
17. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
18. Shoring for south portion of the site shall be designed for a maximum lateral deflection of 1/4 inch, as recommended.
19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
20. All foundations shall derive entire support from competent bedrock or design as structural slabs, as recommended.
21. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
22. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
23. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to uncertified fill, soil and weathered bedrock per P/BC 2017-050.
24. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.

25. The group effects on lateral and axial behavior of the piles shall be included in the design of the deep foundation, as specified in the response to Review Item 5, included in the 05/05/2020 report. (1810.2.5)
26. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
27. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
28. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
29. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Restrained Retaining Wall" starting on page 14 of the 11/20/2019 report. All surcharge loads shall be included into the design.
30. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
31. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
32. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
33. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
34. The map and cross section included in the current report indicate a pool is also proposed. However, the reports do not include any recommendations for pool design and construction. In the event a swimming pool is proposed, a supplemental report providing recommendations for pool design and setbacks shall be submitted to Grading Division.
35. The structure shall be connected to the public sewer system per P/BC 2014-027.
36. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
37. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
38. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

39. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
40. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
41. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
42. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
43. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
44. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).



DANIEL C. SCHNEIDERREIT
Engineering Geologist II



DAN L. STOICA
Geotechnical Engineer I

DCS/DLS:dcs/dls
Log No. 80261-02
213-482-0480

cc: Schick Geotechnical, Inc., Project Consultant
WL District Office

SCHICK GEOTECHNICAL, INC.

~

May 5, 2020
SG 10117-W

Mr. Michael J. Pollastro
400 Squaw Creek Road, #255
Olympic Valley, California 96146

Subject

Response to City of Los Angeles Department
of Building and Safety, Review Letter
Log #80261-01
APN # 437- 101- 0020
Lots 25 and 26, Tract 1033
10453 Sandal Lane
Bel Air, California 90077

References:

"Addendum Geologic and Soils Engineering Exploration, Proposed Residence, APN # 437- 101- 0020, Lots 25 and 26, Tract 1033, 10453 Sandal Lane, Bel Air, California 90077," prepared by Schick Geotechnical, Inc., dated November 20, 2019;
City of Los Angeles Department of Building and Safety Grading Division, Review Letter Log #80261-01, dated December 24, 2019.

Dear Mr. Pollastro:

Per your request, Schick Geotechnical, Inc., (SGI) has prepared the following response to the referenced City of Los Angeles Department of Building and Safety, Review Letter, dated December 24, 2019.

Response to Review Item 1.

As requested, additional field exploration was performed on the east portion of the site with the aid of a bucket-auger drill rig and hand labor. A 24-inch diameter boring was drilled on the east portion of the level pad and downhole logged. The boring encountered 5 feet of natural soil blanketing massive Modelo Formation sandstone. The boring met with refusal at 25 feet, however, did not encounter Santa Monica Slate. Due to the lack of access for a drill rig and existing oak trees, exploration was performed with hand labor on the northeast descending slope. The 30-inch diameter test pit encountered 2 feet of fill, 3 feet of natural soil, and Santa Monica Slate.

The bedrock encountered in the boring and test pits and underlying the west portion of the site consists of the Modelo Formation Sandstone. The sandstone is coarse grained, medium brown to orange brown to grey-brown, massive, hard to very hard with depth, and moderately fractured. The regional bedding planes within the sandstone dip 5 to 11 degrees to the south, which is favorable

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with respect to the northeast-facing slope. Bedding planes mapped by California GeoSystems on 10455 Sandal Lane, strike northwest and dip 11 to 51 to the southwest, which is favorable for the gross stability of the site.

The Santa Monica Slate was encountered in Test Pits 3, 8, 9 and 10, on the northeast portion of the site and on the contiguous site to the east. The Santa Monica Slate is medium to dark grey, moderately hard to hard, fractured, massive to poorly foliated, and moderately weathered. Based upon the researched documents, the foliation underlying the site and adjacent sites dips moderately to the south. Based upon the researched documents, foliation on the northeast portion of the site and contiguous sites, dips steeply to the north (please see enclosed Grover Hollingsworth geologic map and section). The Grover section indicates that at depth, the slate dips steeply to the north which does not affect the gross stability. As requested, a boring was drilled on the east portion of the level pad to determine if 'weaker bedrock types' underlie the Modelo Formation Sandstone. The 24-inch diameter boring met with refusal at a depth of 25 feet below existing grade. The boring and test pits, and exploration performed for the referenced reports did not expose the contact between the Modelo Formation and underlying Santa Monica Slate. The Modelo Formation Sandstone was mapped by H. W. Hoots as 'graywacke' ("Geology of the Eastern Part of the Santa Monica Mountains, Los Angeles, County, California Geologic Survey Professional Paper 165-C, Plate C, H. W. Hoots, 1930). Hoots on Page 105 states, "*The contact between the slate and the graywacke is very uneven.*" Based upon the referenced Grover Hollingsworth report, the contact between the sandstone and underlying Santa Monica Slate dips moderately to the south, which is favorable for the gross stability of the site.

Response to Review Item 2.

As requested, Section A has been revised to be oriented perpendicular to the contours and extended to the toe of the descending slope to the east. The topography for the offsite portion of the descending slope was obtained from the City of Los Angeles NavigateLA.

Response to Review Item 3.

Based upon the referenced documents, the regional bedding planes within the Modelo Formation sandstone dip 15 to 26 degrees south. The foliation planes within the Santa Monica Slate dip moderately to the south, and at depth steeply to the north. The south dipping sandstone, slate, and contact between the sandstone and slate, are favorable with respect to the northeast-facing descending slope. The slate foliation generally dips back into the slope, and a significant depth dips steeply to the north, both of which are favorable with respect to the gross stability. The requested laboratory testing of along-foliation repeat shear testing is enclosed. The mapping performed by Grover for the adjacent site indicates that the foliation dips south, into the slope. The slope stability analysis does not include along-foliation shear strength, as the north-dipping foliation is located below the searches for the stability analyses.

The across-bedding shear strengths for the slate are similar in strength to those used for the Modelo Formation sandstone in our analysis (The Sandstone shear strengths are $\phi = 35^\circ$ and $C = 1430$ psf. The slate shear strength is $\phi = 40^\circ$ and $c = 1020$ psf). Therefore, using either shear strength in the analysis will result in a similar factor of safety which exceeds the minimum required by the Code.

See the enclosed analyses sets 10117AA and 10117ASA.

The slope stability analysis contained in the referenced report did not include along-foliation shear strength, as the north-dipping foliation is not located within the stability analysis search area. The shear strengths for the slate are generally close to those used for the Modelo Formation sandstone in our analysis (10117A and 10117AS) (The Sandstone shear strengths are $\phi = 35^\circ$ and $c = 1430$ psf). The slate shear strength is $\phi = 40^\circ$ and $c = 1020$ psf). Analysis was performed using the slate shear strengths. The results of this indicate a higher F.O.S. both statically and seismically, See attached analysis #'s 10117A, 10117AS, 10117AA, and 10117ASA.

Slope Stability Results			
ID #	FOS	Date of Analysis	Notes
10117A	2.19	11-20-19	Circular with Sandstone shear strengths
10117AS	1.17	4-23-20	Circular with ASCE 7-16 seismic g
10117AA	2.25	5-01-20	Circular with slate shear strength
10117ASA	1.22	5-01-20	Circular/ slate shear strength & ASCE 7-16 seismic g

Response to Review Item 4.

The following Table was obtained from the most recent ASCE 7 Hazards report, as shown on the United States Geologic Survey web site.

Seismic Factors for IBC System	Value	Reference (IBC)
Site Class	C	Chapter 20 of ASCE 7
Mapped Spectral Response Acceleration at 0.2 second Period (S_s)	2.045g	Figure 1613.3.1(1)
Mapped Spectral Response Acceleration at 1.0 second Period (S_1)	0.731g	Figure 1613.3.1(2)
Site Coefficient F_a	1.2	Table 1613.3.3(1)
Site Coefficient F_v	1.4	Table 1613.3.3(2)
Maximum Considered Earthquake Spectral Response Acceleration at 0.2 second Period (S_{ms})	2.454g	Equation 16-37
Maximum Considered Earthquake Spectral Response Acceleration at 1.0 second Period (S_{m1})	1.024g	Equation 16-38
Design Spectral Response Acceleration at 0.2 second Period (S_{ds})	1.636g	Equation 16-39
Design Spectral Response Acceleration at 1.0 second Period (S_{d1})	0.682g	Equation 16-40
Seismic Design Category	D	Chapter 20 of ASCE 7

The slope stability analyses and retaining wall analyses were revised to utilize the new seismic data.

Response to Review Item 5.

The south retaining wall excavation will remove lateral support from the south side of the site and should be provided with temporary shoring. The shoring for the south portion of the site should be

designed for a maximum allowable deflection of 1/4-inch. The shoring may be designed for a maximum deflection of 1 inch. The shoring should be designed for the same equivalent fluid pressure as the retaining wall.

The following information is contained in the referenced report.

Soldier piles may be utilized to support the vertical retaining wall excavations, where lateral support is removed from an adjoining site or structure, or, where excavations exceed 5 feet in height. Soldier piles must be completed prior to making vertical excavations. Soldier piles should be a minimum of 24 inches in diameter and a minimum of 10 feet into bedrock, below the future excavation bottom. Piles may be assumed fixed at 3 feet into bedrock, located below the future excavation bottom. The piles may be designed for a skin friction of 700 pounds per square foot for that portion of pile in contact with bedrock, below the point of fixity. Soldier piles should be spaced a maximum of 8 feet on center. The soldier piles may be designed per the retaining wall recommendations, if the soldier piles are designed for both temporary shoring and permanent wall retaining. Soldier piles may be designed for the full retaining wall design EFP by providing shotcrete panels. Passive earth pressure may be computed as an equivalent fluid having a density 600 pounds per cubic foot. The maximum allowable earth pressure is 5,000 pounds per square foot. For design of isolated piles, the allowable passive earth pressure and maximum allowable passive earth pressure may be increased by 100 percent. Piles spaced more than 2.5 pile diameters on center may be considered isolated. The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Any anticipated superimposed loading within a 1:1 plane projected upward from the wall bottom, except retained earth materials, should be considered as surcharge and provided for in the design.

Figure 1.

Ratio of Pile Center to Center Spacing	8D	6D	4D	3D
Reduction factor	1.0	0.75	0.4	0.25

D: Pile Diameter

It is recommended that the reduction factor calculated in accordance with the following equations be used by the Project Structural Engineer in the calculations of allowable vertical bearing pressure in the design of piles if the center-to center spacing between adjacent piles is less than 3 times of the pile diameters. The illustration of the reduction factors for pile group is shown on Figure 1.

$$RF = [2 (m + n - 2) s + 4 D] / m n \pi D$$

$$s = [1.57 D m n - 2D] / [m + n - 2]$$

Where RF: reduction factor
m: number of pile columns
n: number of pile rows
D: pile diameter

Response to Review Item 6.

The majority of the basement floor slab will be supported by bedrock, however, the portion not supported by bedrock must be designed by the structural engineer as a structural slab to be entirely

supported by the recommended deepened foundation system. Compacted fill is not recommended for support due to the potential for differential settlement and difference in thickness.

Response to Review Item 7.

The proposed basement retaining walls will not exceed 10 feet in height. The retaining wall excavations should not result in more than a 2 foot width between the excavation face and the retaining wall. Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum density as determined by ASTM D 1557 or equivalent. If the earth materials contain less than 15 percent clay, the compaction must be a minimum of 95 percent of the maximum density. Where access between the retaining wall and the temporary excavation prevents the use of compaction equipment, retaining walls should be backfilled with 3/4-inch crushed gravel to within 2 feet of the ground surface. Where the area between the wall and the excavation exceeds 24 inches, the gravel must be vibrated or wheel-rolled, and tested for compaction. The upper 2 feet of backfill above the gravel should consist of a compacted fill blanket to the surface.

Sincerely,


WAYNE SCHICK
C.E.G. 1300




GARY C. MASTERMAN
R.G.E. 567



Enc:

City of Los Angeles Department of Building and Safety Grading Division, Review Letter Log #80261-01, dated December 24, 2019

Log of Test Pits

Log of Boring

Appendix I - Laboratory Testing - HD Geosolutions

Calculations: Slope Stability Calculations

Retaining Wall Analysis

Referenced Research Documents

Pocket: Geologic Map and Section A (revised)

xc: (3) Addressee

SCHICK GEOTECHNICAL, INC.

7650 Haskell Avenue, Suite D, Van Nuys, California 91406 Ph (818) 905-8011 Fx (818) 905-8115

TABLE I - LOG OF TEST PITS (REFERENCED REPORT)

Test Pit Number	Depth (Feet)	Description
1	0 - 1	FILL: Silty sand, medium brown, mottled, moist, medium dense, contains rock fragments
	1 - 4	SOIL: Silty sand, dark brown, slightly moist, and medium dense
	4 - 6	BEDROCK: Modelo Formation Sandstone, medium brown, massive, moderately hard, moderately fractured
End at 6 feet; No Water; No Caving		
2	0 - 1	FILL: Silty sand, medium brown, mottled, moist, medium dense, contains rock fragments
	1 - 4	SOIL: Silty sand, dark brown, slightly moist, and medium dense
	4 - 6	BEDROCK: Modelo Formation Sandstone, medium brown, massive, moderately hard, moderately fractured
End at 6 feet; No Water; No Caving		
3	0 - 1	FILL: Silty sand, medium brown, mottled, moist, medium dense, contains rock fragments
	1 - 4	SOIL: Silty sand, dark brown, slightly moist, and medium dense
	4 - 7	BEDROCK: Santa Monica Slate, medium greyish brown to rusty brown, massive, moderately hard, fractured and weathered
End at 7 feet; No Water; No Caving		
4	0 - 1	FILL: Silty sand, medium brown, mottled, moist, medium dense, contains rock fragments
	1 - 4	SOIL: Silty sand, dark brown, slightly moist, and medium dense
	4 - 7	BEDROCK: Modelo Formation Sandstone, medium brown, massive, moderately hard, moderately fractured
End at 7 feet; No Water; No Caving		

TABLE I - LOG OF TEST PITS (June 17, 2019)

Test Pit Number	Depth (Feet)	Description
5	0 - 1	FILL: Silty sand, medium brown, mottled, dry to slightly moist with depth, medium dense, contains rock fragments (1 to 3"), roots
	1 - 4	SOIL: Silty sand, dark brown, slightly moist with depth, medium dense, slightly porous, occasional roots
	4 - 6	BEDROCK: Sandstone, coarse grained, white to light brown, massive, moderately hard to hard with depth, moderately fractured
End at 6 feet; No Water; No Caving		
6	0 - 1	FILL: Silty sand, medium brown, mottled, dry to slightly moist with depth, medium dense, contains rock fragments (1 to 3"), roots
	1 - 4	SOIL: Silty sand, dark brown, slightly moist, medium dense, porous, occasional roots
	4 - 6	BEDROCK: Sandstone, coarse grained, medium brown to orange brown, massive to poorly bedded, moderately hard, moderately fractured
End at 6 feet; No Water; No Caving; Poorly developed bedding - N77W, 11S; N84W, 5S		
7	0 - 1	FILL: Silty sand, medium brown, mottled, dry to slightly moist with depth, medium dense, contains rock fragments (1 to 3"), roots
	1 - 4	SOIL: Silty sand, dark brown, slightly moist with depth, medium dense, occasional roots
	4 - 7	BEDROCK: Sandstone, coarse grained, light brown to orange brown, massive, moderately hard to hard with depth, moderately fractured
End at 7 feet; No Water; No Caving		

TABLE I - LOG OF TEST PITS (September 1/19 and 3/20)

Test Pit Number	Depth (Feet)	Description
8	0 - 1	SOIL: Silty sand, dark brown, slightly moist, medium dense
	1 - 11	BEDROCK: Santa Monica Slate, medium greyish brown to rusty brown, massive, moderately hard, fractured and weathered
End at 11 feet; No Water; No Caving		
9	0 - 12	SOIL: Silty sand, dark brown, slightly moist, medium dense, contains 2 to 4" sandstone clasts
	12 - 16	BEDROCK: Sandstone, dark grey, massive, hard, moderately fractured
End at 16 feet; No Water; No Caving		
10	0 - 2	FILL: Silty sand, medium brown, mottled, dry to slightly moist with depth, medium dense, contains rock fragments (1 to 3"), roots
	2 - 4	SOIL: Silty sand, dark brown, slightly moist with depth, medium dense, occasional roots
	4 - 12	BEDROCK: Santa Monica Slate, medium greyish brown to rusty brown, massive, moderately hard, fractured and weathered
End at 12 feet; No Water; No Caving; bulk sample		

TABLE II - LOG OF 24-inch Boring (2-22-2020)

Boring Number	Depth (Feet)	Description
1	0 - 5	FILL: Silty sand, medium brown, mottled, moist, medium dense, contains rock fragments
	5 - 8	SOIL: Silty sand, dark brown, moist, medium dense
	8 - 25	BEDROCK: Modelo Formation Sandstone, medium greyish brown, massive, hard to very hard, moderately fractured

End at 25 feet (refusal at 25'); No Water; No Caving

The following documents were located at the City of Los Angeles Department of Building and Safety:

10453 Sandal Lane

“Geologic and Soils Engineering Exploration, Proposed Residence and Garage, APN # 437 101 0020, 10453 Sandal Lane, Bel Air, California 90077,” prepared by Schick Geotechnical, Inc., dated February 21, 2013;

City of Los Angeles Department of Building and Safety, Correction Letter, Log #80261, dated May 17, 2013.

10455 Sandal Lane

“Soils and Engineering Geologic Investigation Report for Reconstruction of Distressed Garage Slab and Wall, Lot 26, Block 161, Tract 1033, 10455 Sandal Lane, Los Angeles, California,” prepared by California GeoSystems, Inc., dated August 18, 1981. Bedding planes mapped strike northwest and dip to the southwest from 11 to 512 degrees. Slate was not encountered in the test pits. The report describes a repaired surficial slope failure on the adjacent property to the west. An offsite surficial failure was described east of the site. The report demonstrated that the site has the required factor of safety.

City of Los Angeles Department of Building and Safety, Approval Letter, dated November 18, 1981.

10451 Sandal Lane

“Preliminary Geologic and Soils Engineering Exploration, Proposed Swimming Pool, Deck and Retaining Wall, Lot 21, Block 161, Tract 1033, 10451 Sandal Lane, Bel Air, California,” prepared by Grover Hollingsworth and Associates, Inc., dated March 31, 1989. *“Foliation planes mapped on the upper (south) portion of the site dip moderately to the south and southwest. Foliation planes on the lower (north) portion of the site dip moderately to steeply to the north. The geologic structure is favorably oriented for stability of the site and proposed project.”* The cross section indicates that the contact between the Modelo Formation sandstone and Santa Monica slate is located approximately 45 to 55 feet below grade. The contact dips gently to the south. The foliation shown on the section dips approximately 43 to 5 degrees to the south, into the slope.

“Additional Comments, Retaining Wall, Lot 21, Block 161, Tract 1033, 10451 Sandal Lane, Bel Air, California,” prepared by Grover Hollingsworth and Associates, Inc., dated April 5, 1989;

City of Los Angeles Department of Building and Safety, Approval Letter, Log #10961, dated May 31, 1989;

““Plan Review and Update Report, Proposed Driveway Retaining Walls, Lot 21, Block 161, Tract 1033, 10451 Sandal Lane, Bel Air, California,” prepared by Grover Hollingsworth and Associates, Inc., dated December 27, 1990;

City of Los Angeles Department of Building and Safety, Approval Letter, Log #10961, dated January 28, 1991;

“Additional Information, Groundwater, Lot 21, Block 161, Tract 1033, 10451 Sandal Lane, Bel Air, California,” prepared by Grover Hollingsworth and Associates, Inc., dated March 19, 1991;

“Additional Comments, Retaining Wall, Lot 21, Block 161, Tract 1033, 10451 Sandal Lane, Bel Air, California,” prepared by Grover Hollingsworth and Associates, Inc., dated September 23, 1992;

“Compaction Report, Pile-Supported Retaining Wall, Lot 21, Block 161, Tract 1033, 10451 Sandal Lane, Bel Air, California,” prepared by Grover Hollingsworth and Associates, Inc., dated December 30, 1992. The friction-pile supported retaining wall was constructed and backfilled.

10486 West Sandal Lane

“Report on Compaction of Fill Place beneath a swimming pool, 19486 Sandal Lane, Los Angeles, CA.” prepared by ORO Engineering Corporation, dated April 27, 2003;

City of Los Angeles Department of Building and Safety, Approval Letter Log #40270-1, dated July 8, 2003;

Response to LADBS review letter dated June 16, 2003, prepared by ORO Engineering Corporation, dated June 18, 2003;

“Geologic and Soils Engineering Exploration, Proposed Remodel and Additions, Fraction of Lots 4 & 5, Lots 18 & 19, Block 162, Tract 1033, 10486 West Sandal Lane, Los Angeles, California,” prepared by Irvine Geotechnical Inc., dated August 20, 2015 (encountered siltstone and sandstone, dipping 8 degrees to the southwest, which dips into the slope);

Construction of the room addition, pool, retaining wall and backfill were completed.

City of Los Angeles Department of Building and Safety, Approval Letter Log #89896, dated September 23, 2015.

10471 West Sandal Lane

City of Los Angeles Department of Building and Safety, Order to Comply #J33725, dated May 20, 1980. Erosion due to poor drainage control was described as minor and was addressed by correcting drainage;

“Geotechnical Investigation, Proposed Single Family Residence, 10471 West Sandal Lane, Los Angeles (Bel Air), California,” prepared by Applied Earth Sciences, dated March 11, 2013. (Encountered massive sandstone to a depth of 41 feet. “Dug to refusal.”). The sandstone was described as massive to thickly bedded. The bedding planes mapped dip 11 to 50 degrees to the northeast. The slope stability analysis indicated that the site is grossly stable;

City of Los Angeles Department of Building and Safety, Correction Letter, Log #80083, dated May 17, 2013;

“Addendum No. 1, Geotechnical Investigation, Proposed Single Family Residence, 10471 West Sandall Lane, Los Angeles, California,” prepared by Applied Earth Sciences, dated July 2, 2014; City of Los Angeles Department of Building and Safety, Correction Letter, Log #80083, dated July 2, 2014;

“Addendum No. 1, Geotechnical Investigation, Proposed Single Family Residence, 10471 West Sandall Lane, Los Angeles, California,” prepared by Applied Earth Sciences, dated July 2, 2014; City of Los Angeles Department of Building and Safety, Correction Letter, Log #80083, dated August 6, 2014;

City of Los Angeles Department of Building and Safety, Correction Letter, Log #80083-01, dated August 4, 2014;

“Addendum No. 2, Geotechnical Investigation, Proposed Single Family Residence, 10471 West Sandall Lane, Los Angeles, California,” prepared by Applied Earth Sciences, dated August 4, 2014;

City of Los Angeles Department of Building and Safety, Correction Letter, Log #85198, dated August 29, 2014;

“Addendum No. 3, Geotechnical Investigation, Proposed Single Family Residence, 10471 West Sandall Lane, Los Angeles, California,” prepared by Applied Earth Sciences, dated June 4, 2015;

City of Los Angeles Department of Building and Safety, Approval Letter, Log #88759, dated July 6, 2015.

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON



ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT REVIEW LETTER

December 24, 2019

LOG # 80261-01
SOILS/GEOLOGY FILE - 2
LAN

Michael J. Pollastro
400 Squaw Creek Road, #255
Olympic Valley 96146

TRACT: 1033
BLOCK: 161
LOT(S): 20 (arb 2), 21 (arb 2), 22 (arb 2), 23 (arb 2), 25 (arb 2), 26 (arb 2)
LOCATION: 10453 Sandal Lane

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	SG 10117-W	11/20/2019	Schick Geotechnical, Inc.
Oversized Doc(s).	"	"	"
Laboratory Report	70938.033	11/04/2019	HD Geosolutions Inc.

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	80261	05/17/2013	LADBS
Soils Report	SG 7847-W	02/21/2013	Schick Geotechnical, Inc.
Laboratory Report	CYG-13-6667	02/14/2013	C.Y. Geotech, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for a proposed two-story single-family residence with a basement level. The map and cross section included in the current report indicate a pool is also proposed. The site is situated at the top of a descending slope. According to the reports, the earth materials at the subsurface exploration locations consist of up to one foot of uncertified fill underlain by residual soil and sandstone slate bedrock. The consultants recommend the proposed structures be supported on conventional and deep pile foundations bearing on bedrock.

The review of the subject reports cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. As discussed in the previous Department letter, the geologic exploration at the site only penetrated bedrock by a few feet. As mentioned in the current report, the contact of the Modelo

Formation and the Santa Monica Slate is, in most places in the site area, observed to be relatively level. The geologic map and cross section in the current report does not indicate this. As such, the slope stability analysis of the rear slope is modeled as if the entire slope would expose strong sandstone. Deeper exploration shall rule out the presence of weaker rock types that may be located beneath the sandstone as well as assess deeper geologic structure that may affect the slope's stability. A deep bucket-auger boring is suggested to accomplish this. Cal/OSHA regulations regarding shaft/tunnel safety shall be implemented prior to anyone entering deep borings or test pits.

2. Show the entire A-A' cross section on a map. The slope angles on the cross section do not appear to reflect the steepness of the slope, as did cross section C-C' of the 02/21/2013 report. Indicate the source of the topographic profile on the revised cross section.
3. The residual shear (re-shear) strength shall be used where potential slip along bedding/foliation planes is analyzed as required in Information Bulletin P/BC 2017-049. The residual shear strength is the lowest strength reached at high shear deformations. Provide justification that samples reached the residual strength. Provide plots of each re-shear performed or clarifications.
4. As of January 1, 2020, the City of Los Angeles will adopt the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020. Revise recommendations accordingly.
5. Revise temporary shoring deflection recommendations. Note: shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
6. Clarify the slab-on-grade recommended bearing material. If properly placed fill is recommended, indicate the minimum depth of fill.
7. Revise recommendations for the retaining wall backfill. The ¾-inch gravel can be used as a retaining wall backfill if the retaining wall does not exceed 10 feet in height and the width of the gravel zone does not exceed 2 feet (7011.3)

The geologist and soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer and/or geologist may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in a CD or flash drive, and the appropriate fees will be required for submittal.



DANIEL C. SCHNEIDERREIT
Engineering Geologist II



DAN L. STOICA
Geotechnical Engineer I

DCS/DLS:dcs/dls
Log No. 80261-01
213-482-0480

cc: Schick Geotechnical, Inc., Project Consultant
WL District Office



March 31, 2020

Schick Geotechnical Services

7650 Haskell Avenue
Van Nuys, CA 91406

Attention: Mr. Wayne Schick, C.E.G

Subject: **Laboratory Test Report**
10453 Sandal Lane
Bel Air, California
HDGI Job No. 70938.033 (SG 10117-W)

Dear Mr. Schick,

In accordance with your request and authorization, HD Geosolutions, Inc. (HDGI) has performed laboratory testing for the above-referenced project. HDGI is licensed by the City of Los Angeles Department of Building and Safety as a soil testing agency within the City of Los Angeles. The laboratory testing program for bulk rock samples as requested by you consisted of:

- Direct Shear Test (ASTM D5607)
- Moisture/Density Test (ASTM D2216/D2937)

The subject material consisted of siltstone bedrock. All tests were performed using the currently applicable standards as indicated above. Attached please find the test results. The selection of values used in engineering analyses, and the engineering analysis for the subject project were not performed by our office.

We appreciate the opportunity to be of service to you. Should you have any questions, please call our office at your convenience.

Respectfully submitted,
HD Geosolutions, Inc.



Brain D. Skyers, P.E., G.E
Principal Engineer

Attachments: Laboratory Test Results

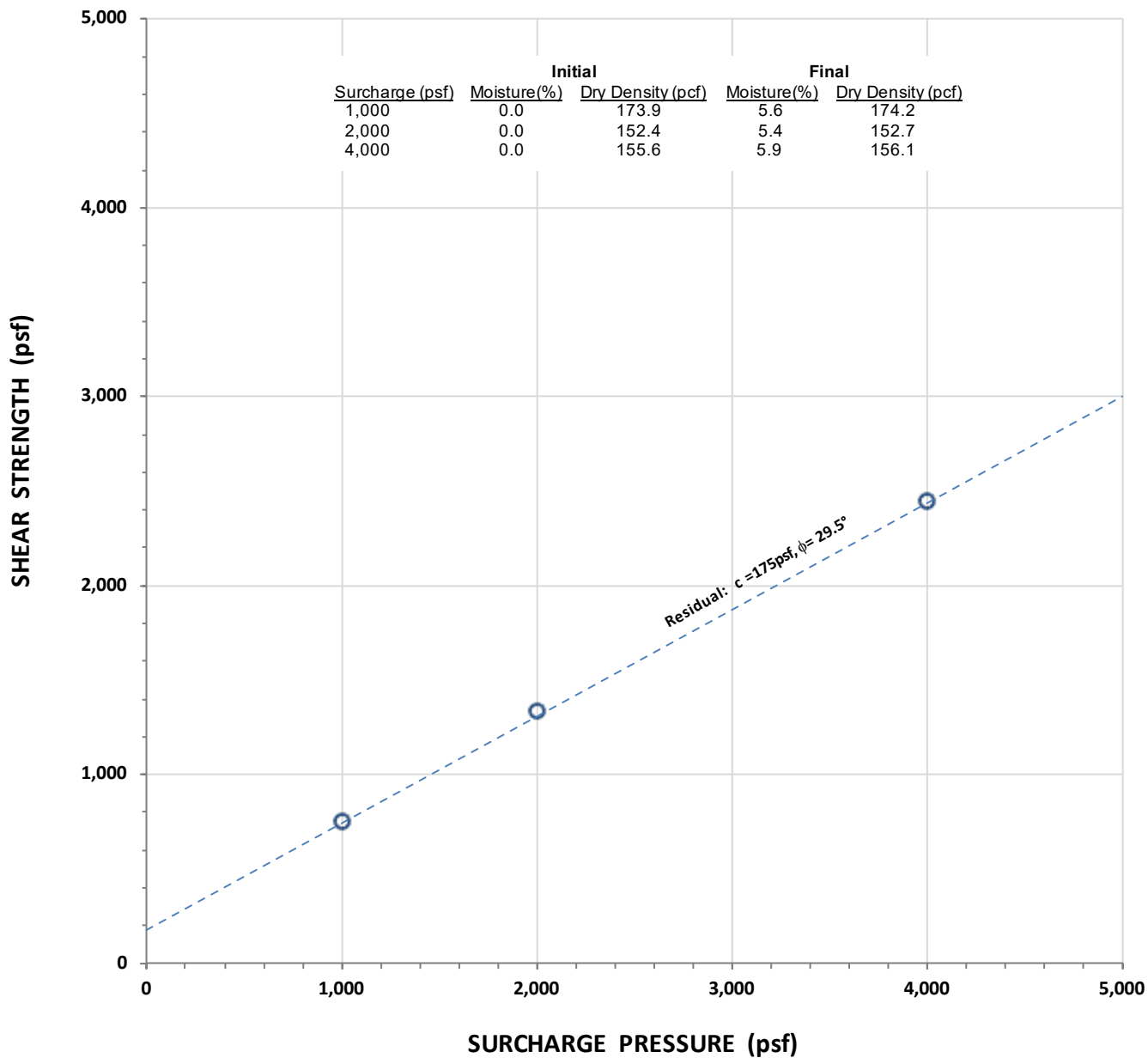
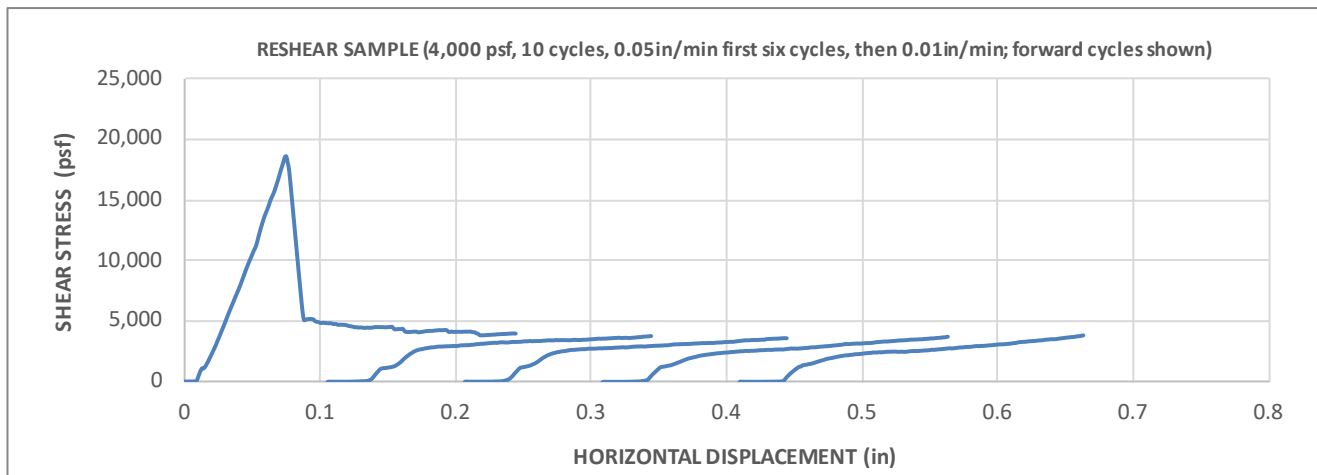
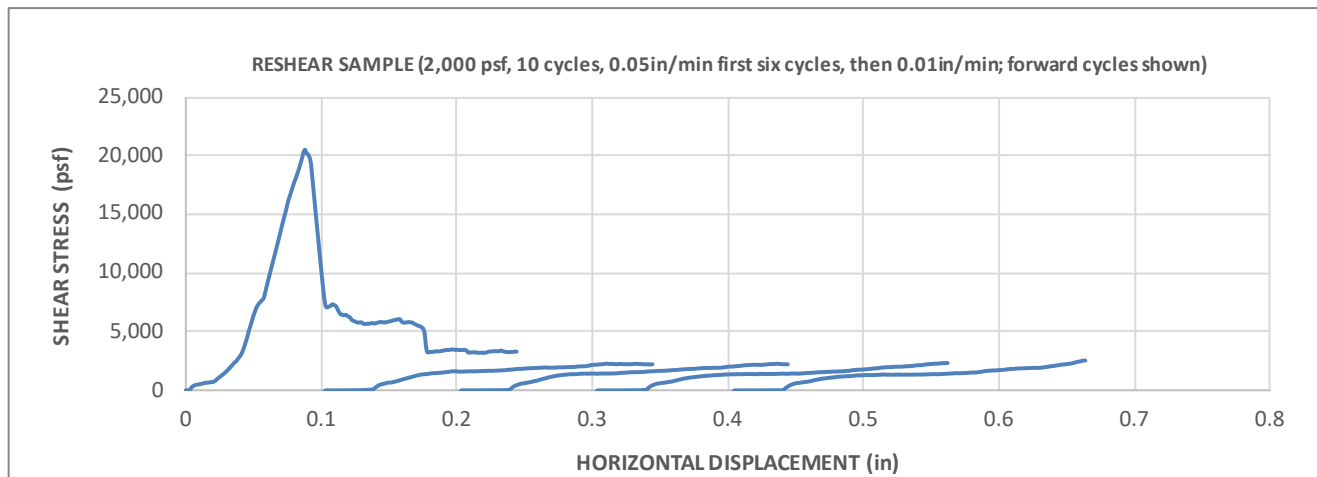
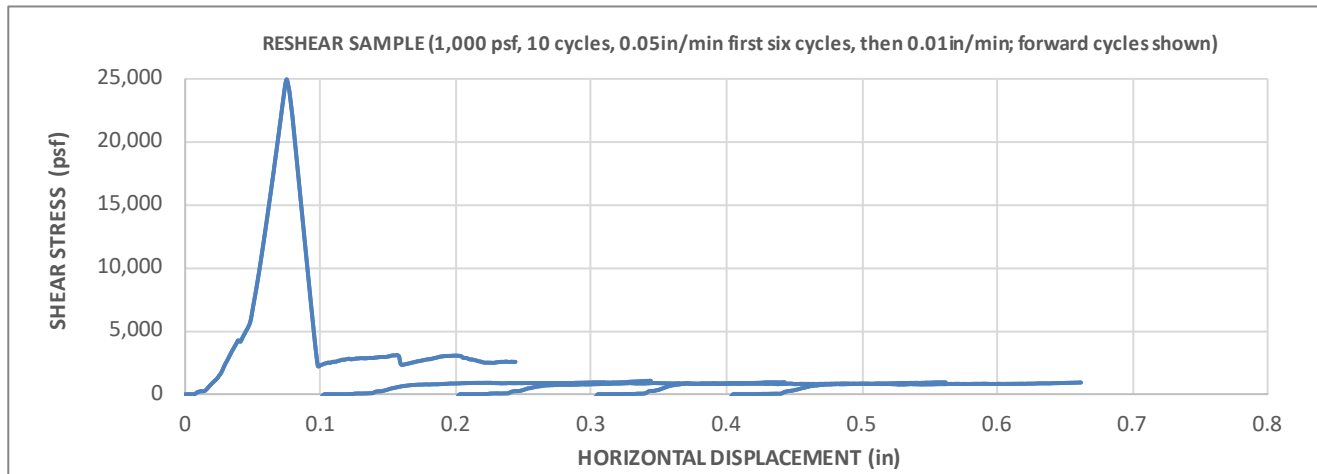


FIGURE 1



DIRECT SHEAR TEST DATA

MULTIPLE SHEAR PASSES FOR ESTABLISHING RESIDUAL STRENGTH

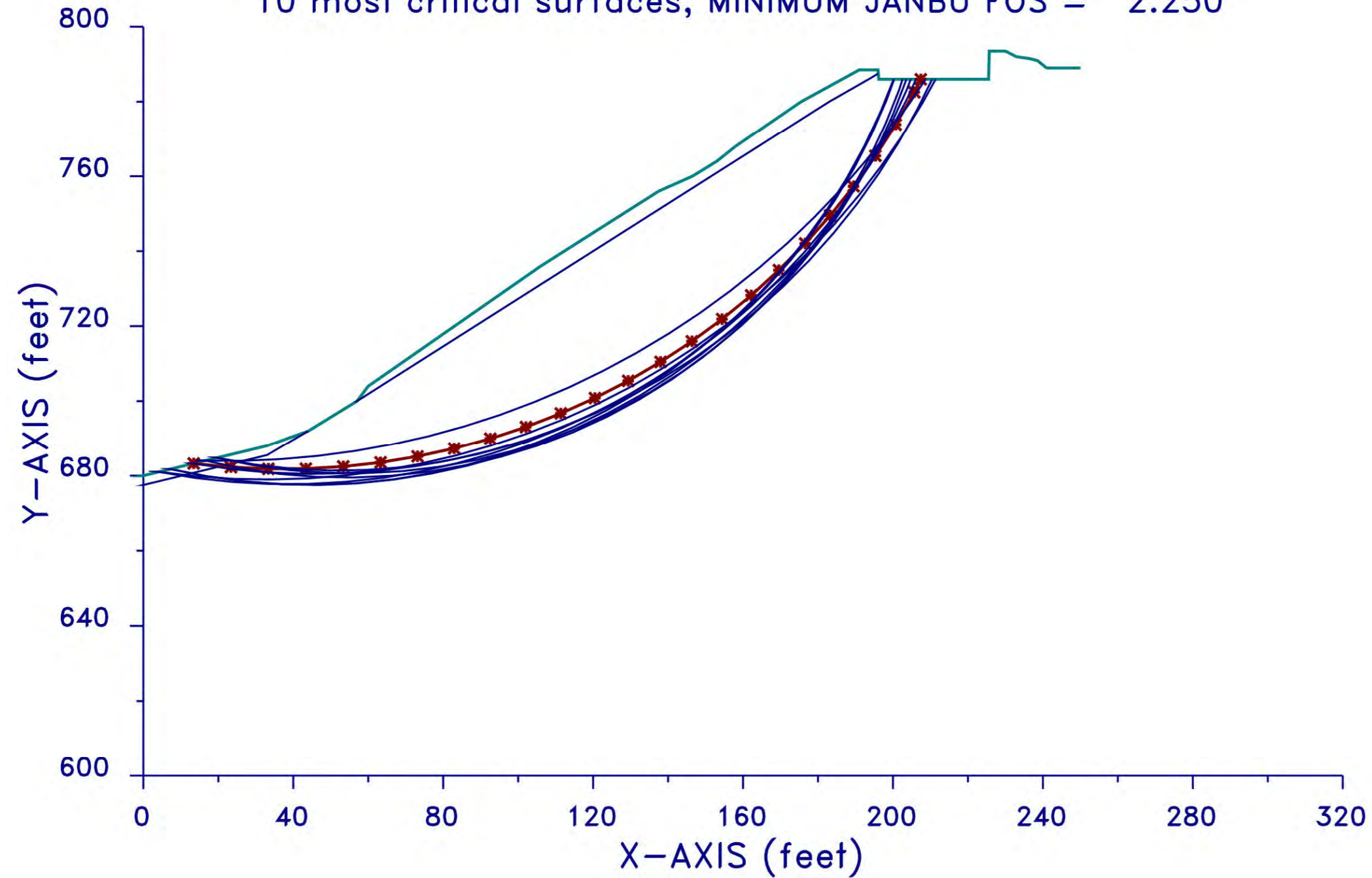
10453 Sandal Lane, Bel Air, CA
(Schick Job No. SG 10117-W)



FIGURE 2

SG 10117-W Pollastro Section A-A'

10 most critical surfaces, MINIMUM JANBU FOS = 2.250



XSTABL File: 10117AA 5-01-20 13:06

```
*****
*           X S T A B L           *
*                               *
*   Slope Stability Analysis       *
*   using the                     *
*   Method of Slices              *
*                               *
*   Copyright (C) 1992 - 2014     *
*   Interactive Software Designs, Inc. *
*   Moscow, ID 83843, U.S.A.     *
*                               *
*   All Rights Reserved           *
*                               *
*   Ver. 5.209                   96 - 1877 *
*****
```

Problem Description : SG 10117-W Pollastro Section A-A'

SEGMENT BOUNDARY COORDINATES

23 SURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	680.0	33.0	688.0	1
2	33.0	688.0	44.0	692.0	2
3	44.0	692.0	57.0	700.0	2
4	57.0	700.0	60.0	704.0	1
5	60.0	704.0	106.0	736.0	1
6	106.0	736.0	137.5	756.0	1
7	137.5	756.0	146.5	760.0	1
8	146.5	760.0	153.0	764.0	1
9	153.0	764.0	158.0	768.0	1
10	158.0	768.0	175.5	780.0	1
11	175.5	780.0	191.0	788.5	1
12	191.0	788.5	196.0	788.5	1
13	196.0	788.5	196.1	787.5	2
14	196.1	787.5	196.2	786.0	2
15	196.2	786.0	225.5	786.0	2
16	225.5	786.0	225.6	790.0	2
17	225.6	790.0	225.7	793.5	1
18	225.7	793.5	230.0	793.5	1
19	230.0	793.5	233.0	792.0	1
20	233.0	792.0	236.5	791.5	1
21	236.5	791.5	238.5	791.0	1
22	238.5	791.0	241.0	789.0	1
23	241.0	789.0	250.0	789.0	1

5 SUBSURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	677.5	33.0	685.5	2
2	33.0	685.5	44.0	692.0	2
3	57.0	700.0	183.0	780.0	2
4	183.0	780.0	193.5	786.0	2
5	193.5	786.0	196.0	787.5	2

ISOTROPIC Soil Parameters

2 Soil unit(s) specified

Soil	Unit Weight	Cohesion	Friction	Pore Pressure	Water
------	-------------	----------	----------	---------------	-------

Unit No.	Moist (pcf)	Sat. (pcf)	Intercept (psf)	Angle (deg)	Parameter Ru	Constant (psf)	Surface No.
----------	-------------	------------	-----------------	-------------	--------------	----------------	-------------

1	89.0	89.0	200.0	26.00	.000	.0	0
2	150.0	150.0	1020.0	40.00	.000	.0	0

A critical failure surface searching method, using a random technique for generating CIRCULAR surfaces has been specified.

160 trial surfaces will be generated and analyzed.

8 Surfaces initiate from each of 20 points equally spaced along the ground surface between x = 1.0 ft and x = 60.0 ft

Each surface terminates between x = 200.0 ft and x = 240.0 ft

Unless further limitations were imposed, the minimum elevation at which a surface extends is y = 677.5 ft

10.0 ft line segments define each trial failure surface.

ANGULAR RESTRICTIONS

The first segment of each failure surface will be inclined within the angular range defined by :

Lower angular limit := -45.0 degrees
Upper angular limit := (slope angle - 5.0) degrees

Factors of safety have been calculated by the :

***** SIMPLIFIED JANBU METHOD *****

The 10 most critical of all the failure surfaces examined are displayed below - the most critical first

Failure surface No. 1 specified by 25 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	13.42	683.25
2	23.37	682.27
3	33.36	681.80
4	43.36	681.86
5	53.34	682.44
6	63.28	683.54
7	73.15	685.16
8	82.92	687.29
9	92.57	689.94
10	102.06	693.08
11	111.37	696.71
12	120.49	700.83
13	129.37	705.42
14	138.01	710.47
15	146.36	715.96
16	154.42	721.88
17	162.16	728.21
18	169.56	734.94
19	176.59	742.05
20	183.24	749.52
21	189.49	757.32
22	195.33	765.44
23	200.73	773.86

24 205.69 782.54
 25 207.43 786.00
 ** Corrected JANBU FOS = 2.250 ** (Fo factor = 1.062)

Failure surface No. 2 specified by 24 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	19.63	684.76
2	29.48	683.00
3	39.41	681.87
4	49.40	681.37
5	59.40	681.51
6	69.37	682.28
7	79.27	683.69
8	89.06	685.72
9	98.70	688.37
10	108.16	691.63
11	117.38	695.48
12	126.35	699.91
13	135.01	704.91
14	143.34	710.44
15	151.30	716.49
16	158.86	723.04
17	165.99	730.05
18	172.66	737.50
19	178.84	745.37
20	184.51	753.60
21	189.64	762.19
22	194.22	771.08
23	198.22	780.24
24	200.31	786.00

** Corrected JANBU FOS = 2.256 ** (Fo factor = 1.069)

Failure surface No. 3 specified by 24 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	16.53	684.01
2	26.53	683.98
3	36.52	684.41
4	46.48	685.28
5	56.39	686.61
6	66.23	688.38
7	75.99	690.59
8	85.63	693.24
9	95.14	696.32
10	104.51	699.83
11	113.70	703.75
12	122.71	708.09
13	131.52	712.83
14	140.10	717.96
15	148.44	723.47
16	156.53	729.36
17	164.34	735.60
18	171.86	742.19
19	179.08	749.11
20	185.98	756.35
21	192.54	763.90
22	198.76	771.73
23	204.62	779.83
24	208.67	786.00

** Corrected JANBU FOS = 2.261 ** (Fo factor = 1.054)

Failure surface No. 4 specified by 25 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	13.42	683.25

Point No.	x-surf (ft)	y-surf (ft)
2	23.31	681.78
3	33.27	680.85
4	43.26	680.46
5	53.26	680.63
6	63.23	681.34
7	73.15	682.60
8	82.99	684.41
9	92.71	686.75
10	102.29	689.62
11	111.70	693.01
12	120.90	696.91
13	129.88	701.32
14	138.61	706.21
15	147.05	711.57
16	155.18	717.38
17	162.99	723.64
18	170.43	730.31
19	177.50	737.38
20	184.18	744.83
21	190.43	752.64
22	196.24	760.77
23	201.60	769.21
24	206.49	777.94
25	210.44	786.00

** Corrected JANBU FOS = 2.262 ** (Fo factor = 1.065)

Failure surface No. 5 specified by 25 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	19.63	684.76
2	29.43	682.79
3	39.34	681.44
4	49.32	680.73
5	59.32	680.66
6	69.30	681.22
7	79.23	682.42
8	89.06	684.25
9	98.76	686.70
10	108.27	689.77
11	117.58	693.43
12	126.63	697.69
13	135.39	702.51
14	143.83	707.88
15	151.90	713.77
16	159.59	720.17
17	166.85	727.05
18	173.66	734.37
19	179.99	742.11
20	185.81	750.25
21	191.10	758.73
22	195.84	767.54
23	200.01	776.63
24	203.59	785.96
25	203.60	786.00

** Corrected JANBU FOS = 2.265 ** (Fo factor = 1.070)

Failure surface No. 6 specified by 26 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	4.11	681.00
2	13.97	679.38
3	23.92	678.30
4	33.90	677.76
5	43.90	677.77
6	53.89	678.32
7	63.83	679.42

8	73.69	681.06
9	83.45	683.23
10	93.08	685.92
11	102.55	689.14
12	111.83	692.87
13	120.89	697.10
14	129.71	701.81
15	138.26	707.00
16	146.51	712.65
17	154.44	718.74
18	162.04	725.25
19	169.26	732.16
20	176.10	739.46
21	182.53	747.11
22	188.53	755.11
23	194.09	763.42
24	199.19	772.02
25	203.82	780.89
26	206.14	786.00

** Corrected JANBU FOS = 2.266 ** (Fo factor = 1.066)

Failure surface No. 7 specified by 25 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	16.53	684.01
2	26.31	681.93
3	36.20	680.49
4	46.17	679.67
5	56.17	679.50
6	66.16	679.96
7	76.10	681.05
8	85.95	682.78
9	95.67	685.12
10	105.22	688.09
11	114.56	691.65
12	123.66	695.80
13	132.47	700.53
14	140.97	705.80
15	149.11	711.61
16	156.87	717.92
17	164.21	724.71
18	171.10	731.95
19	177.52	739.62
20	183.44	747.69
21	188.83	756.11
22	193.67	764.86
23	197.95	773.90
24	201.64	783.19
25	202.55	786.00

** Corrected JANBU FOS = 2.268 ** (Fo factor = 1.071)

Failure surface No. 8 specified by 26 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	7.21	681.75
2	17.03	679.84
3	26.94	678.51
4	36.91	677.75
5	46.91	677.58
6	56.90	677.99
7	66.85	678.97
8	76.73	680.53
9	86.50	682.67
10	96.13	685.36
11	105.58	688.62
12	114.84	692.41

13	123.85	696.74
14	132.60	701.58
15	141.05	706.92
16	149.18	712.75
17	156.96	719.04
18	164.36	725.76
19	171.35	732.91
20	177.92	740.45
21	184.04	748.36
22	189.69	756.61
23	194.85	765.18
24	199.50	774.03
25	203.63	783.13
26	204.74	786.00

** Corrected JANBU FOS = 2.268 ** (Fo factor = 1.068)

Failure surface No. 9 specified by 26 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	4.11	681.00
2	14.04	679.83
3	24.01	679.15
4	34.01	678.97
5	44.01	679.28
6	53.98	680.08
7	63.89	681.37
8	73.73	683.16
9	83.47	685.42
10	93.09	688.16
11	102.56	691.37
12	111.86	695.05
13	120.97	699.18
14	129.86	703.75
15	138.51	708.76
16	146.91	714.19
17	155.03	720.03
18	162.86	726.26
19	170.36	732.86
20	177.53	739.83
21	184.35	747.15
22	190.80	754.79
23	196.86	762.74
24	202.53	770.98
25	207.78	779.49
26	211.36	786.00

** Corrected JANBU FOS = 2.270 ** (Fo factor = 1.061)

Failure surface No.10 specified by 25 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	7.21	681.75
2	17.02	679.79
3	26.92	678.43
4	36.90	677.67
5	46.89	677.51
6	56.88	677.95
7	66.83	679.00
8	76.69	680.64
9	86.44	682.87
10	96.04	685.69
11	105.44	689.08
12	114.63	693.03
13	123.56	697.53
14	132.21	702.55
15	140.53	708.09
16	148.51	714.12

17	156.11	720.62
18	163.30	727.57
19	170.07	734.93
20	176.37	742.69
21	182.20	750.82
22	187.53	759.28
23	192.33	768.05
24	196.60	777.10
25	200.17	786.00

** Corrected JANBU FOS = 2.270 ** (Fo factor = 1.069)

The following is a summary of the TEN most critical surfaces

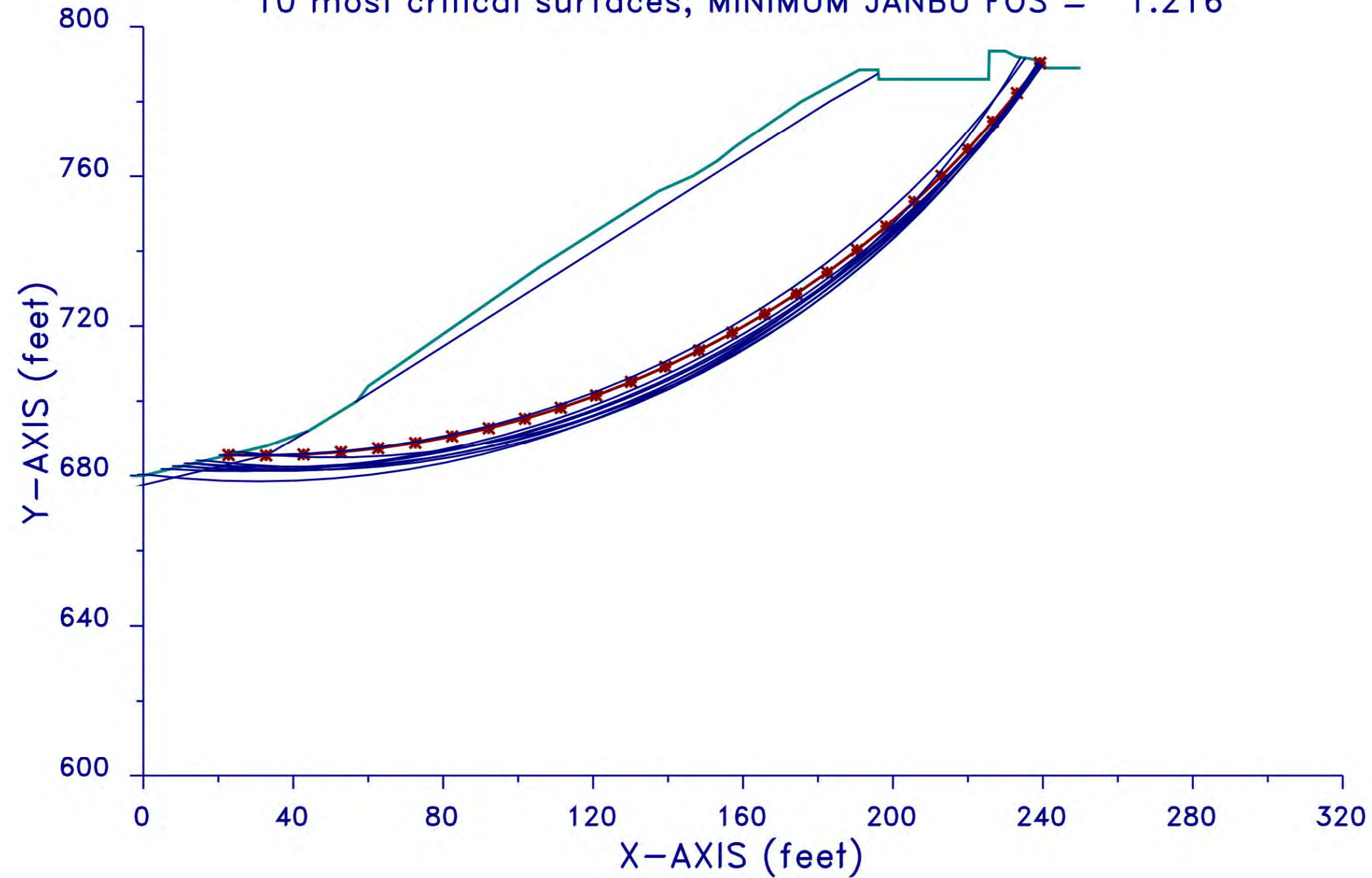
Problem Description : SG 10117-W Pollastro Section A-A'

	Modified JANBU FOS	Correction Factor	Initial x-coord (ft)	Terminal x-coord (ft)	Available Strength (lb)
1.	2.250	1.062	13.42	207.43	8.528E+05
2.	2.256	1.069	19.63	200.31	8.735E+05
3.	2.261	1.054	16.53	208.67	7.410E+05
4.	2.262	1.065	13.42	210.44	9.474E+05
5.	2.265	1.070	19.63	203.60	9.335E+05
6.	2.266	1.066	4.11	206.14	9.463E+05
7.	2.268	1.071	16.53	202.55	9.445E+05
8.	2.268	1.068	7.21	204.74	9.665E+05
9.	2.270	1.061	4.11	211.36	9.327E+05
10.	2.270	1.069	7.21	200.17	9.261E+05

*** END OF FILE ***

SG 10117-W Pollastro Section A-A'

10 most critical surfaces, MINIMUM JANBU FOS = 1.216




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*****
*           X S T A B L           *
*                               *
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*   using the                 *
*   Method of Slices         *
*                               *
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Problem Description : SG 10117-W Pollastro Section A-A'

SEGMENT BOUNDARY COORDINATES

23 SURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	680.0	33.0	688.0	1
2	33.0	688.0	44.0	692.0	2
3	44.0	692.0	57.0	700.0	2
4	57.0	700.0	60.0	704.0	1
5	60.0	704.0	106.0	736.0	1
6	106.0	736.0	137.5	756.0	1
7	137.5	756.0	146.5	760.0	1
8	146.5	760.0	153.0	764.0	1
9	153.0	764.0	158.0	768.0	1
10	158.0	768.0	175.5	780.0	1
11	175.5	780.0	191.0	788.5	1
12	191.0	788.5	196.0	788.5	1
13	196.0	788.5	196.1	787.5	2
14	196.1	787.5	196.2	786.0	2
15	196.2	786.0	225.5	786.0	2
16	225.5	786.0	225.6	790.0	2
17	225.6	790.0	225.7	793.5	1
18	225.7	793.5	230.0	793.5	1
19	230.0	793.5	233.0	792.0	1
20	233.0	792.0	236.5	791.5	1
21	236.5	791.5	238.5	791.0	1
22	238.5	791.0	241.0	789.0	1
23	241.0	789.0	250.0	789.0	1

5 SUBSURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	677.5	33.0	685.5	2
2	33.0	685.5	44.0	692.0	2
3	57.0	700.0	183.0	780.0	2
4	183.0	780.0	193.5	786.0	2
5	193.5	786.0	196.0	787.5	2

ISOTROPIC Soil Parameters

2 Soil unit(s) specified

Soil Unit No.	Weight (pcf)	Moist Sat. (pcf)	Cohesion (psf)	Friction Angle (deg)	Pore Pressure Ru (psf)	Water Constant No.
1	89.0	89.0	200.0	26.00	.000	.0 0
2	150.0	150.0	1020.0	40.00	.000	.0 0

A horizontal earthquake loading coefficient of .347 has been assigned

A vertical earthquake loading coefficient of .000 has been assigned

A critical failure surface searching method, using a random technique for generating CIRCULAR surfaces has been specified.

160 trial surfaces will be generated and analyzed.

8 Surfaces initiate from each of 20 points equally spaced along the ground surface between x = 1.0 ft and x = 60.0 ft

Each surface terminates between x = 200.0 ft and x = 240.0 ft

Unless further limitations were imposed, the minimum elevation at which a surface extends is y = 677.5 ft

10.0 ft line segments define each trial failure surface.

ANGULAR RESTRICTIONS

The first segment of each failure surface will be inclined within the angular range defined by :

Lower angular limit := -45.0 degrees
Upper angular limit := (slope angle - 5.0) degrees

Factors of safety have been calculated by the :

***** SIMPLIFIED JANBU METHOD *****

The 10 most critical of all the failure surfaces examined are displayed below - the most critical first

Failure surface No. 1 specified by 27 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	22.74	685.51
2	32.74	685.39
3	42.73	685.66
4	52.71	686.31
5	62.66	687.35
6	72.56	688.77
7	82.39	690.57
8	92.15	692.74
9	101.82	695.30
10	111.39	698.22
11	120.83	701.51
12	130.14	705.16
13	139.30	709.16
14	148.30	713.52
15	157.13	718.22
16	165.77	723.25
17	174.21	728.62
18	182.44	734.30
19	190.44	740.30
20	198.20	746.61
21	205.72	753.20

22	212.97	760.08
23	219.96	767.24
24	226.66	774.66
25	233.07	782.33
26	239.18	790.25
27	239.28	790.38

22	211.53	762.88
23	218.32	770.22
24	224.82	777.83
25	231.01	785.68
26	235.36	791.66

** Corrected JANBU FOS = 1.221 ** (Fo factor = 1.051)

** Corrected JANBU FOS = 1.216 ** (Fo factor = 1.051)

Failure surface No. 2 specified by 28 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	13.42	683.25
2	23.40	682.57
3	33.39	682.28
4	43.39	682.40
5	53.38	682.93
6	63.34	683.86
7	73.25	685.20
8	83.09	686.93
9	92.86	689.06
10	102.54	691.59
11	112.10	694.51
12	121.54	697.81
13	130.84	701.49
14	139.98	705.55
15	148.95	709.97
16	157.73	714.76
17	166.31	719.89
18	174.68	725.37
19	182.81	731.18
20	190.71	737.32
21	198.35	743.78
22	205.72	750.53
23	212.81	757.59
24	219.61	764.92
25	226.10	772.52
26	232.29	780.38
27	238.15	788.48
28	239.36	790.31

** Corrected JANBU FOS = 1.220 ** (Fo factor = 1.055)

Failure surface No. 3 specified by 26 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	22.74	685.51
2	32.74	685.45
3	42.73	685.78
4	52.70	686.50
5	62.64	687.62
6	72.53	689.13
7	82.35	691.03
8	92.08	693.32
9	101.72	695.99
10	111.24	699.04
11	120.64	702.46
12	129.89	706.25
13	138.99	710.41
14	147.91	714.92
15	156.65	719.78
16	165.19	724.98
17	173.52	730.52
18	181.62	736.38
19	189.48	742.56
20	197.10	749.04
21	204.45	755.82

Failure surface No. 4 specified by 28 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	10.32	682.50
2	20.28	681.68
3	30.27	681.27
4	40.27	681.27
5	50.27	681.66
6	60.23	682.47
7	70.16	683.67
8	80.03	685.28
9	89.83	687.29
10	99.53	689.69
11	109.14	692.48
12	118.62	695.67
13	127.96	699.23
14	137.15	703.17
15	146.18	707.47
16	155.02	712.14
17	163.67	717.17
18	172.10	722.54
19	180.31	728.25
20	188.29	734.28
21	196.01	740.64
22	203.46	747.30
23	210.65	754.26
24	217.54	761.50
25	224.13	769.02
26	230.42	776.80
27	236.38	784.82
28	239.85	789.92

** Corrected JANBU FOS = 1.221 ** (Fo factor = 1.056)

Failure surface No. 5 specified by 27 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	25.84	686.26
2	35.80	685.36
3	45.79	684.90
4	55.79	684.90
5	65.78	685.36
6	75.74	686.27
7	85.65	687.63
8	95.48	689.44
9	105.22	691.69
10	114.85	694.39
11	124.35	697.52
12	133.70	701.08
13	142.87	705.06
14	151.85	709.45
15	160.63	714.25
16	169.17	719.44
17	177.48	725.01
18	185.52	730.96
19	193.28	737.27
20	200.74	743.92
21	207.90	750.90
22	214.73	758.21
23	221.22	765.81

24	227.36	773.70
25	233.14	781.87
26	238.53	790.29
27	238.80	790.76

** Corrected JANBU FOS = 1.221 ** (Fo factor = 1.058)

Failure surface No. 6 specified by 28 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	10.32	682.50
2	20.30	681.88
3	30.29	681.64
4	40.29	681.81
5	50.28	682.36
6	60.23	683.31
7	70.14	684.65
8	79.99	686.38
9	89.77	688.49
10	99.45	690.99
11	109.03	693.86
12	118.48	697.11
13	127.81	700.73
14	136.98	704.71
15	145.99	709.05
16	154.82	713.75
17	163.46	718.78
18	171.89	724.15
19	180.11	729.85
20	188.09	735.87
21	195.84	742.20
22	203.33	748.83
23	210.55	755.75
24	217.49	762.94
25	224.15	770.40
26	230.50	778.12
27	236.55	786.09
28	239.45	790.24

** Corrected JANBU FOS = 1.221 ** (Fo factor = 1.054)

Failure surface No. 7 specified by 28 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	13.42	683.25
2	23.37	682.23
3	33.35	681.63
4	43.35	681.47
5	53.35	681.73
6	63.32	682.43
7	73.26	683.55
8	83.14	685.10
9	92.94	687.08
10	102.65	689.47
11	112.25	692.28
12	121.71	695.51
13	131.03	699.13
14	140.18	703.16
15	149.16	707.58
16	157.93	712.37
17	166.49	717.55
18	174.82	723.08
19	182.90	728.97
20	190.72	735.20
21	198.26	741.77
22	205.52	748.65
23	212.47	755.84
24	219.11	763.32

25	225.41	771.08
26	231.38	779.10
27	237.00	787.38
28	238.99	790.61

** Corrected JANBU FOS = 1.222 ** (Fo factor = 1.058)

Failure surface No. 8 specified by 28 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	7.21	681.75
2	17.20	681.29
3	27.20	681.20
4	37.20	681.48
5	47.17	682.14
6	57.12	683.16
7	67.02	684.56
8	76.87	686.33
9	86.63	688.46
10	96.32	690.96
11	105.90	693.82
12	115.37	697.03
13	124.72	700.59
14	133.92	704.50
15	142.97	708.75
16	151.86	713.33
17	160.57	718.25
18	169.09	723.48
19	177.41	729.03
20	185.52	734.89
21	193.40	741.04
22	201.04	747.48
23	208.45	754.21
24	215.59	761.20
25	222.47	768.46
26	229.07	775.97
27	235.39	783.72
28	239.99	789.81

** Corrected JANBU FOS = 1.223 ** (Fo factor = 1.052)

Failure surface No. 9 specified by 27 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	16.53	684.01
2	26.47	682.99
3	36.46	682.43
4	46.46	682.32
5	56.45	682.67
6	66.42	683.47
7	76.34	684.72
8	86.20	686.42
9	95.96	688.57
10	105.62	691.15
11	115.15	694.18
12	124.54	697.63
13	133.76	701.51
14	142.79	705.80
15	151.62	710.50
16	160.22	715.59
17	168.59	721.07
18	176.69	726.93
19	184.53	733.14
20	192.07	739.71
21	199.31	746.61
22	206.22	753.83
23	212.80	761.36
24	219.03	769.19

25	224.90	777.28
26	230.40	785.64
27	234.09	791.84

** Corrected JANBU FOS = 1.225 ** (Fo factor = 1.059)

Failure surface No.10 specified by 29 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	1.00	680.24
2	10.95	679.25
3	20.93	678.65
4	30.93	678.46
5	40.93	678.66
6	50.91	679.27
7	60.86	680.27
8	70.76	681.68
9	80.60	683.48
10	90.35	685.67
11	100.01	688.26
12	109.56	691.22
13	118.99	694.57
14	128.27	698.30
15	137.39	702.39
16	146.34	706.85
17	155.11	711.66
18	163.68	716.81
19	172.03	722.31
20	180.16	728.14
21	188.04	734.29
22	195.67	740.75
23	203.04	747.51
24	210.13	754.57
25	216.93	761.90
26	223.43	769.49
27	229.63	777.35
28	235.50	785.44
29	238.96	790.63

** Corrected JANBU FOS = 1.226 ** (Fo factor = 1.057)

The following is a summary of the TEN most critical surfaces

Problem Description : SG 10117-W Pollastro Section A-A'

	Modified JANBU FOS	Correction Factor	Initial x-coord (ft)	Terminal x-coord (ft)	Available Strength (lb)
1.	1.216	1.051	22.74	239.28	8.546E+05
2.	1.220	1.055	13.42	239.36	9.450E+05
3.	1.221	1.051	22.74	235.36	8.168E+05
4.	1.221	1.056	10.32	239.85	9.746E+05
5.	1.221	1.058	25.84	238.80	9.492E+05
6.	1.221	1.054	10.32	239.45	9.424E+05
7.	1.222	1.058	13.42	238.99	9.898E+05
8.	1.223	1.052	7.21	239.99	9.302E+05
9.	1.225	1.059	16.53	234.09	9.408E+05
10.	1.226	1.057	1.00	238.96	1.011E+06

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RETAINING WALL CALCULATIONS

Section A-A'

PROJECT No: SG 10117-W

Level slope behind Retaining Wall

Tension Crack

CLIENT: Pollastro

$$H_c = 2c(\tan 45^\circ - \phi/2)/\gamma = 2.81$$

$$(45^\circ - \phi/2) = 32$$

DATE: April 24, 2020

SOIL PARAMETERS

Wall Ht. = 10.5 ft

1			2		
$\phi =$	26	deg	$\phi =$	35	deg
$C =$	200	psf	$C =$	1430	psf
$\gamma =$	89	pcf	$\gamma =$	155	pcf
Height of cut - h_c :	7.69		Contact angle between 2 soils		
Slope Angle:	0		H2	4	H1
					1 deg
					6.5 ft

FAILURE ANGLE

	46	48	50	52	54	
Angle A	44	42	40	38	36	deg
Angle B	90	90	90	90	90	deg
Angle C	46	48	50	52	54	deg
Angle B'	91	91	91	91	91	deg
Angle C'	45	47	49	51	53	deg
Ltc	3.90	3.78	3.67	3.56	3.47	ft
Lt	14.60	14.13	13.71	13.33	12.98	ft
L2	5.66	5.47	5.30	5.15	5.01	ft
L1	5.04	4.88	4.74	4.62	4.50	ft
AreaT	53.23	49.63	46.26	43.07	40.05	ft ²
Area 2	7.86	7.32	6.81	6.34	5.89	ft ²
Area 1	45.38	42.32	39.44	36.73	34.16	ft ²
Wt 1	4.04	3.77	3.51	3.27	3.04	kips
Wt 2	1.22	1.13	1.06	0.98	0.91	kips
D_{H1}	2.90	2.80	2.69	2.58	2.46	kips
D_{H2}	0.88	0.84	0.81	0.77	0.74	kips
N_{H1}	2.81	2.52	2.26	2.01	1.79	kips
N_{H2}	0.85	0.76	0.68	0.60	0.54	kips
R_{H1}	2.50	2.32	2.16	2.01	1.87	kips
R_{H2}	7.80	7.51	7.26	7.02	6.81	kips
FOS	2.72	2.70	2.69	2.70	2.72	

Thrust kips

EFP pcf

USE: 45 pcf

SEISMIC ANALYSIS

$$g = 0.35$$

$$D_{HT} = 3.51$$

$$N_{HT} = 2.94$$

$$D_E = g N_{HT} + D_{HT} = 4.53$$

$$N_E = N_{HT} - g D_{HT} = 1.72$$

$$R_E = (c_1 L_1 + c_2 L_2) + (N_{H1} \tan \phi_1 + N_{H2} \tan \phi_2) = 10.10$$

$$FOS_{seis} = R_E / D_E = 2.23$$

$$T = 1.1(D_E) - R_E$$
 kips

$$EFP_{seis} = 0.00$$
 USE: 45 pcf

Surficial Slope Stability
Pollastro

Project No. SG 10117-W

Input Values

Angle of Friction	26.00
Cohesion	200
Unit Weight	89
Vertical Height	3
Slope Angle	35

Factor of Safety	1.801
------------------	-------

tan phi	0.488
cos B	0.819
sin B	0.574
tan B	0.7

Input Values

Angle of Friction	26.00
Cohesion	200
Unit Weight	89
Vertical Height	3
Slope Angle	37

Factor of Safety	1.751
------------------	-------

tan phi	0.488
cos B	0.799
sin B	0.602
tan B	0.754

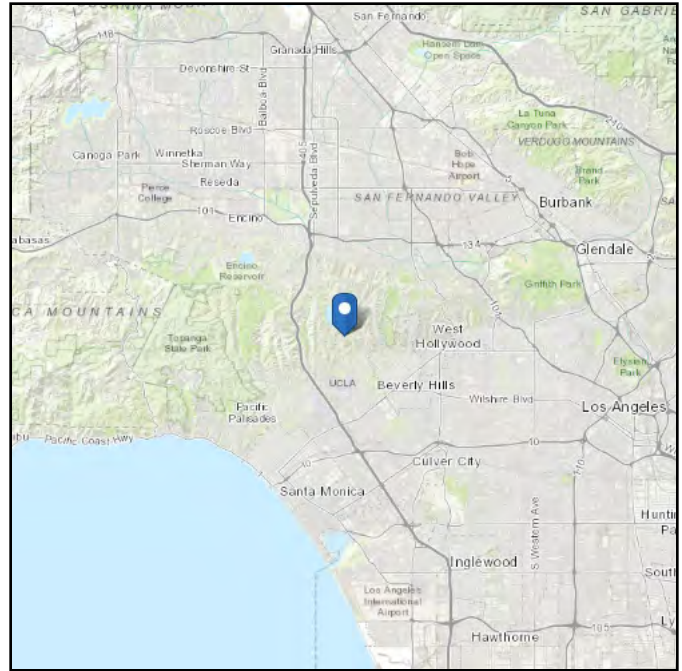
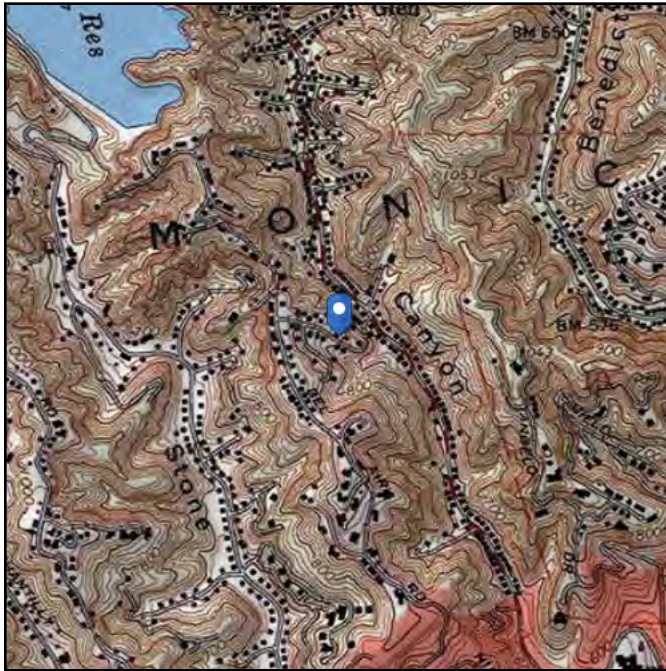


ASCE 7 Hazards Report

Address:
10453 Sandall Ln
Los Angeles, California
90077

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: C - Very Dense
Soil and Soft Rock

Elevation: 809.64 ft (NAVD 88)
Latitude: 34.099051
Longitude: -118.444653

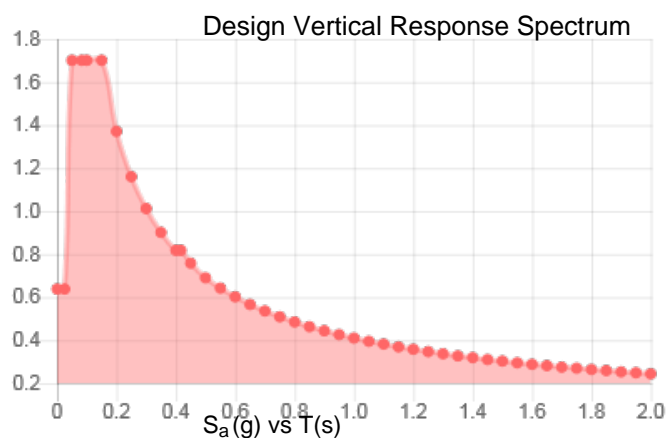
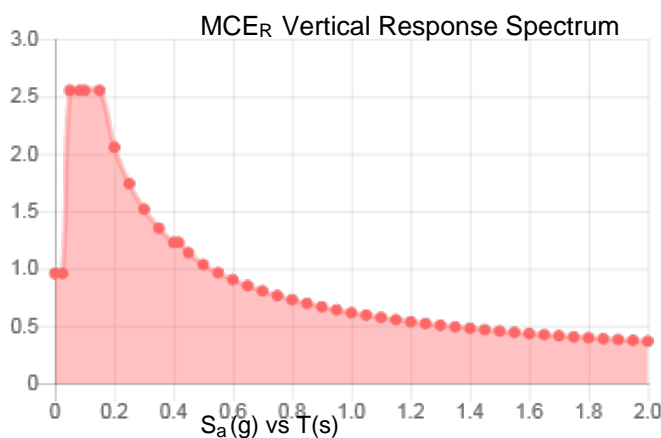
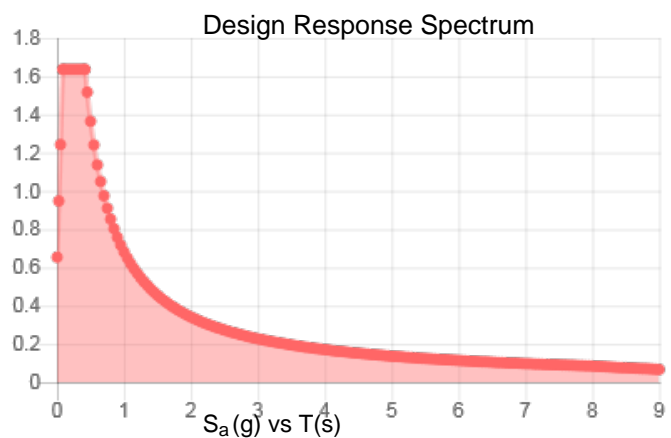
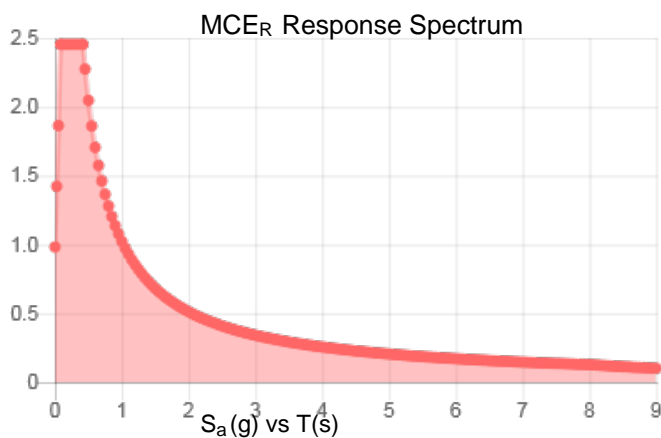


Site Soil Class: C - Very Dense Soil and Soft Rock

Results:

S_S :	2.045	S_{D1} :	0.682
S_1 :	0.731	T_L :	8
F_a :	1.2	PGA :	0.868
F_v :	1.4	PGA _M :	1.041
S_{MS} :	2.454	F_{PGA} :	1.2
S_{M1} :	1.024	I_e :	1
S_{DS} :	1.636	C_v :	1.3

Seismic Design Category D

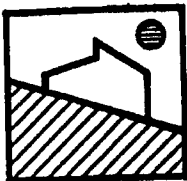


Data Accessed:

Mon Apr 27 2020

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.



Grover-Hollingsworth and Associates, Inc.
Geotechnical Consultants

BY DT DATE 3/89

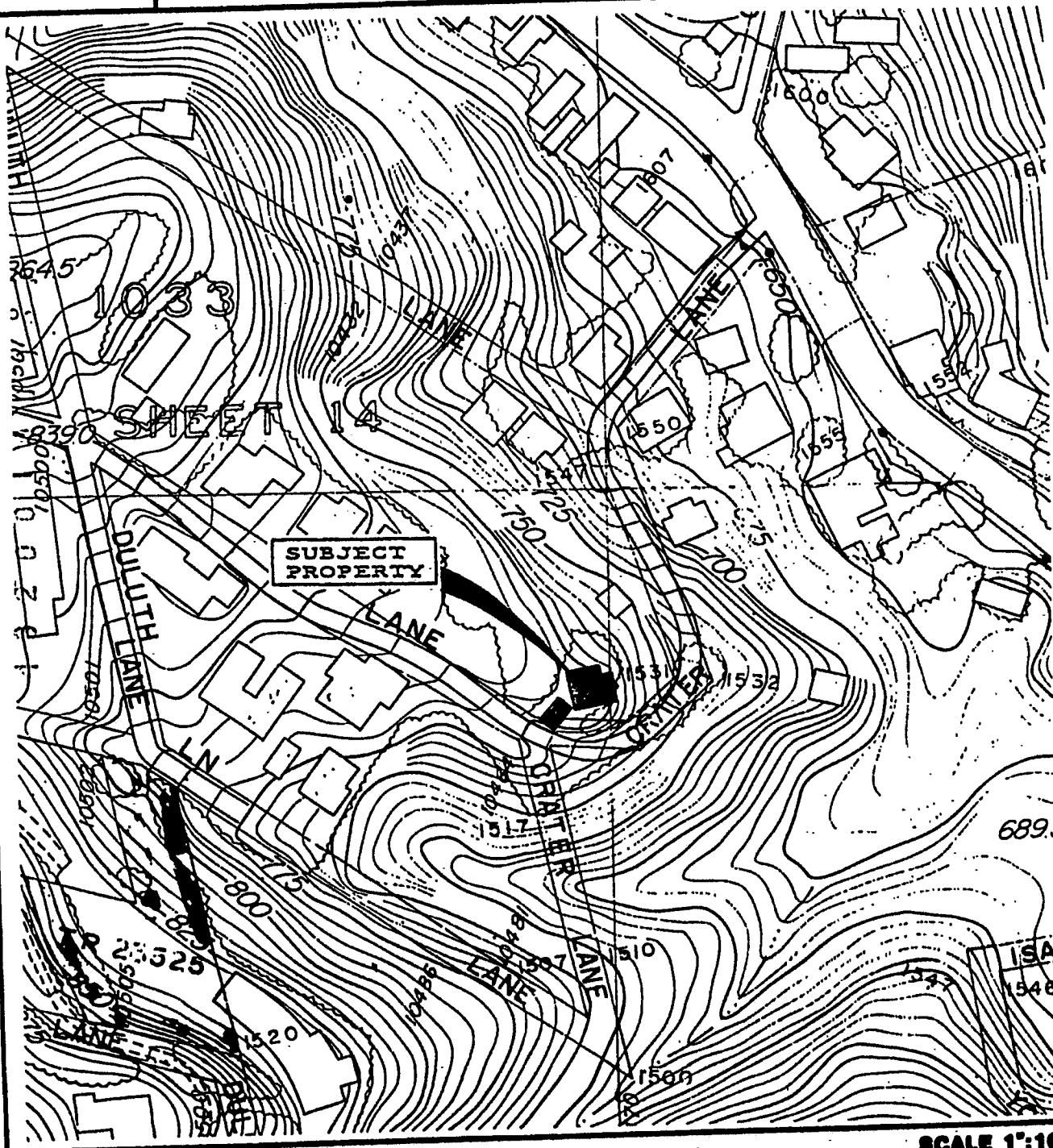
CLIENT HYSON

REF. SHEET 194 1960 SERIES


GH 2558-G

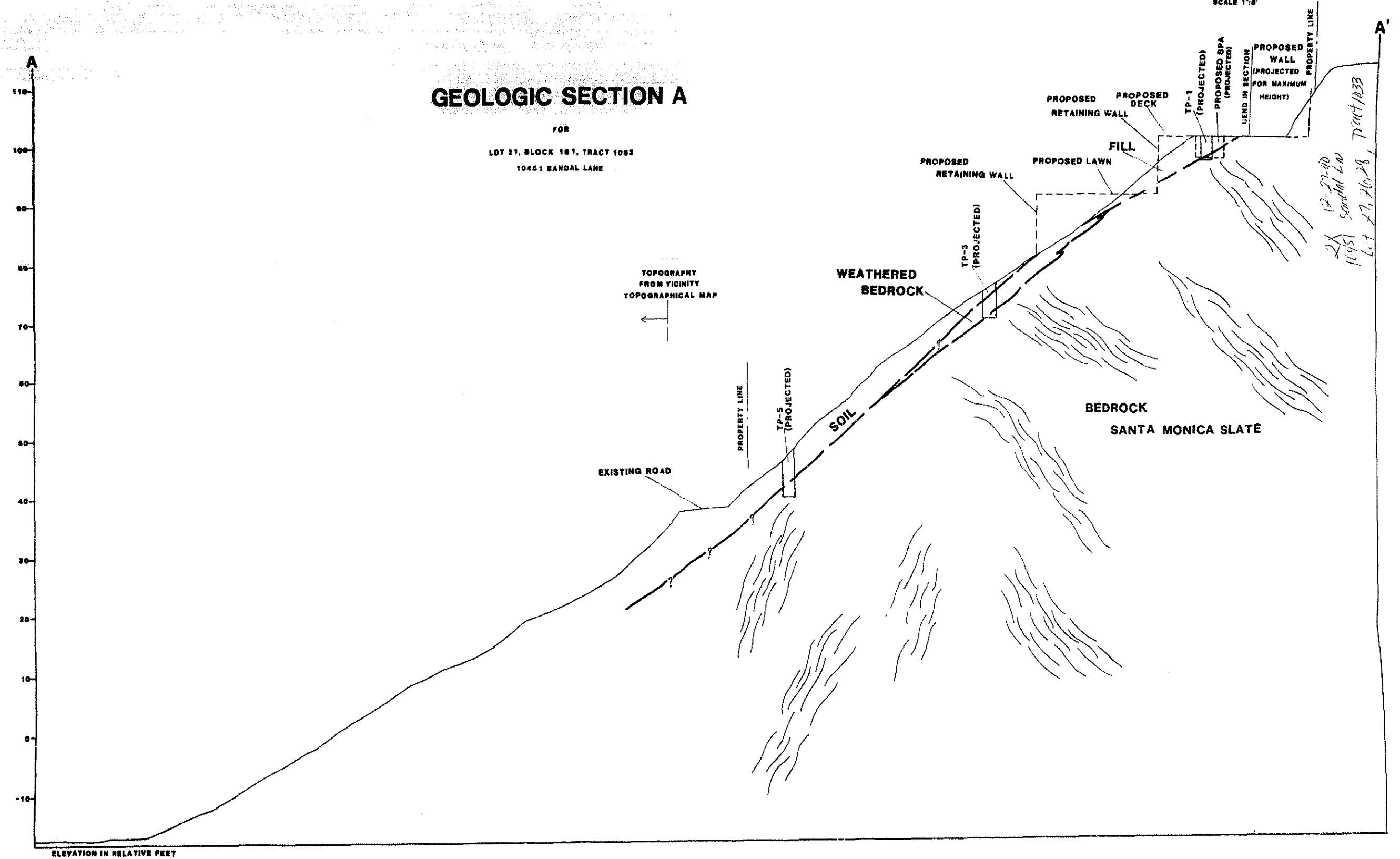
SANTA MONICA MTS TOPOGRAPHIC MAP

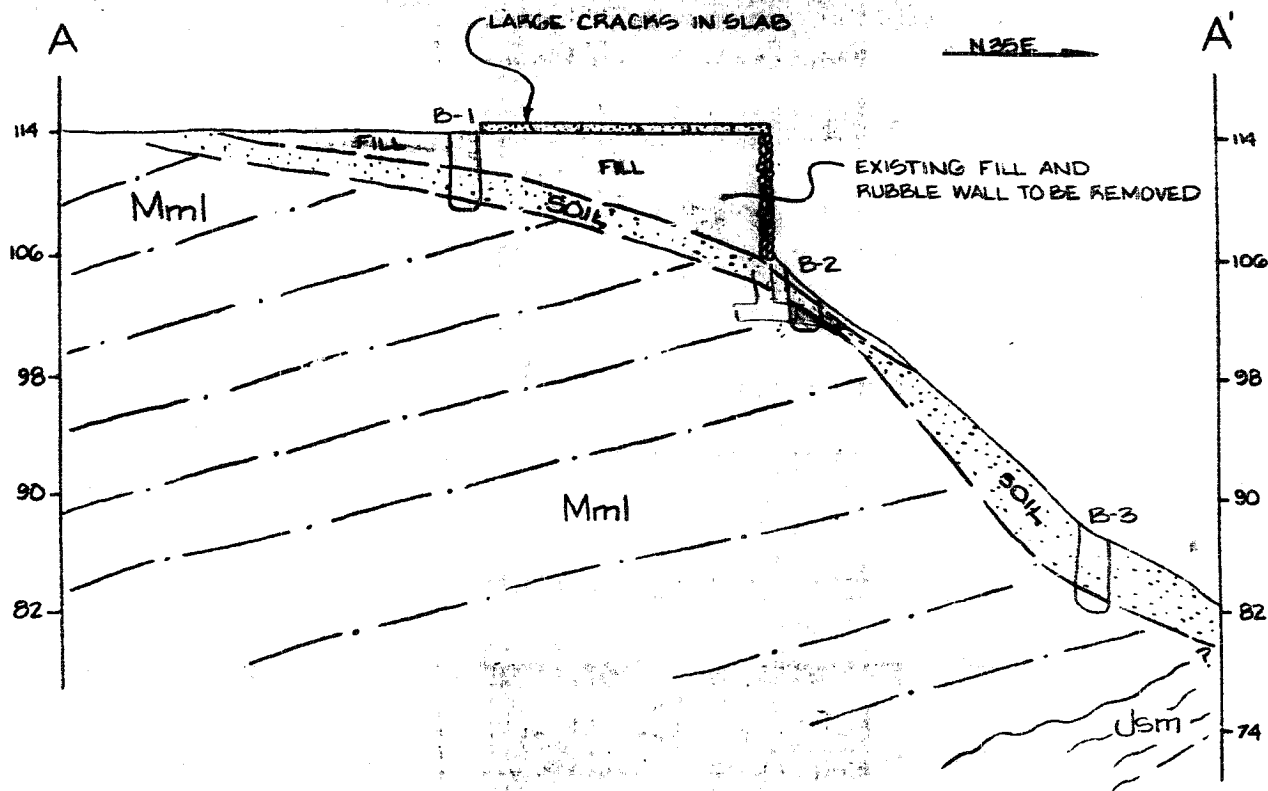
SUBJECT **VICINITY TOPO MAP**



SCALE 1"=100'

GEOLOGIC SECTION A 8/89
 REVISED 12/90

Grever Holdings and Associates, Inc.
 Engineering Geology Geotechnical Engineering
 HYSON 2888-9
 SCALE 1"=8'





GEOLOGIC CROSS-SECTION A-A'
SCALE: 1"=8'

California
GEO/SYSTEMS INC 2813 W. Magnolia Blvd.
Burbank, CA 91505
845-6490 845-8815

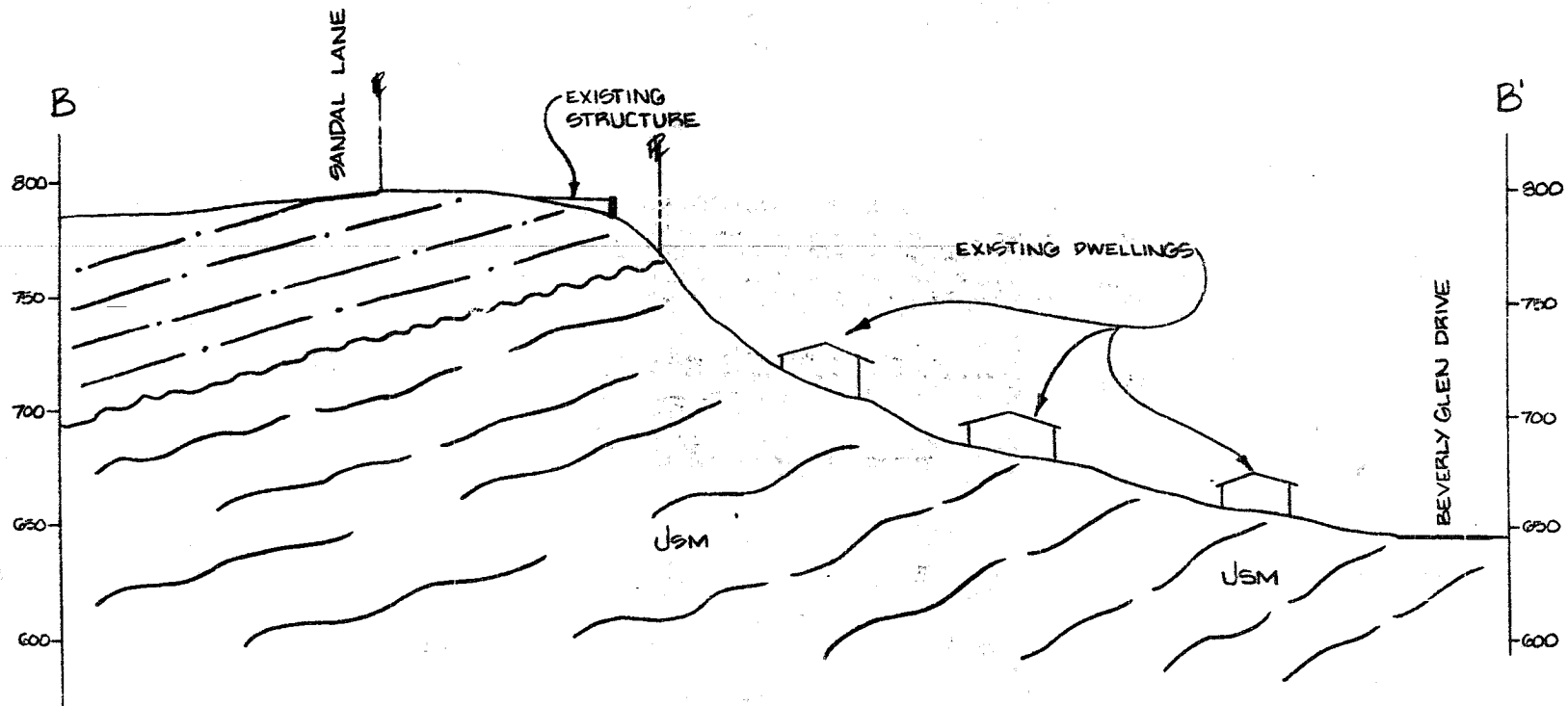
GEOLOGIC CROSS-SECTION A-A'
SITE: 10455 SANDAL LANE
LOS ANGELES, CA

DB 81-715

DATE: AUG. 1981

PLATE 3

1130:300502



GEOLOGIC CROSS-SECTION B-B'
SCALE: 1"=50'
EXPANDED FROM SANTA MONICA TOPO MAP
PLATE 2

California
GEO/SYSTEMS INC. 2813 W. Magnolia Blvd.
Burbank, CA 91505
845-8499 845-8815

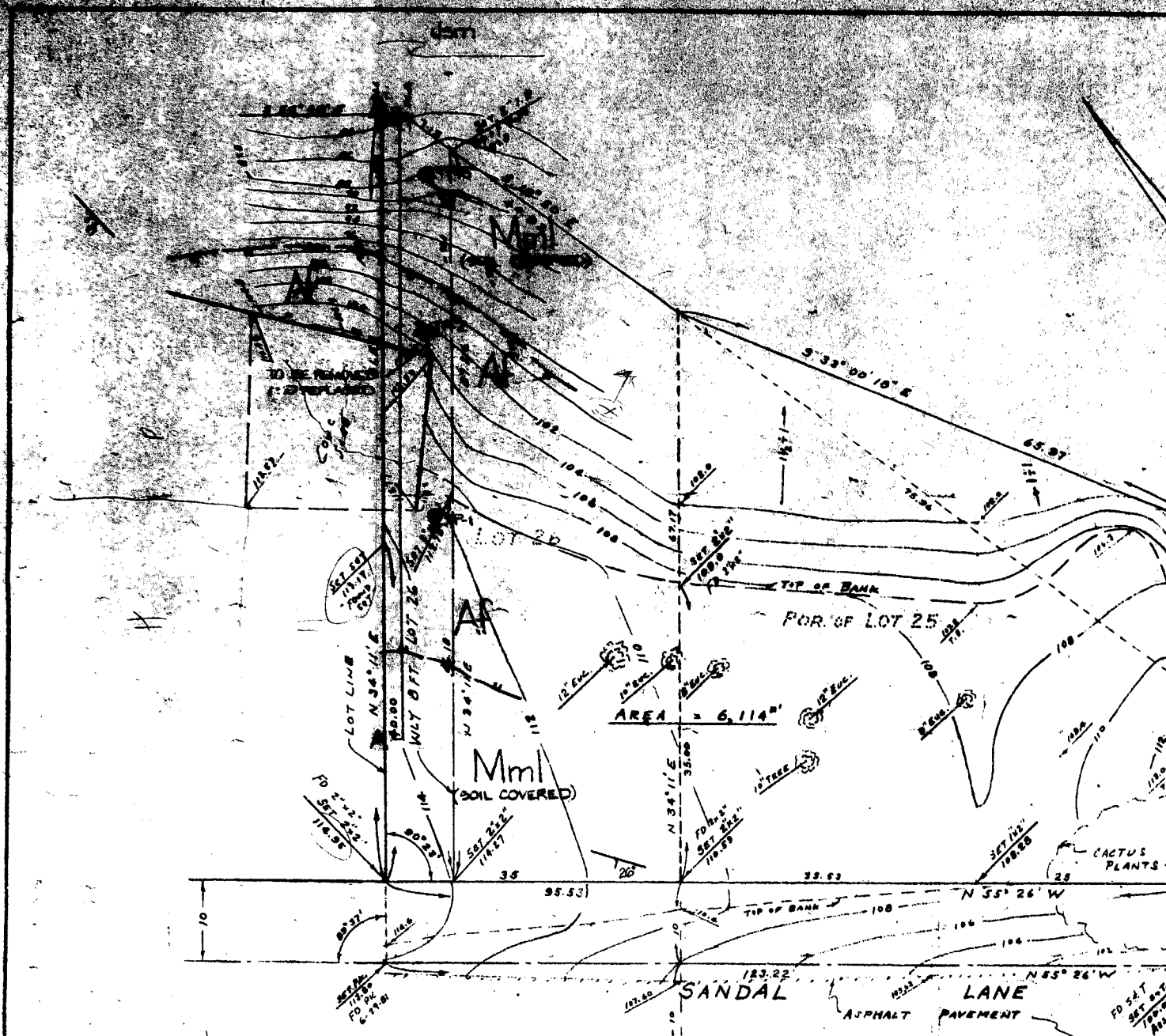
GEOLOGIC CROSS-SECTION B-B'

SITE: 10455 SANDAL LANE
LOS ANGELES, CA

88 81-715

DATE: AUG. 1981

PLATE 4

CITY OF LOS ANGELES
MICROFILM

MS

MITCHELL SURVEYS

3907 DUQUESNE AVENUE
CULVER CITY, CALIFORNIA

(213) 839-7533

(213) 870-3247

WLY 8 FT. OF LOT 26, BLK 161 OF TRACT NO

BY Fernando M. Rodriguez
FERNANDO M. RODRIGUEZ LS 4170

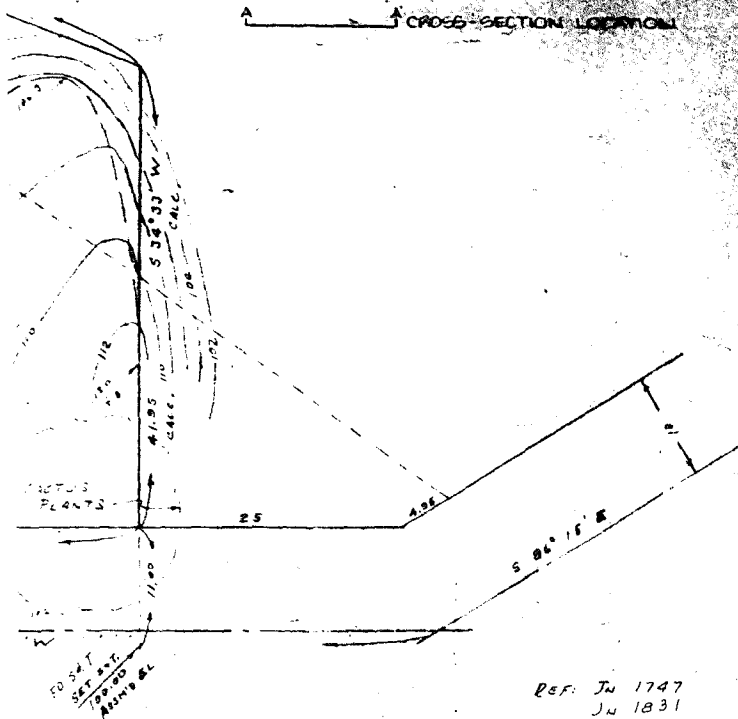
FOR MRS. GAL GROMAN

California
GEO-SYSTEMS, INC.
GEOTECHNICAL MAP
 SITE: 10425 SANDHILL LANE
 LOS ANGELES, CA
 CLIENT: MRS. GORMAN
 DATE: AUGUST 1981 **02-81** **PLATE 1**

EXPLANATION

- AF** ARTIFICIAL FILL
- Mml** MODELO FORMATION
- SM** SANTA MONICA SLTSS
- FILL CONTACT
- TP-1** ● TEST PIT LOCATION
- BEDDING PLANE ATTITUDE
- CROSS-SECTION LOCATION

SANDHILL LANE



Ref: Ju 1747
 Ju 1831

SHEET NO 1033 B 18 175 OF MAPS

JOB NO. 02-81

DATE: June 29 1981

SHEET 1

SCALE: 1" = 8'

OF 1

T O P O G R A P H I C E X H I B I T

IN THE CITY OF BEL AIR
COUNTY OF LOS ANGELES
STATE OF CA

WET SEAL

SCHICK GEOTECHNICAL, INC.

GEOLOGIC MAP

TP10 ■ LOCATION AND NUMBER OF HAND-DUG TEST PITS

B1 ● LOCATION AND NUMBER OF BORINGS

— STRIKE AND DIP OF BEDDING

? - - - ? APPROXIMATE LOCATION OF GEOLOGIC CONTACT



VICINITY MAP

NOT TO SCALE

ASSESSOR'S ID. NUMBER

4371-010-020

LEGAL DESCRIPTION

*TR=1033*LOT COM AT MOST N COR OF LOT 25 BLK 161 TH S 33+00'18" E 65.97 FT TH S 34+34' W TO NE LINE OF SANDAL LANE TH NW THEREON TO A LINE PARALLEL WITH ... SEE MAPBOOK FOR MISSING PORTION ... AND LOT 26 BLK 161

BENCHMARK

AN EXISTING MANHOLE ALONG SANDAL LANE WAS USED AS A TEMPORARY BENCHMARK. ELEVATION=101.14

SITE PLAN SUMMARY

AVERAGE SLOPE = 36.35%

LOT AREA = 5397 SQFT = 0.12 ACRES

BUILDING GROSS FLOOR AREA = 0 SQFT

NET LOT COVERAGE = 0%

NET LANDSCAPE AREA = 5397 SQFT = 0.12 ACRES

UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE MAP MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THIS MAP

LEGEND

- TREE
- HYDRANT
- BENCH MARK
- LIGHT POLE
- POWER POLE
- EXISTING PAVEMENT
- MAIL BOX
- UTILITY BOX
- CONCRETE LIGHT
- STORM DRAIN MANHOLE
- PALM
- BRICK FLOOR
- PINE TREE
- EXISTING SPOT ELEVATION
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- STREET SIGN

ABBREVIATIONS

- BLDG BUILDING
- AP ANGLE POINT
- L LINE
- WR FENCE
- F FENCE
- FS FINISH SURFACE
- EG EDGE OF GUTTER
- NG NATURAL GROUND
- FL FLOW LINE
- C CONCRETE
- UB UTILITY BOX
- SW SIDE WALK
- DW DRIVEWAY
- NG NATURAL GROUND
- N.T.S. NOT TO SCALE
- CB CATCH BASIN
- T.O.R. TOP OF ROOF
- FF FINISH FLOOR
- HP HIGHEST POINT
- CONC CONCRETE
- (E) EXISTING
- TC TOP OF CURB

NOTE

HATCH PATTERNS AND TREE DRIP LINES ARE NOT TO SCALE

OWNER

PRINT NAME

SURVEY FOR

SANDAL LN
BEL AIR, CA 90077

PLAN PREPARED BY

1436 N AYALA DR., UNIT C

RIALTO, CA 92376

TOLL FREE: (866) 306-9355

TEL: (909) 543-6168

FAX: (909) 421-3675

EMAIL: INFO@GROUPLANDSURVEYORS.COM

WEB: GROUPLANDSURVEYORS.COM

GR UP

LAND SURVEYORS, INC

SURVEYING, PLANNING & ENGINEERING

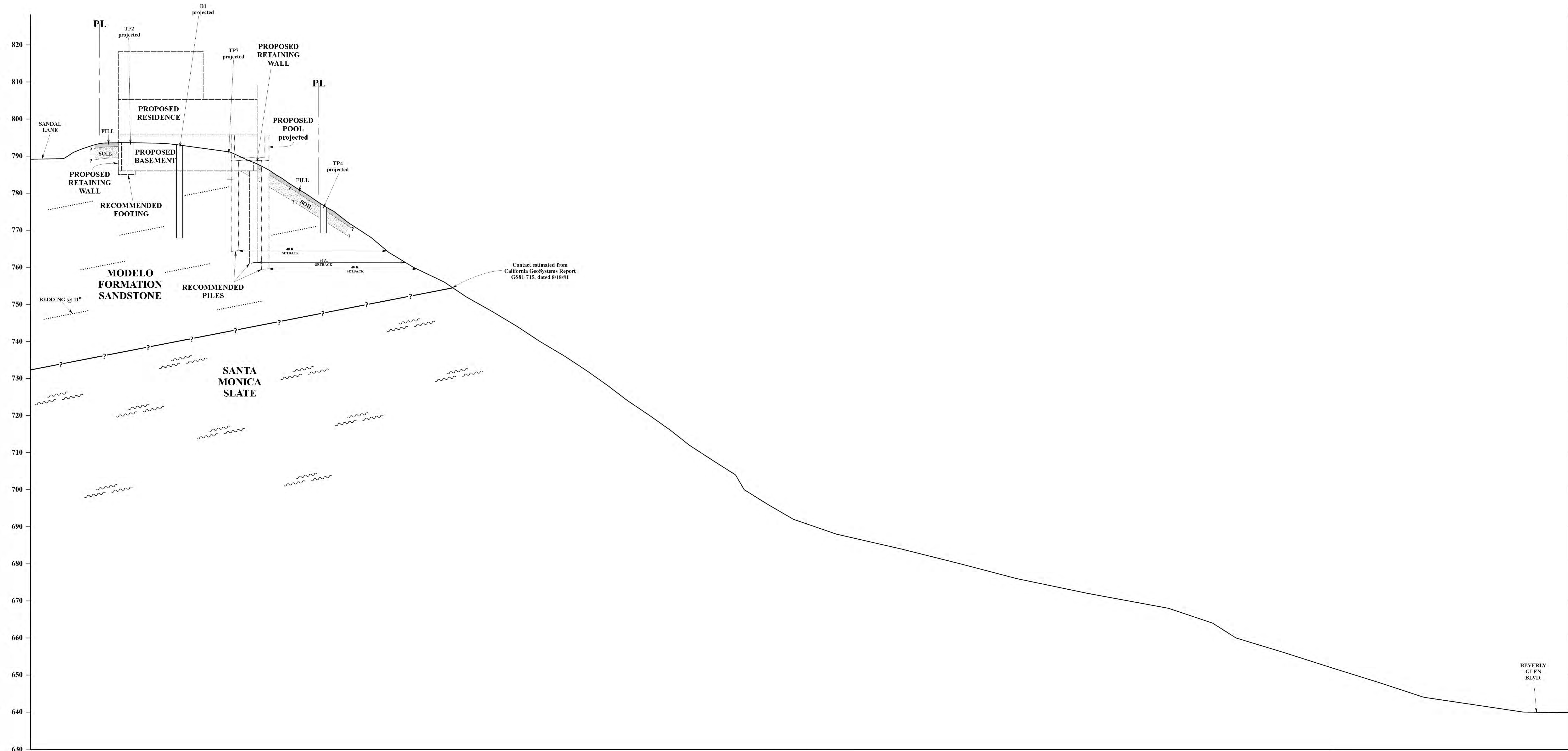
SERVING ALL OF SOUTHERN CALIFORNIA

DESCRIPTION

BY

DATE

REV



SECTION A-A

SCHICK GEOTECHNICAL, INC.



A

B

Protected Trees Report



A B 1

Protected Tree Report

**PROTECTED TREE REPORT
FOR
LAND DEVELOPMENT
AT**

**10453 SANDAL LANE
LOS ANGELES, CA 90077
(APN: 4371-010-020)**

Prepared for:

Josephson Investments, Inc.
3940 Laurel Canyon Blvd., Unit 1366
Los Angeles, CA 91604

April 30, 2024

Prepared by:

Arsen Margossian, MS, Consulting Arborist
Bardez Landscape Services, Inc.
International Society of Arboriculture (ISA) Certified Arborist # WE-7233A
Member, American Society of Consulting Arborists (ASCA)
ASCA Academy Graduate (2007)
ISA Tree Risk Assessment Qualified (CTRA 2012, TRAQ 2026)
California Licensed Pest Control Adviser #71429
California Licensed Forestry Pesticide Applicator #121525
3512 Rosemary Avenue
Glendale, CA 91208
818 669 6469
arsenm@pacbell.net

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SUMMARY

Josephson Investments, Inc., requested that I update a Protected Tree Report (PTR), which was prepared on December 14, 2023 for a construction project on a vacant land, located at 10453 Sandal Ln., in Los Angeles, California.

It is being proposed to build a single-family dwelling and according to the new site plan, for street widening purposes, the four trees on the public right-of-way will be removed, whereas according to the previous plan, all four trees were being retained.

The reason for the previous PTR was to inspect the property for presence of City of Los Angeles native and protected trees and shrubs, and evaluate the impact of the land development project on them.

As observed, there are nine native trees on site and four trees on the public right of way. Some of the native trees are significantly in poor condition. There are also some non-native trees on site.

According to the new updated plan, it will be possible to develop the land with the removal of just one native tree, whereas according to the previous plan, two native trees were in conflict and had to be removed.

Replacement trees for the removed trees can be planted on site.

INTRODUCTION

Background

Josephson Investments, Inc., inquired if I would be interested in updating a Protected Tree Report (PTR), for a vacant land, located at 10453 Sandal Ln., Los Angeles, California. The PTR was prepared on December 14, 2023, and changes in the design mandate submittal of an updated PTR. Plans have been prepared to develop the land and build a single-family dwelling. After discussing my fees, I agreed to update the PTR.

Assignment

For the original PTR, I agreed to perform the below, and for this update, I am changing only the impact to the existing trees:

- Inspect the property and the abutting ones for presence of City of Los Angeles protected trees and shrubs.
- Evaluate the protected trees and shrubs and assess the impact to them from the land development activities.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visit to the site on December 11, 2023.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Purpose and Use of the Report

The purpose of this report is to present the evaluation of the native and protected trees on the lot, and the impact of the proposed construction project on them.

This report is intended for the exclusive use of **Josephson Investments, Inc.**, and their representatives. Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

The property, a vacant land, is in the Bel Air-Beverly Crest neighborhood council area of the City of Los Angeles. The proposed address is 10453 Sandal Ln., City of Los Angeles, County of Los Angeles, California, 90077.

The legal description of the land is "Portions of Lots 20, 21, 22, 23, 24, 25 and 26, Block 161, of Tract TR 1033. It is in an RE15-1-HCR very low residential estate zoning area and the Assessor Parcel Number (APN) is: **4371-010-020**.

Easiest access to the area is from the San Diego (405) Freeway, off from Sunset Blvd. exit. The nearest cross-street is Duluth Ln., and Bel Air Rd. is the nearby major road.

The lot is irregular in shape, located on the north side of the road, on a natural steep hill, in the east-west and south-north directions. There is about twenty feet grade difference between the highest grade by the street and the lowest grade at the downhill side. The three abutting properties have been developed.

The lot has a total area of 5,469.5 sq. ft. It is being proposed to build a one story over basement and garage single-family dwelling, with total floor area of 1,697 sq. ft., and total living area of 3,036 sq. ft., including the basement too.

The natural hill is covered with various trees, among them nine native trees, as well as a non-native Deodar cedar and an Italian cypress tree. There are also some Yucca trees. Five **stumps** of Eucalyptus trees are still on site. And on the public right of way area, there are two native and two non-native trees.

I took photographs of the trees and the site (**Appendix III**). All the native trees are located per color code on the Site Plan (**Appendix IV**.) A Lufkin diameter tape and Drescher Tree Caliper were used to measure the trunk diameter of the trees, and a DeWALT measuring tape was used for other measurements. Tree height was estimated. I installed tags numbered #1392 to #1404 on the protected trees.

Tree Evaluation.

As specified by Section 17.02 of City of Los Angeles Ordinance No. 186873, Protected Tree is "Any of the following Southern California indigenous species, which measures four inches or more cumulative diameter, four and one-half feet above the ground level at the base of the tree (DBH): a) Indigenous Oak tree excluding the Scrub Oak, b) Southern California Black Walnut, c) Western Sycamore and d) California Bay, and Protected Shrub is Mexican Elderberry and Toyon.

According to this ordinance, there are on the lot three mature Southern California black walnut (*Juglans californica*) trees, another smaller one is of non-protected size, four mature and two young Coast Live oak (*Quercus agrifolia*) trees, and on the public right of way, there is a Southern California black walnut tree, a Toyon (*Heteromeles arbutifolia*) native shrub, and two young non-native trees. The native trees must all be naturally occurring, because the neighboring lots also have the same trees.

On the abutting properties, there are no visible native shrubs, but there are visible Southern California black walnut trees. They are quite far from the proposed footprint of this land development footprint and will not be impacted.

Based on the proposed site plan, because of its location within the footprint of the proposed house, one Coast Live oak tree has to be removed, and one Southern California Black Walnut tree will also be significantly impacted and must be removed for the construction of the pool.

Physical characteristics and health evaluation of the trees are given below. Their characteristics are summarized in the Tree Inventory (**Appendix I**).

As mentioned, all the protected trees are tagged.

Diameter of the trees is expressed as **DBH** (Diameter at Breast Height, or at 54 inches from grade.) **Canopy** spread of all the trees is drawn to scale on the Site Plan.

Tree # 1392

This is a multi-stem Coast Live oak tree, located centrally toward the street side. It has eleven stems, ranging from 1.5 to 6.5 inch DBH, or a cumulative DBH of 44 inches. All these stems are **sprouts** that have emerged from a cut-down tree.

Branches extend from seven to 15 feet from the trunk base, and the longest canopy spread is of 21 feet.

The overall height of the **crown** is 15 feet.

The tree looks to be in average condition, except for some **scorch** signs on the **foliage**.

As observed, there is **included bark** at the fork of two of the main stems, which could lead to their failure as they mature. In addition, the structural integrity of the entire tree is questionable, since the attachment of these eleven stems is not the result of natural division, and the likelihood of their failure is quite high as they each mature and become heavier.

The overall **vigor** of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 2 (Fair).

Tree #1393

Another Coast Live oak tree, located on the east side of the previous tree. This is a young tree, and has two stems that emerge close to soil grade. They respectively have 2 and 5 inches DBH or a cumulative DBH of seven inches. This tree has grown under a nearby mature oak tree, and as a result, its crown is completely uneven, extending only toward the south side. The height of the tree is about 10 feet. The tree has very thin foliage, and **deadwood** is visible throughout the crown. The overall vigor of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

Tree #1394

Another young Coast Live oak tree, located toward the north side of Tree #1393, and quite close to it. The single trunk divides to two stems at slightly three feet over grade; one smaller one that has a DBH of 2.5 inches, and the other main one has 5.5 inches DBH. The cumulative DBH of this tree is 8 inches. This tree also has an uneven canopy spread, because it too is under the crown of a mature nearby oak tree. The height of the tree is 12 feet, and the longest canopy spread is 14 feet in the north-south direction. There is substantial deadwood in this tree also, as well as quite thin foliage is present on this tree. The overall vigor of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree also is 3 (Average).

Tree #1395

This is a mature Coast Live oak tree, located on the northeast side of Tree #1394. It has a single trunk, that has 16 inches DBH. Because of the presence of another tree on its north side, no branches extend in that direction, but toward the south side, branches reach almost 20 feet distance. Tree height is about 20 feet. **Buttress roots** are not visible at the trunk base, because of thick ivy growth. **Scaffold branches** emerge at reasonable intervals, and no included bark is seen on this tree. No **decay cavities** are visible on the main trunk or scaffold branches.

The overall vigor of this tree also is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

Tree #1396

Another mature Coast Live oak tree, located to the north side of the previous tree.

It has a single northwest leaning trunk, with a DBH of 13.5 inches.

The single trunk divides to two at about nine feet over grade; one stem heads toward the north side, and the other toward the east side.

Buttress roots are not visible on this tree also, and no decay cavities are present, but there is substantial deadwood in the inner crown.

Scorch signs are visible on this tree's foliage also, but no other symptoms of infestations are present. Tree height is about 25 feet.

The overall vigor of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree also is 3 (Average).

Tree #1397

This Southern California Black Walnut tree is close to the property line toward the northeast side, directly downhill from Tree #1392.

The single northwest leaning trunk, which has a DBH of eight inches, divides to two at about five feet over grade; one stem extends toward the west side, and the other heads upward.

This tree and the other mature Southern California black walnut trees have had substantial stem failures, because of the Thousand Canker disease that affected them in past years, and the result was even **dieback** of entire trees, and emergence of sprouts from their stumps.

This tree has substantial deadwood still present and dieback of smaller branches is visible.

Tree height is about 17 feet, and the uneven crown extends mostly toward the north and west sides, reaching distances of 15 and 13 feet respectively.

This is a **deciduous** tree, and foliage is starting to turn yellow and dropping.

The overall vigor of this tree is fair. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).

Tree #1398

This is the last Coast Live oak tree on site, located at the far north corner of the property, at almost the lowest grade.

This tree also has substantial deadwood and dieback.

The single northeast leaning trunk has a DBH of 11 inches, and it leans excessively toward the northeast side, reaching at its farthest point about 15 feet. No branches are present toward the west or south sides. A steel wire to tie a wire net is girdling the trunk.

Tree height is about 15 feet.

The overall vigor of this tree also is fair. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).

Tree #1399

This Southern California black walnut tree is located uphill from the previous tree. Two stems start at grade, and they both have 11 inches DBH, or a cumulative DBH of 22 inches.

This tree also has had substantial failures in the past, and deadwood has been removed, and the present canopy of this tree is uneven, mostly toward the north and northeast sides, reaching 15 feet.

Tree height is only 15 feet.

One of the main stems has a substantial-size decay cavity on its upper side.

Overall, the tree has very poor structure, and its vigor also is fair.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).

Tree #1400

This is the last on-site tree, and it is also a Southern California black walnut tree.

This tree has completely been cut back to its stump, and seven new small sprouts have emerged, ranging in DBH from one to 2.5 inches, or a cumulative DBH of 13.5 inches.

The tallest of these sprouts reaches a height of 12 feet.

The viability of this tree is questionable, since extensive decay is present in the stump.

The overall vigor of this tree is poor. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 1 (Poor).

Trees #1401 - #1404

These four trees are outside the property lines, on the public right of way, along the street.

Trees #1401, #1402 and #1403 are located close to the far southeast corner of the property, quite close to each other. Tree #1401 is a native shrub, a Toyon (*Heteromeles arbutifolia*), which is young, with various stems of one and 1.5 inch DBH, or a cumulative DBH of 10 inches.

Tree #1402 is a Jacaranda (*Jacaranda mimosifolia*) tree, planted on site, since the nursery stake is still present. It has a cumulative DBH of 7 inches.

And Tree #1403 is a young Southern California black walnut tree, with a cumulative DBH of 7.5 inches.

Tree #1404 is located at the far southwest side, close to the property line.

It is a Silk (*Albizia julibrissin*) tree, and it has three small stems, with a cumulative DBH of 6.25 inches. Most probably these stems are sprouts resulting from of a damaged tree.

CONSTRUCTION IMPACT

Because it is centrally located, Tree #1392 falls within the building footprint/grading area and therefore, it has to be removed. And because of street widening, the four street trees (#1401 to #1404) will also be removed (see Inventory of Trees to Remove, **Appendix II**). The remaining on-site trees can all be retained.

The footprint of the proposed dwelling encroaches into the **drip line** of Trees #1394, #1395 and #1396. Encroachment into the drip line of Trees #1394 and #1395 is minimal, and should not impact these two trees. But the construction of a retaining wall not too far from the trunk of Tree #1396 could cause root severance, based on what roots will be discovered at that specific location. The presence of a Certified Arborist is a must during the excavation, in order to mitigate and minimize impact. Also for Tree #1397, root severance is a possibility, because of its proximity to one of the four **caissons** which will provide a deepened foundation system for the pool. The last tree close to the proposed footprint, is Tree #1400, which is near a deck, and the construction of the landing toward the deck should not impact that tree.

MITIGATION FOR THE REMOVED TREES

For the removal of protected trees and shrubs, the City of Los Angeles Tree Ordinance mandates mitigation on a 4:1 ratio. Therefore, for the removal of Trees #1392, #1401 and #1403, the mitigation trees are four Coast Live oak, four Southern California Black Walnut trees and four Toyon shrubs. Division of Urban Forestry will decide the size of the mitigation trees, but most probably, they will be in 24" Box size. There is sufficient area for all eight mitigation trees to be planted and have a viable future.

TREE PRESERVATION PLAN

And to secure that the retained trees are preserved in place and protected, and will not be impacted by any construction activity, the following guidelines should be adopted and executed, during the entire period of the construction, with assistance from a Certified Arborist:

- **Tree Protection Zone (TPZ):** Before start and during the entire construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of the trees. A minimum five feet high chain link fence or four feet high plastic orange netting must be installed. (See illustration of the TPZ on the Site Plan, and photos of the TPZ are also included in Appendix III.) Signs should be prominently displayed on each fence, and contain the following statement:

**WARNING
TREE PROTECTION FENCE
DO NOT ENTER
WITHOUT AUTHORIZATION**

- **Storage and Disposal:** Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed; it is important to leave duff, mulch, chips, and leaves around the retained tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e. oils, hydraulics, gasoline, paint, paint thinners, etc... shall be avoided.
- **Grade Changes:** Grade changes, including adding fill, shall not be permitted within the tree protection zone, without special written authorization and approval. Lowering the grade would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade, would compact the soil further, and decrease both water and air availability to the tree's roots.
- **Pruning:** Unless unavoidable, the trees should not be pruned until all construction is completed. All pruning shall be done under the direction of an ISA Certified Arborist and using ISA guidelines.

- **Root Pruning:** All trenching should be done by hand or an air spade. If root pruning will be necessary, they should be pruned using a Dosko root pruner or equivalent. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. If trenching within the tree protection zone is unavoidable, an air spade shall be used rather than mechanical trenching equipment. Any underground line within the tree protection zone shall curve so that no roots are impacted. All excavation within the drip line of the retained trees must be supervised by the Certified Arborist.
- **Irrigation:** Approximately 48 hours before root pruning, the soil shall be irrigated to a depth of three feet. The liquid root stimulant "Root Concentrate" shall be added to the irrigation water prior to root pruning. This product helps the tree to regenerate root growth.
- **Chemical Treatment:** If insects or other organisms are present, a licensed pest control adviser should direct the treatment by a licensed applicator.
- **Inspection:** During construction, an ISA Certified Arborist shall inspect the trees on a monthly basis. A report comparing tree health and condition to the original, pre – construction baseline shall be submitted following each inspection. The inclusion of photographs is advised. After construction is done, the inspection of the tree should continue for at least the next six months and even more, if the tree shows signs of stress.

Any mitigation procedures proposed by the Certified Arborist, i.e. fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

CONCLUSION

This land development will not be reasonably possible, without the removal of the trees discussed above.

The Urban Forestry Division of the Bureau of Street Services of the Public Works Department of City of Los Angeles, could have additional guidelines for the preservation and protection measures of the retained trees and decide the size of the mitigation trees.

Assistance from a Certified Arborist during especially the excavation phases will ensure that the retained trees are not impacted.

Appendix I

TREE INVENTORY

10453 SANDAL LANE, LOS ANGELES, CA 90077 , APN: 4371-010-020 ARSEN MARGOSSIAN, MS ISA CERTIFIED CONSULTING ARBORIST (WE-7233A), CA DPR LICENSED PEST CONTROL ADVISER (71429) 818 669 6469 , ARSENM@PACBELL.NET APRIL 30, 2024									
# OF TREES	TREE TAG #	SPECIES	DESIGNATION	DIAMETER (DBH)	CROWN HEIGHT	CANOPY SPREAD	CONDITION RATING	IMPACT	STATUS
1	1392	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	44" (1.5", 2.5", 3", 3", 3.5", 4", 4.5", 4.5", 5.5", 5.5" & 6.5")	15'	21'	2	GRADING	REMOVE
2	1393	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	7" (2" & 5")	10'	12'	3	MINOR DRIP LINE ENCROACHMENT	RETAIN / PROTECT
3	1394	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	8" (2.5" & 5.5")	12'	14'	3	MINOR DRIP LINE ENCROACHMENT	RETAIN / PROTECT
4	1395	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	16"	20'	23'	3	MINOR DRIP LINE ENCROACHMENT	RETAIN / PROTECT
5	1396	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	13.5"	25'	28'	3	DRIP LINE ENCROACHMENT/ POSSIBLE ROOT SEVERANCE	RETAIN / PROTECT
6	1397	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE TREE	8"	17'	18'	2	POSSIBLE ROOT SEVERANCE	RETAIN / PROTECT
7	1398	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	11"	15'	15'	2	N/A	RETAIN / PROTECT
8	1399	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE TREE	22" (11" & 11")	15'	15'	2	N/A	RETAIN / PROTECT
9	1400	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE TREE	13.5" (1", 1.5", 2", 2", 2", 2.5" & 2.5")	12'	15'	1	N/A	RETAIN / PROTECT
10	1401	TOYON (<i>HETEROMELES ARBUTIFOLIA</i>)	NATIVE SHRUB / STREET TREE	10" (2X1.5 & 7X1")	10'	10'	3	STREET WIDENING	REMOVE
11	1402	JACARANDA (<i>JACARANDA MIMOSIFOLIA</i>)	NON-NATIVE / STREET TREE	7" (4X0.75" & 2X2")	8'	8'	3	STREET WIDENING	REMOVE
12	1403	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE / STREET TREE	7.5" (1.5", 2.5" & 3.5")	9'	10'	3	STREET WIDENING	REMOVE
13	1404	SILK TREE (<i>ALBIZIA JULIBRISSIN</i>)	NON-NATIVE / STREET TREE	6.25" (1.5", 2" & 2.75")	12'	8'	2	STREET WIDENING	REMOVE
TREE CONDITION: 0=DEAD , 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT									

Appendix II

INVENTORY OF TREES TO REMOVE

<p>10453 SANDAL LANE, LOS ANGELES, CA 90077 , APN: 4371-010-020</p> <p>ARSEN MARGOSSIAN, MS</p> <p>ISA CERTIFIED CONSULTING ARBORIST (WE-7233A), CA DPR LICENSED PEST CONTROL ADVISER (71429)</p> <p>818 669 6469 , ARSENM@PACBELL.NET</p> <p>APRIL 30, 2024</p>									
# OF TREES	TREE TAG #	SPECIES	DESIGNATION	DIAMETER (DBH)	CROWN HEIGHT	CANOPY SPREAD	CONDITION RATING	IMPACT	STATUS
1	1392	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	44" (1.5", 2.5", 3", 3", 3.5", 4", 4.5", 4.5", 5.5", 5.5" & 6.5")	15'	21'	2	GRADING	REMOVE
2	1401	TOYON (<i>HETEROMELES ARBUTIFOLIA</i>)	NATIVE SHRUB/ STREET TREE	10" (2X1.5 & 7X1")	10'	10'	3	STREET WIDENING	REMOVE
3	1402	JACARANDA (<i>JACARANDA MIMOSIFOLIA</i>)	NON-NATIVE / STREET TREE	7" (4X0.75" & 2X2")	8'	8'	3	STREET WIDENING	REMOVE
4	1403	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE / STREET TREE	7.5" (1.5", 2.5" & 3.5")	9'	10'	3	STREET WIDENING	REMOVE
5	1404	SILK TREE (<i>ALBIZIA JULIBRISSIN</i>)	NON-NATIVE / STREET TREE	6.25" (1.5", 2" & 2.75")	12'	8'	2	STREET WIDENING	REMOVE
TREE CONDITION: 0=DEAD , 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT									

Appendix III

PHOTOGRAPHS



Aerial view of the vacant land as seen on Google (2023.)

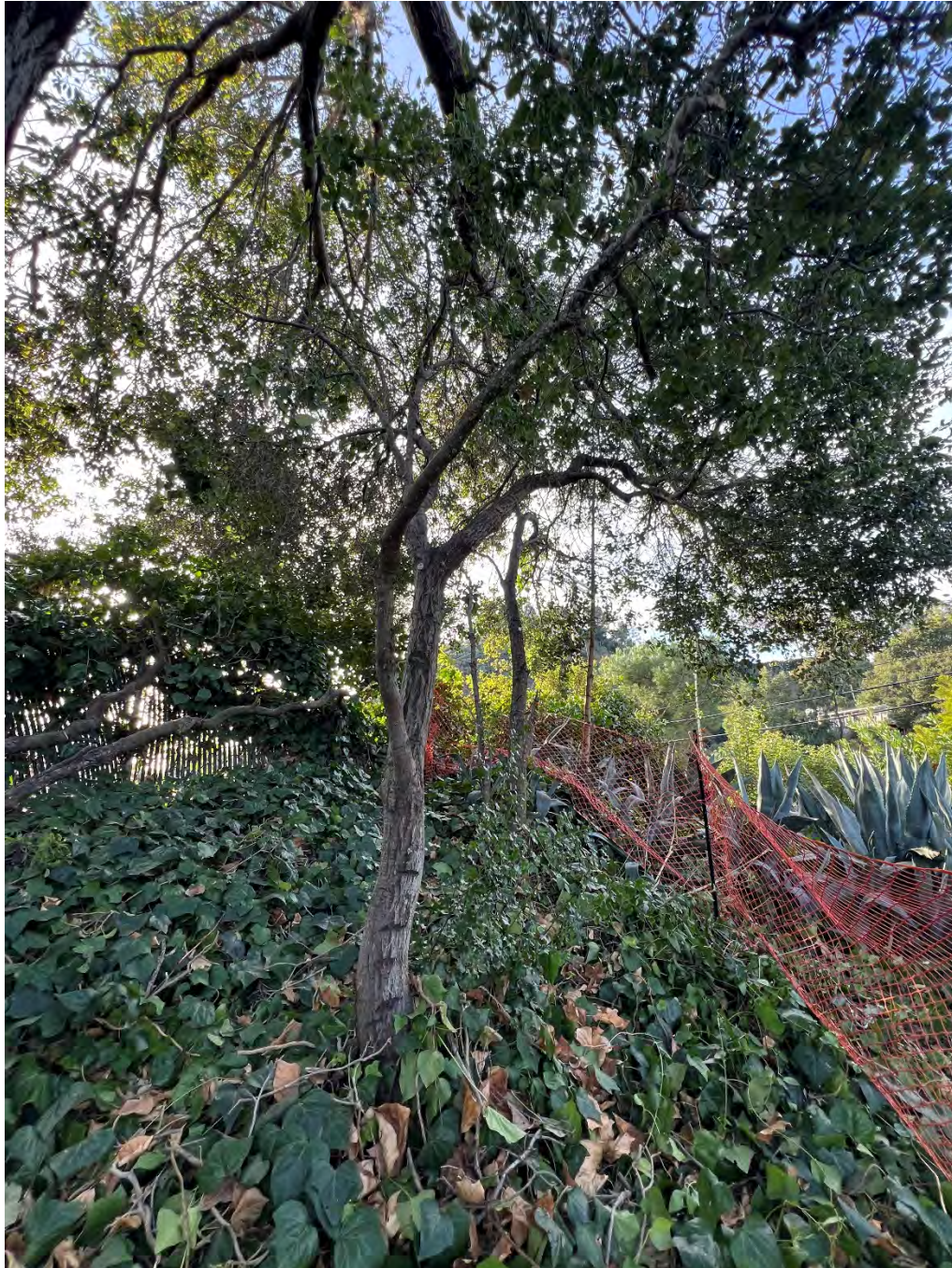


View of the property front from the northwest side.

(This and the following photographs were taken on December 11, 2023.)



Tree #1392 (Tree Protection Zone fence installed.)



Tree #1393.



Tree #1394 (in the foreground.)



Tree #1395.



Tree #1396 in the foreground.



Tree Protection Zone fence for Trees #1393 to #1396.



Tree #1397 (Tree Protection Zone fence installed.)



**Trees #1398 to #1400 (from right to left.)
(Red arrow indicates trunk of Tree #1398.
Tree protection zone fence installed.**



Tree #1398.



Tree #1399.



Tree #1400.



Trees #1401 and #1402.



Tree #1403.



Tree Protection Zone fence for Trees #1401, #1402 and #1403.



Tree #1404.

(See Attached Architectural Plan.)



Glossary

Buttress Root	Roots at the base of the trunk; trunk flare.
Caisson	A watertight chamber used as a foundation.
Canopy	The aboveground portion of a tree, including the outer layer of leaves.
Cavity	An open wound or hollow within a tree, associated usually with decay.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Crown	Parts of the tree above the trunk that includes the leaves and branches.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Decay	The process by which sound wood is decomposed by the action of wood-destroying fungi and other microorganisms, resulting in softening, progressive loss of strength and weight, and often changes in texture and color.
Deciduous	Perennial plant that loses all its leaves at one time during the year.
Diameter at Breast Height (DBH)	Basic measure of tree girth usually at 4.5 feet above ground level.
Dieback	Condition in which the ends of the branches are dying.
Drip Line	Perimeter of the area under a tree delineated by the crown.
Foliage	The leaves in the canopy of the tree.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
Scaffold Branch	The permanent or structural branches of a tree.
Scorch	Browning and shriveling of foliage, especially at the leaf margin
Sprout	New growth on a plant or tree or from seed.
Stump	That part of a felled or broken tree left in the ground.
Vigor	Overall health of a tree; the capacity to grow and resist physiological stress.

Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees and shrubs, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees and shrubs were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees, shrubs or property in question may not arise in the future.

Certification of Performance

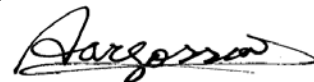
I, Arsen Margossian, certify:

- That I have personally inspected the trees, shrubs and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I am an ISA Certified Arborist (#WE-7233A), I hold ISA Tree Risk Assessment Qualification (TRAQ), I am California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525). I also am a 2007 graduate of ASCA Academy.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and California Association of Pest Control Advisers (CAPCA).

Signed:



Date: April 30, 2024.

Copies of Licenses



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Certified Arborist ®

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

Caitlyn Polihon
Caitlyn Polihon
CEO & Executive Director

5 March 2005	30 June 2026	WB-7233 A
Issue Date	Expiration Date	Certification Number





The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

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

Caitlyn Polihon
Caitlyn Polihon
CEO & Executive Director

1 February 2015	31 December 2026
Issue Date	Expiration Date



Copies of Licenses



A B 2

A en m to rotecte ree Report



Arsen Margossian, MS, Certified Consulting Arborist (#WE-7233A)
Member, American Society of Consulting Arborists (ASCA)
Member, International Society of Arboriculture (ISA)
ASCA Academy Graduate (2007)
ISA Tree Risk Assessment Qualified (TRAQ)
California Licensed Pest Control Adviser (#71429) & Forestry Applicator (#121525)
California Licensed Contractor (#874409)
3512 Rosemary Ave., Glendale, CA 91208
818 957 7175, 818 957 1490 fax, 818 669 6469 mobile, arsenm@pacbell.net



January 15, 2025

**ADDENDUM TO PROTECTED TREE REPORT
10453 SANDAL LANE, LOS ANGELES, CA 90077
APN: 4371-010-020**

As requested, I, Arsen Margossian, Certified Arborist and Licensed Pest Control Adviser, visited the above referenced residential vacant land on this day, January 15, 2025.

I had prepared a Protected Tree Report (PTR) for this property on April 30, 2024, for the planned land development project. The reason for this recent visit was to assess the condition of the vegetation on the right-of-way area of the abutting property, because of mandated street widening requirement.

As surveyed, on the right-of-way planter in front of the property at 10455 Sandal Ln., there are two mature Giant Yucca (*Yucca gigantea*) trees, one Italian cypress (*Cupressus sempervirens*) tree, and one Bougainvillea vine. All four are of non-protected species.

As observed, the two Giant Yucca trees and the Bougainvillea vine are in average condition, while the Italian Cypress tree is in poor structural condition.

The provided street widening plan from LC Engineering included in this report depicts the location of the four species of street trees in front of the 10455 Sandal Lane property relative to the street widening and new curb. It will be possible to retain all four species in front of 10455 Sandal Lane since they are all at a sufficient distance from street widening work to enable their continued survival.

Below is the inventory of the trees and vine, screenshot from the site plan and photographs.

If I can be of further assistance, do not hesitate to contact me.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Arsen Margossian'.

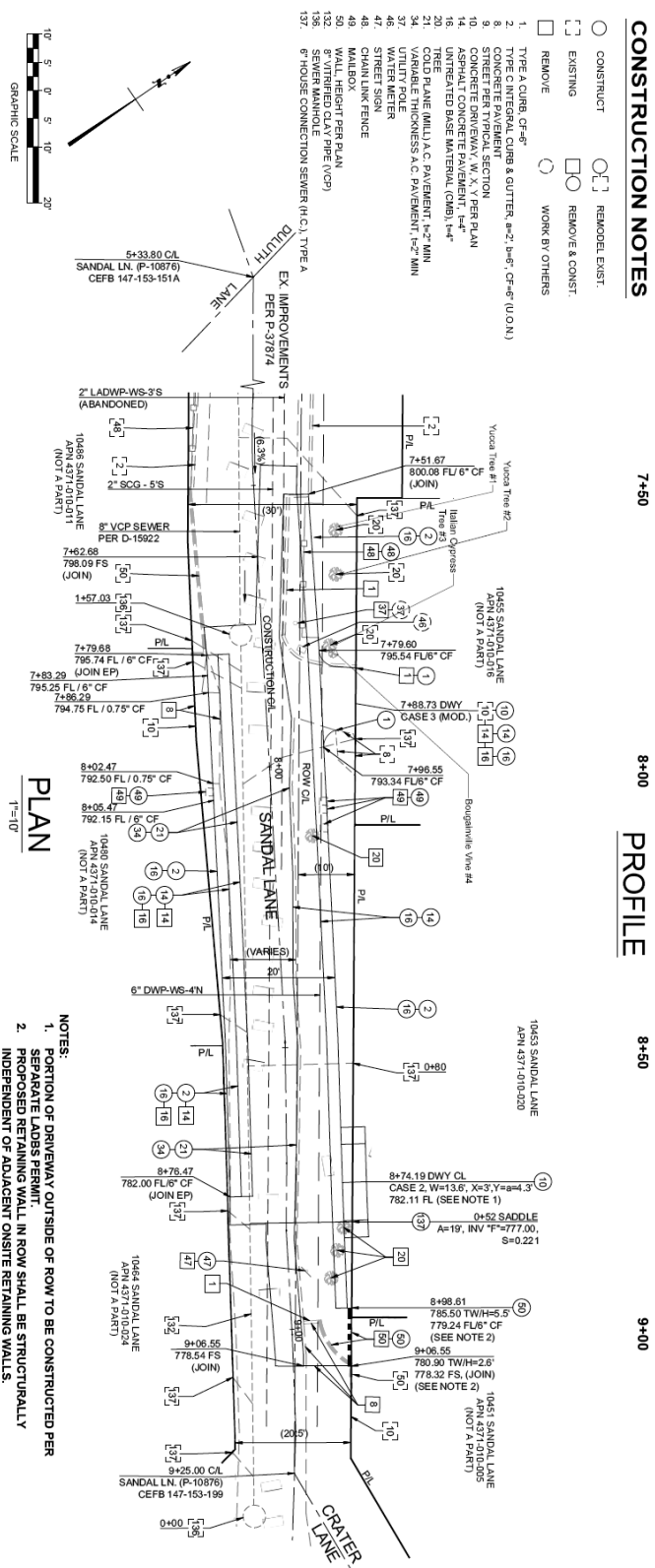
Arsen Margossian

Continued...

TREE INVENTORY

<p>10453 SANDAL LANE, LOS ANGELES, CA 90077 APN:4371-010-020 ARSEN MARGOSSIAN, MS ISA CONSULTING ARBORIST (WE-7233A), CA DPR PEST CONTROL ADVISER (71429) 818 669 6469 , ARSENM@PACBELL.NET JANUARY 15, 2025</p>								
TREE NO.	LOCATION	SPECIES	COMMON NAME	PROTECTED YES/NO	TRUNK DIAMETER (DBH)	CROWN HEIGHT	CONDITION	REMOVE / RETAIN
1	10455 SANDAL LN. RIGHT OF WAY	<i>YUCCA GIGANTEA</i>	GIANT YUCCA	NO	18"	15'	3	RETAIN
2	10455 SANDAL LN. RIGHT OF WAY	<i>YUCCA GIGANTEA</i>	GIANT YUCCA	NO	33" (5", 7" & 18")	18'	3	RETAIN
3	10455 SANDAL LN. RIGHT OF WAY	<i>CUPRESSUS SEMPERVIRENS</i>	ITALIAN CYPRESS	NO	6"	22'	2	RETAIN
4	10455 SANDAL LN. RIGHT OF WAY	<i>BOUGAINVILLEA SPP.</i>	BOUGAINVILLEA	NO	N/A	12'	3	RETAIN
TREE CONDITION: 0=DEAD , 1=POOR , 2=FAIR , 3=AVERAGE , 4=GOOD , 5=EXCELLENT								

Continued...



Continued...



View of the Right-of-Way area by 10455 Sandal Ln.

Continued...



Trees #1, #2, #3 and the vine (#4).

Continued...



Trees #1 and #2.

Continued...



Tree #3 and Bougainvillea vine (#4.)

Biological Resources Report

City of Los Angeles, Los Angeles County, California

Subject Property:

10453 Sandall Lane
Los Angeles, California 90077

Prepared for:

Andrew Brady
DLA Piper LLP (US)
Los Angeles, CA 90067

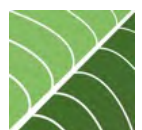
Prepared by:

Marcus C. England
England|Ecology, LLC
Los Angeles, CA 90065

January 29, 2025

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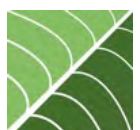


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Executive Summary

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 0.1 acres in extent located at 10453 Sandall Lane in the community of Beverly Crest in the City of Los Angeles, Los Angeles County, California.

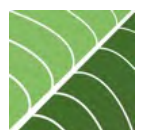
Based on the results of a field survey on January 14, 2025 and a desktop review that included in excess of 463 vegetation community, plant, and wildlife records, this report concludes the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site. The proposed Project will not have significant direct, indirect, or cumulative effects on water resources with the implementation of a **Water Resources** measure.
- **Vegetation Communities and Habitats:** While the Project Site is not currently developed, no sensitive vegetation communities will be directly impacted by the proposed Project. The proposed Project will not have significant direct, indirect, or cumulative effects on vegetation communities and habitats with the implementation of an **Invasive Species** measure.
- **Flora:** No direct impacts on endangered or threatened flora requiring mitigation would occur. The proposed Project will remove one City of Los Angeles protected tree onsite and an additional protected tree and shrub from the public right of way. The proposed Project will not have significant direct, indirect, or cumulative effects on floral resources with the implementation of an **Invasive Species** measure and a **Protected Trees and Shrubs** measure.
- **Fauna:** No direct impacts on fauna requiring mitigation would occur. The proposed Project will not have significant direct, indirect, or cumulative effects on faunal resources with the implementation of a **Nesting Birds** and **Bats** measure.

In order to avoid significant adverse effects on biological resources the Applicant will ensure the following measures are implemented:

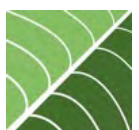
- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants¹.
- **Special Status Plants:** As described in the arborist report, and per the requirements of the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance, new trees will be planted in a ratio of four new trees or shrubs for each protected tree or shrub that is removed. The Project's arborist report recommends four (4) Coast Live oak, four (4) Southern California Black Walnut trees, and four (4) Toyon shrubs be planted on the Project site. The four (4) Coast Live Oak trees would be planted along the northwest boundary of the Project Site; four (4) Southern California Black Walnut trees would

¹ <https://www.cal-ipc.org/plants/inventory/>



be planted along the western boundary of the Project Site; and four (4) Toyon shrubs would be planted on the southeast corner of the proposed residence, fronting the concrete driveway and Sandall Lane. There is sufficient area for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future.

- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active nests of protected species. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife. This measure is consistent with standard conditions of approval for potential nesting bird effects for Projects within the City of Los Angeles.
- **Bats:** If any potentially-suitable roost trees are to be removed as a result of the Project, these should be inspected prior to removal by a qualified biologist. The value of the Project Site as aerial foraging habitat would not be adversely affected by the proposed Project.



Project Overview

This report discusses the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 0.1 acres in extent located at 10453 Sandall Lane in the community of Beverly Crest in the City of Los Angeles, Los Angeles County, California (hereafter, “Project”). This report has been organized in a manner to be consistent with Los Angeles City Planning’s *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Project Information

This biological resources report is being prepared at the request of the Applicant, who states that this report format was requested by Los Angeles City Planning. **Table 1** below summarizes key information about the Project.

Table 1. *Project Summary*

Project Name	10453 Sandall Lane
Assessor Parcel Number(s)	4371010020 (0.1 acres)
Address(es)	10453 Sandall Lane, Los Angeles, California 90077
Applicant	Josephson Investments, Inc.
Zoning	RE15-1-HCR (Residential)

Project Location

The Project is proposed construction on approximately 0.1 acres of land located at 10453 Sandall Lane in the community of Beverly Crest in the City of Los Angeles, Los Angeles County, California. It is not located within an existing approved Specific Plan Area. On the Public Land Survey System, the Project Site is located within the San Vicente Y Santa Monica Land Grant of the US Geological Survey's 7.5-minute *Beverly Hills* quadrangle. The specifics of the Project’s location are summarized above in **Table 1** and shown below in **Figure 1** and **Figure 2**.



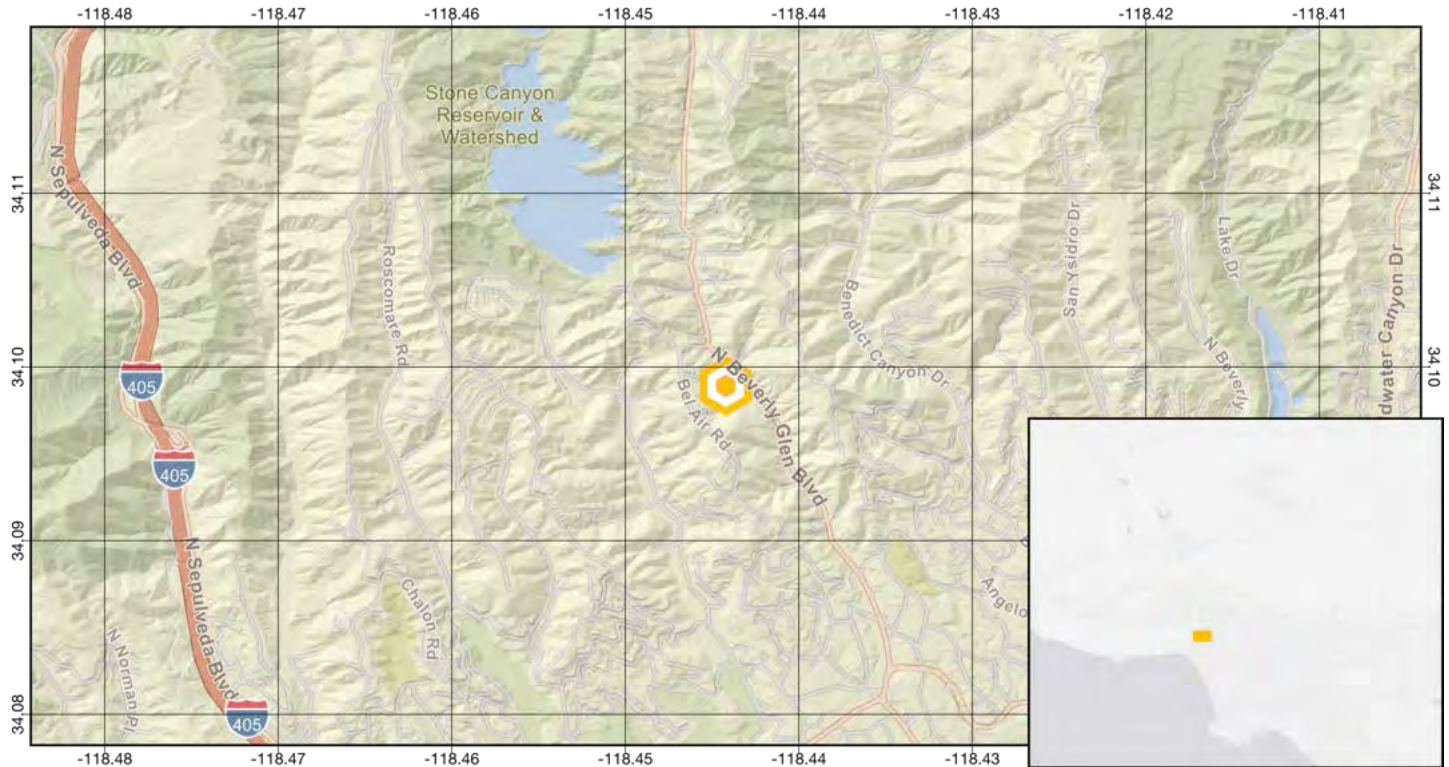


Figure 1. Project Location Map

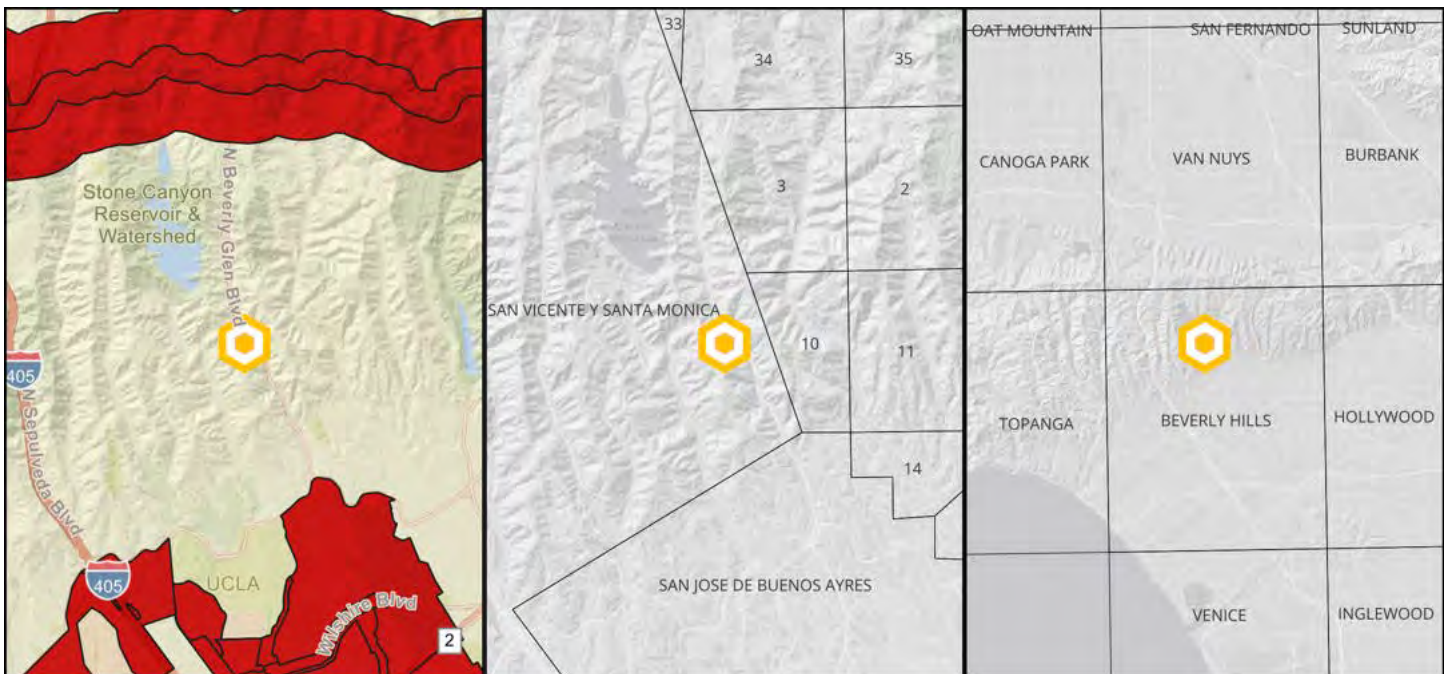
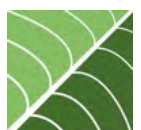


Figure 2. Project Location Relative to Specific Plan Areas (Left), Public Land Survey System (Center), and USGS 7.5-Minute Quads (Right)



The nearest open space in the California Protected Areas Database (CPAD) is Stone Canyon Reservoir & Watershed managed by the City of Los Angeles. It is located approximately 0.02 miles to the east. The nearest easement in the California Conservation Easement Database is located approximately 1.58 miles to the northwest. Protected areas in the CPAD are shown below in **Figure 3**.

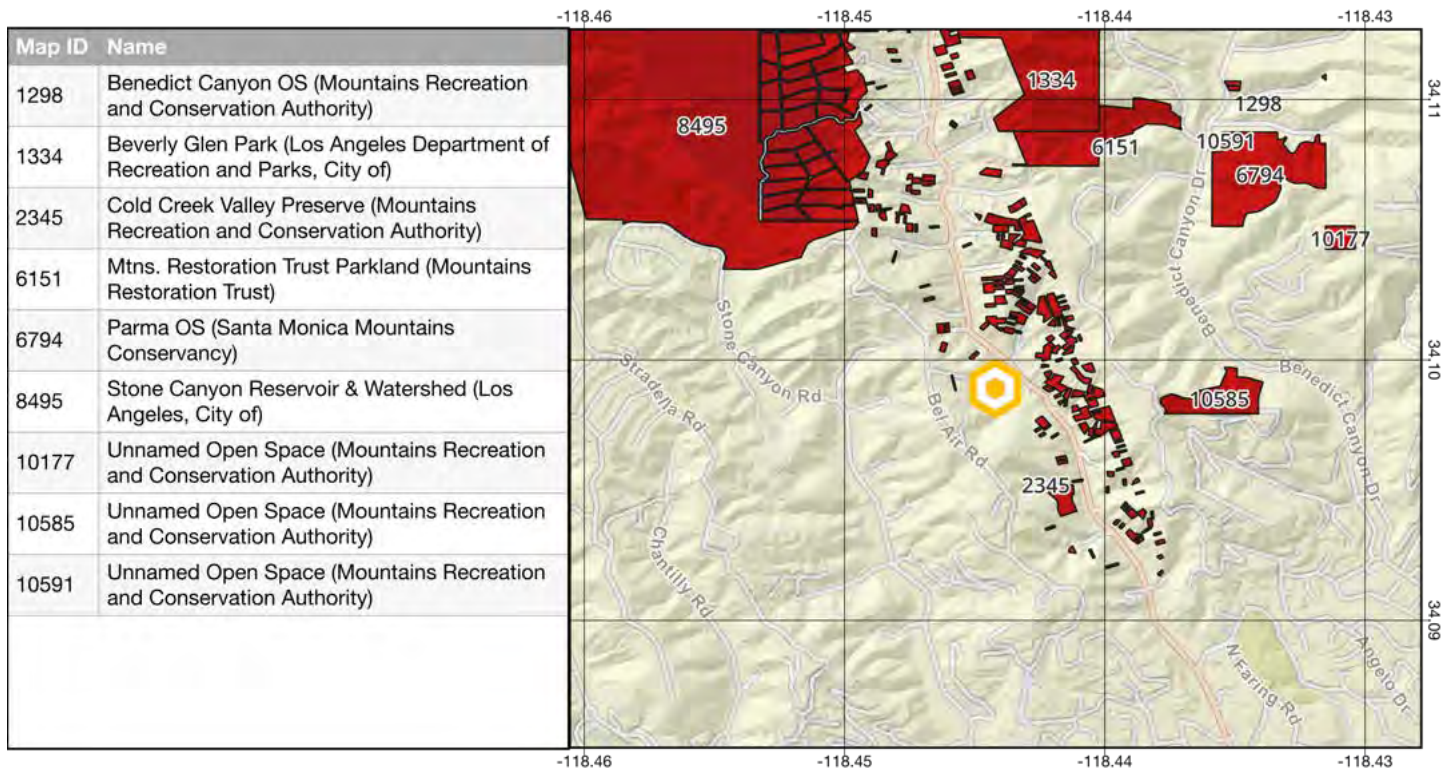


Figure 3. Protected Areas in the California Protected Areas Database

Existing Physical/Natural Site Features

The Project Site is located on a steep northeast-facing slope with elevations ranging from approximately 797 feet above mean sea level in the southwest corner to 782 feet above mean sea level in the northwest corner. Soils on the slopes of the Project Site are Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes². The parent material of this soil type is colluvium and/or residuum weathered from sandstone, shale, and slate. The typical soil profile is gravelly loam or gravelly clay loam to a depth of 18 inches. The remaining soils are mapped as Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes. The parent material of this soil type is human-transported material consisting mostly of colluvium and/or residuum weathered from sedimentary rock. The typical soil profile is loam to a depth of 52 inches. Recent aerial photography is provided as **Figure 4**. Photographs depicting the Project Site are provided in the photo log attached to this report as **Appendix E**. Soils on the Project Site and surrounding area are shown in **Figure 5**. There are no unique physical or natural site features that have unusual or exceptional biological value such as cliff faces, rock outcrops, bluffs, or stream banks. The Biological Study Area's terrain features are shown in **Exhibit 1**.

² <https://websoilsurvey.sc.egov.usda.gov/app/>

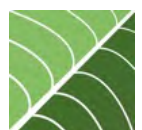
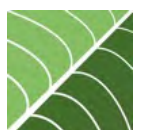


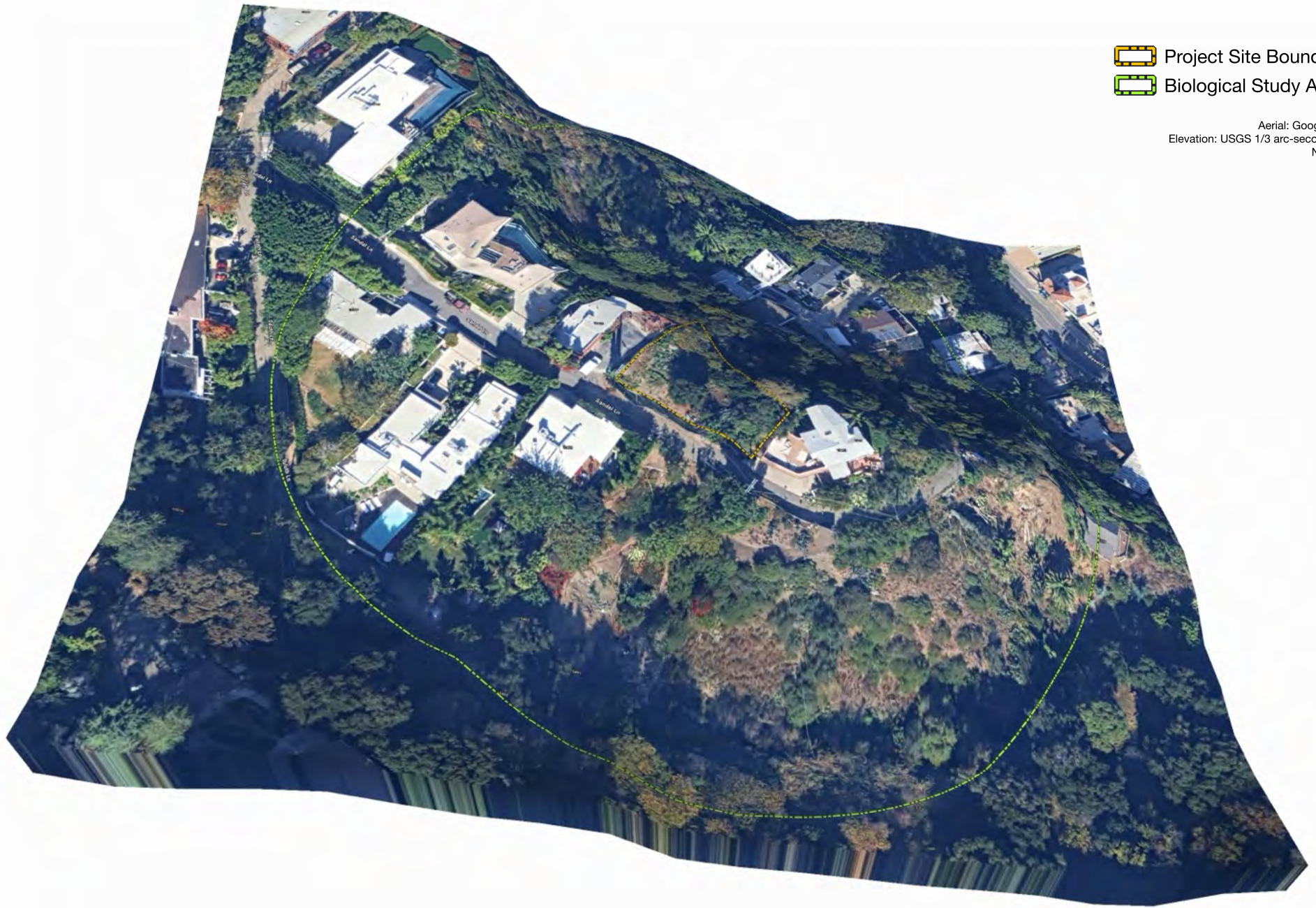




Figure 4. Site Map



Figure 5. Site Map - Soils





-  Project Site Boundary
-  Biological Study Area

Aerial: Google Earth
Elevation: USGS 1/3 arc-second DEM
North UP

Exhibit 1. Terrain Map
10453 Sandall Lane



Site History

The City's CP-4073 reporting standards require a discussion of the Project Site's history, which is not information that is readily available, but can be assembled generally from historic aerial photos, such as those available on the UC Santa Barbara FrameFinder site³. The images on the FrameFinder site are not georectified (making it difficult to place a Project Site boundary on them), but are useful for providing a general overview of land use history in the area. Unfortunately, the area of the Project Site does not have a large selection of years to view. England|Ecology reviewed aerials from the following three years:

- 1939 (**Figure 6**): Beverly Glen Boulevard, just northeast of the Project Site (in the orange square), is the only paved road. Development along Beverly Glen appears to similar to the present day. The approximately alignments of portions of modern Bel Air Road and Sandall Lane are visible. Much of the hilltop that Sandall Lane runs along is highly disturbed with a few scattered structures.
- 1959 (**Figure 7**): The majority of present-day structures are present, many with the same footprint as found in the present day.
- 1971 (not shown): little change is evident from 1959 to 1971 to the present day.

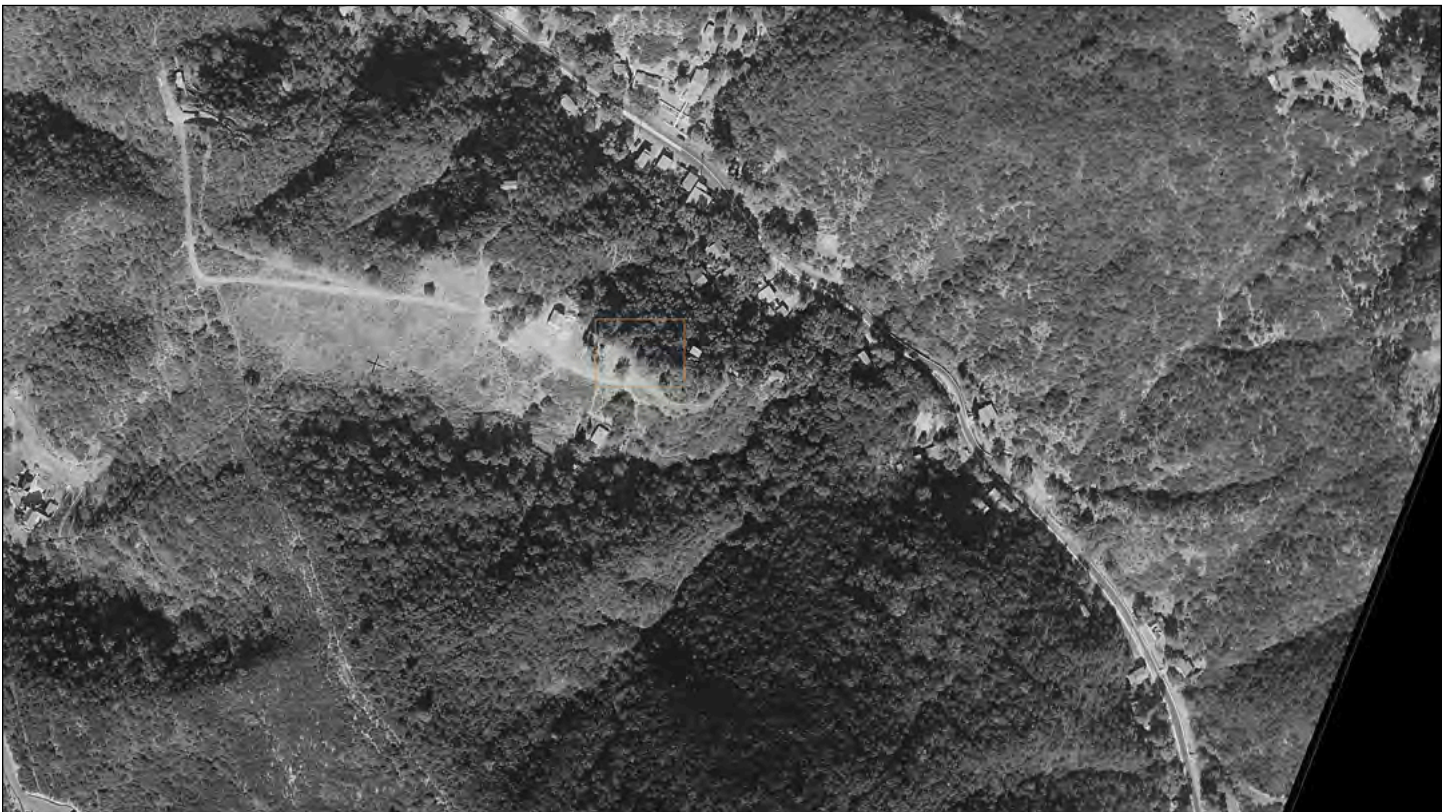


Figure 6. *Historic Aerial from 1939.*

³ https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

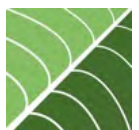


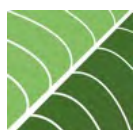


Figure 7. *Historic Aerial from 1959.*

While this isn't evident in the aerial photography provided above, biological conditions on the site have been heavily impacted by prior human activity (evident in the attached **Photo Log**), including compacted areas with no vegetation or paving stones, understory vegetation removal for fuel modification, and the planting of non-native landscape plants.

Fire perimeters relative to the Project Site are shown below in **Figure 8**. Based on these data⁴ the Project Site may not have burned in the over 100 years covered by the data.

⁴ <https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program>



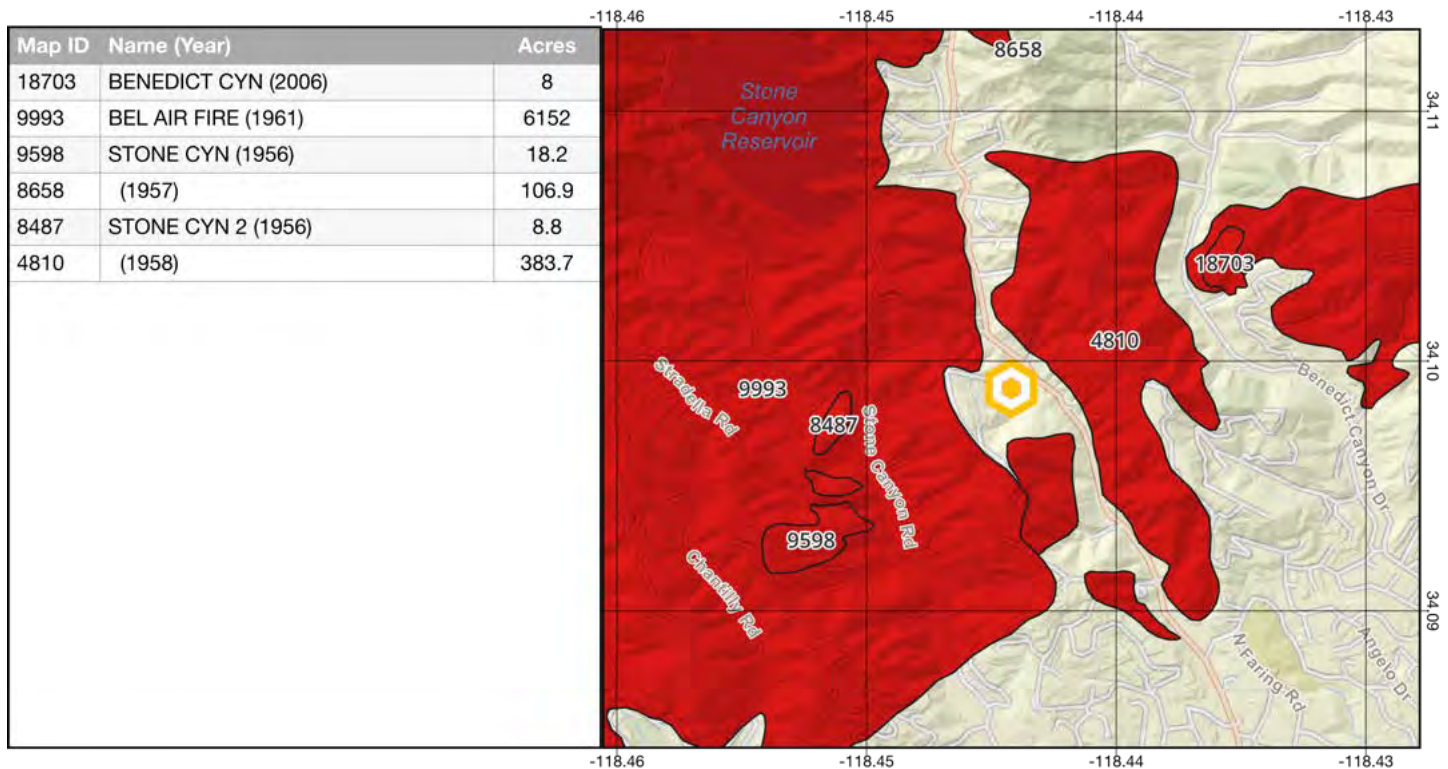
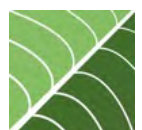


Figure 8. Fire Perimeters Relative to the Project Site

Proposed Development

The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 square feet (sq. ft.), and total living area of 3,036 sq. ft. A pool would also be constructed as part of the Project. The City of Los Angeles also requires that the Applicant widen portions of Sandall Lane. Project timing, the site plan, and landscape plan were subject to minor revision at the time of this report and will be provided under separate cover. Due to lack of natural vegetation communities on the Project Site, vegetation impacts due to construction are not quantified within this report.

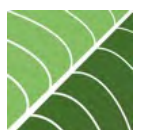


Characteristics of the Surrounding Area

The City's CP-4073 reporting standards require a discussion of landscape characteristics within 500 feet of the Project Site, the limits for which are shown below in **Figure 9**. Terrain within 500 feet is hilly with many steep slopes of varying aspects, though generally facing northeast or southwest. Consequently, development is sparse and mostly centered along the margins of Beverly Glen Boulevard to the northeast and Sandall Lane (with a handful of connected streets). North-facing slopes tend to be heavily-wooded. There are no parks or other protected areas, though several parcels are shown within the CPAD as being owned by the City of Los Angeles.



Figure 9. Aerial View of Surrounding Area



Applicable Regulations and Permits

The following summarizes regulations and other resource protection mechanisms that are known to be or potentially are applicable to biological resources on the Project Site. Key species status terms and their abbreviations, used later in this report, are in bold text.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's tool to protect rare and declining plant and wildlife species. It is implemented jointly by the US Fish and Wildlife Service (USFWS, terrestrial species) and the National Marine Fisheries Service. FESA protects species using the following status designations:

- An **endangered (FE)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A **threatened (FT)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

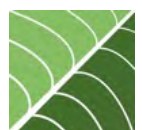
A **proposed threatened (FPT)** or **proposed endangered (FPE)** species is one officially proposed for addition to the federal threatened or endangered species lists. A **candidate (FC)** species is one under review for listing, often due to the submittal of a petition by an outside entity.

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take", under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat (CH)** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS publishes a proposed Federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational, scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11).



Bald and Golden Eagle Protection Act

The **Bald and Golden Eagle Protection Act (BGEPA)** (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." For purposes of the guidelines, "disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

Birds of Conservation Concern

The **Birds of Conservation Concern (BCC)** list "identifies the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent [the USFWS's] highest conservation priorities. The list is based on an assessment of several factors, including population abundance and trends, threats on breeding and nonbreeding grounds and size of breeding and nonbreeding ranges. Bird species considered for the BCC include: nongame birds gamebirds without hunting seasons subsistence-hunted nongame birds in Alaska ESA candidate, proposed, and recently delisted species.⁵"

State of California

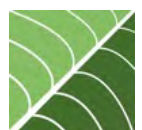
California Endangered Species Act

The California Endangered Species Act (CESA) is the State of California's tool to protect rare and declining plant and wildlife species. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Implementation of CESA is by the California Department of Fish and Wildlife (CDFW). CESA protects species using the following status designations:

- An **endangered (CE)** species is a species of plant or wildlife whose prospects of survival and reproduction are in immediate jeopardy.
- A **threatened (CT)** species is a species of plant or wildlife present in such small numbers throughout its range that it is considered likely to become an endangered species in the near future in the absence of special protection or management.

A **candidate (CC)** species is one formally under review for listing. Candidates species are protected from take by CESA during the review process.

⁵ <https://fws.gov/media/birds-conservation-concern-2021pdf>



Fully Protected Animals

CDFW describes the **Fully Protected (FP)** animals list as “the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan.⁶”

Species of Special Concern

Species of special concern (SSC) is an informal designation used by the CDFW for some declining wildlife species that are not officially listed as endangered, threatened, or rare. This designation does not provide legal protection, but signifies that these species are recognized as vulnerable by CDFW.

California Rare Plant Ranks

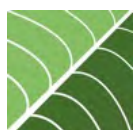
While not a government agency, the California Native Plant Society (CNPS) is a statewide resource conservation organization that has developed an inventory of California's special-status plant species that is highly regarded by the agencies and biologists. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. Rare or potentially rare plant species are ranked using the following system (**CRPR**):

- **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 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

After each rarity ranking, there is also a threat ranking:

- **0.1:** Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- **0.2:** Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- **0.3:** Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

⁶ <https://wildlife.ca.gov/Conservation/Fully-Protected>



California Fish and Game Code Sections 3503, 3503.5, 3513

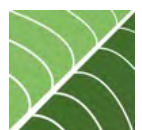
These California Fish and Game Code sections protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code or any regulation made pursuant thereto; and Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. Section 3513 states that it is 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.

California Environmental Quality Act

Appendix G of the CEQA Guidelines is used by public agencies to determine whether a project may have a significant impact on biological resources. Under Appendix G (Section IV), a project may have a significant impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFW or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, or regulations by the CDFW or USFWS.
- 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.
- 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.
- Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands).
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

In addition, Section 15065(a) of the CEQA Guidelines establishes that a significant impact may occur if "[t]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, [or] reduce the number or restrict the range of an endangered, rare or threatened species."



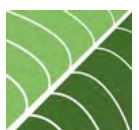
City of Los Angeles

City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance

The Protected Tree and Shrub Relocation and Replacement Ordinance took effect in February 2021. As defined in Section 46.01 of the Los Angeles Municipal Code, "protected tree or shrub" means any of the following Southern California indigenous tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

- Protected Trees:
 - Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*).
 - Southern California Black Walnut (*Juglans californica*).
 - Western Sycamore (*Platanus racemosa*).
 - California Bay (*Umbellularia californica*).
- Protected Shrubs:
 - Mexican Elderberry (*Sambucus mexicana*).
 - Toyon (*Heteromeles arbutifolia*).

Sections 46.02 to 46.06 of the Los Angeles Municipal Code describe mitigation measures for tree impacts and penalties for violating the ordinance.



Methods

This report is informed by data from an expansive desktop review and a field survey, the methods for which are described below. From this section forward, the more biologically accurate terms *taxon* and *taxa* are used in place of the term *species* used in most regulations because of the fluid nature of modern taxonomy, with special status assignments often being made for subspecies and populations instead of entire species. The term *species* is only used where applicable to the discussion.

Definitions

Resource Status Designations Considered

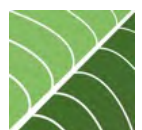
A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife taxa and habitats, however, not all are applicable to this report. The following special status designations were considered when determining special status taxa and habitats to be discussed:

- **Federal Status:** Taxa listed as **Endangered (FE)** or **Threatened (FT)**, as well as taxa **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act. Bald and Golden Eagles protected by the **Bald and Golden Eagle Protection Act (BGEPA)** and **USFWS-listed Birds of Conservation Concern** are also included.
- **California Status:** Taxa listed as **Endangered (CE)** or **Threatened (CT)**, as well as taxa that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are taxa listed as **Fully Protected (FP)** and **Species of Special Concern (SSC)**.
- **CNPS Status:** California Rare Plant Ranks (CRPR) 1, 2, and 3.
- **NatureServe Element Ranks:** NatureServe element state ranks were only considered for taxa when other criteria did not apply. Taxa were included with ranks of **S1 (Critically Imperiled)**, **S2 (Imperiled)**, and **S3 (Vulnerable)**.
- **Vegetation Communities:** All vegetation communities mapped by the CNDDB.
- **Protected Trees and Shrubs:** trees and shrubs protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance are discussed in the analysis of flora.

Study Areas

The following are the study areas referenced in the Biological Site Conditions Assessment:

- **Project Site:** The Project Site includes the 0.14 acres of land being considered for entitlements and directly surveyed for this report.
- **Biological Study Area:** The Biological Study Area includes the Project Site and a 200 foot buffer. For this Project, the Biological Study Area measures 4.57 acres in extent. Known or potentially-occurring



biological resources were examined closely within the Biological Study Area, but may not have been directly surveyed because of access restrictions.

- **Regional Study Area:** The Regional Study Area is the area for which taxa and habitat records were pulled from most biological resource databases. It includes the 7.5-minute US Geological Survey quadrangle the Project Site is located in and all surrounding quadrangles: *Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice.*

Desktop Review

England|Ecology conducted a review of literature and data sources to characterize biological conditions and to compile records of special status biological resources that could potentially occur on the Project Site. The resources used for this analysis are described below.

- **Soils:** Soils on and in the vicinity of the Project Site were assessed using the Web Soil Survey tools provided by the US Department of Agriculture⁷.
- **Water:** Potential water resources were examined using the US Geological Survey's National Hydrography Dataset⁸ and the USFWS National Wetlands Inventory⁹.
- **Vegetation Communities:** potentially-occurring sensitive vegetation community records were pulled from the California Natural Diversity Database (CNDDDB)¹⁰ for the Regional Study Area.
- **Flora and Fauna:** potentially-occurring special status plant and wildlife records were pulled from the following data sources:
 - Designated and proposed critical habitat layers from the US Fish & Wildlife Service¹¹. Taxa were included if critical habitat was proposed or designated within the Regional Study Area.
 - CNDDDB records from within the Regional Study Area.
 - The California Native Plant Society (CNPS) Rare Plant Inventory¹² records from within the Regional Study Area.
 - The USFWS-managed Information for Planning and Consultation (IPaC) database¹³ for records returned when uploading the boundary of the Project Site.

⁷ <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

⁸ <https://www.usgs.gov/national-hydrography/national-hydrography-dataset>

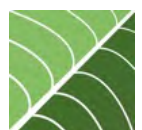
⁹ <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

¹⁰ California Natural Diversity Database (CNDDDB). January 15, 2025. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA.

¹¹ <https://ecos.fws.gov/ecp/report/critical-habitat>

¹² <https://rareplants.cnps.org>

¹³ <https://ipac.ecosphere.fws.gov/>



In addition, records were searched locally within eBird¹⁴ and iNaturalist¹⁵.

Occurrence Potential

England|Ecology assessed the potential for occurrence of special status plant and wildlife taxa and habitats based on data provided by the desktop review and observations made during the field survey. For taxa for which field observations could not definitively determine occurrence, the following information was considered:

- **Range:** The Regional Study Area—from which records were gathered—is a large area capturing many taxa that would not be expected to occur in the Biological Study Area. In general, range determinations were made as follows:
 - **Flora:** The range of the taxon is based on an export of point records of that taxon from Calflora¹⁶ with each record provided a buffer of 10km. If the Biological Study Area was within that mapped range, it could be considered outside of range if the elevations in the Biological Study Area were more than ten percent outside of the known elevation range of the taxon. If alternative sources are used they are included in the notes.
 - **Fauna:** The range of the taxon was determined differently based on the taxonomic group:
 - **Invertebrates and Fish:** An export of records of that taxon from the Global Biodiversity Information Facility¹⁷ with each record provided a buffer of 10km. If alternative sources are used they are included in the notes.
 - **Amphibians, Reptiles, Birds, and Mammals:** California Wildlife Habitat Relationships¹⁸ range data from the California Department of Fish and Wildlife. If alternative sources are used they are included in the notes.
- **Habitat:** If the Biological Study Area was determined to be outside of the taxon's range, habitat was not assessed and is labeled "N/A". If the Biological Study Area was determined to be within the taxon's range, the quality of the habitats in the Biological Study Area to support any portion of that taxon's life cycle was assessed and labeled as "Low", "Medium", or "High". The rationale for that determination is provided in the Notes of the desktop review report.

These occurrence potential assignments are defined below:

- **Present:** Taxa or habitat/vegetation community is known to occur on the Project Site based on recent surveys, CNDDDB (within 10 years), or other records.

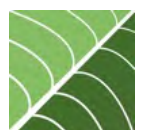
¹⁴ <https://ebird.org>

¹⁵ <https://inaturalist.org>

¹⁶ <https://www.calflora.org/>

¹⁷ <https://gbif.org>

¹⁸ <https://wildlife.ca.gov/Data/CWHR>



- **High:** Taxa with known recent recorded occurrences/populations near the Project Site and highly suitable habitat occurs within the Project Site. Highly suitable habitat includes all necessary elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate:** Taxa with known recent recorded occurrences/populations near the Project Site; however, habitat within the Project Site has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the taxon's range, or there are no reported occurrences nearby.
- **Low:** Taxa with few known recent recorded occurrences/populations near the Project Site and habitat within the Project Site is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant taxa that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, taxa for which poor-quality habitat may support the taxon within the Project Site, but the reported extant range is far outside the Project Site and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Project Site).
- **None:** Taxa or habitat/vegetation community are not expected to be present because focused surveys were conducted and the taxon or habitat/vegetation community was not detected, or the taxon was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found on the Project Site, or the Project Site is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Project Site; 2) forage within or near the Project Site; and/or 3) occur on or near the Project Site only as transients during migratory flights or other dispersal events.

Field Survey

England|Ecology principal biologist Marcus C. England conducted a general biological survey on the Project Site of sufficient detail to document the presence/absence and condition of water resources, vegetation communities and habitats, and flora and fauna observed. This provided a baseline for understanding the potential for occurrence of special status biological resources.

The Project Site was easily covered on foot walking transects of convenience to examine biological resources. Where necessary, observations were made with Leica Noctivid 8x42 binoculars and documented with a Nikon D500 camera paired with a Sigma 150-600mm lens. All other observations were documented using various applications and functions on an iPhone 15 Pro, including the Solocator¹⁹ app for photographic documentation of site conditions and the QField²⁰ app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., floral and faunal lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS²¹ 3.38.

¹⁹ <https://solocator.com/>

²⁰ <https://qfield.org/>

²¹ <https://www.qgis.org/en/site/>

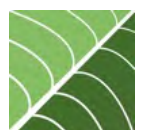


Table 2. Survey Dates, Times, and Weather Conditions

Tuesday, January 14, 2025 0750-0925h (1.6 hours) Marcus C. England	No Wind No Fog No Rain No Snow 44°F 7°C	Light Breeze out of the Northeast No Fog No Rain No Snow 55°F 13°C
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Geospatial & Tabular Data Storage

All GIS-based resource analysis was conducted in QGIS 3.38, with either local data copies stored in a GeoPackage database or using a web service provided by the organization housing the data. Data specific to the Project Site is stored in a statewide GeoPackage database file.

Taxonomy & Nomenclature

It is important within a given report to use a consistent taxonomy for clarity in communication, especially as the various sources used in the research for a report may not use the same taxonomy and nomenclature. The taxonomic database underpinning England|Ecology’s work is updated monthly from NatureServe²². NatureServe’s taxonomy includes an Element Code for each taxon. These same Element Codes are used by a variety of agencies and organizations, including the California Department of Fish and Wildlife in the CNDDDB and the California Native Plant Society in their Rare Plant Inventory. The Element Code provides a basis for linking records from disparate data sources. In all cases in this report, the taxonomic order and nomenclature are NatureServe’s²³, with the exception of the special status flora discussion which is linked to a monthly export of the Rare Plant Inventory. As such, while this report largely capitalizes common names consistent with the NatureServe taxonomy, tabular data exported for special status floral analysis does *not* use this convention, as it is not used by the California Native Plant Society.

²² <https://www.natureserve.org/classifying-biodiversity>

²³ The author does not always agree with NatureServe’s taxonomy (such as where it varies from that of the American Ornithological Society), but it provides a consistent basis for discussion across taxonomic groups.



Biological Site Conditions Assessment

This biological site conditions assessment describes the Project Site's biological resources based on the desktop review and field survey. The format of this section of the report is consistent with Los Angeles City Planning's *Biological Resources Report Template* (CP-4073) and *Biological Reporting Standards* (CP-4074), both dated January 11, 2023.

Water Resources

The following section discusses observed or potential water resources on and in the vicinity of the Project Site. A formal jurisdictional delineation was not conducted as part of data gathering for this report.

Literature Review

As described in the Methods section above, during the preparation of this report England|Ecology reviewed data from the National Hydrography Dataset and the National Wetlands Inventory. This review found the following:

- **National Hydrography Dataset:** The National Hydrography Dataset shows flowlines within 500 feet, no area features within 500 feet, no water bodies within 500 feet, and no point features within 500 feet.
- **National Wetlands Inventory:** The National Wetlands Inventory shows features within 500 feet.

These data are discussed in the Data Analysis section below and shown on **Figure 10**.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. Specific to water resources, while a formal jurisdictional delineation was not conducted, the entirety of the Project Site was searched for natural water resources. This included searching for ponded water, depressions that could hold ponded water, flowing water, stream channels or other indicators of ephemeral flowing water, and riparian plant species.

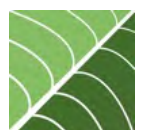
Data Analysis

Resource Presence/Absence

Per the National Hydrography Dataset, the Project Site is located within the Ballona Creek HU-12 drainage which is a subcomponent of the Ballona Creek HU-10 drainage. No hydrological features are mapped on the Project Site by the National Hydrography Dataset or the National Wetlands Inventory (NWI). No natural water features or indicators of the presence of ephemeral water features were observed on the Project Site during England|Ecology's survey. The NWI suggests a potential jurisdictional water feature approximately 250 feet southeast of the Project Site. This potential feature would not be adversely affected by the proposed Project.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects discussed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for



effects discussions except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to surface water resources, such as siting the building footprint more than 100 feet away from the water body*. As no water bodies are present on or adjacent to the Project Site, no such considerations are required.

Direct Effects

CP-4073 states that direct effects *may occur if the project has surface water resources or other riparian habitat occurring in areas that will be disturbed either by development or used as construction staging areas*, further requiring to *provide acreage of water resources that will be impacted by the project*. As no natural water resources are present on or adjacent to the Project Site, no direct effects on water resources or other riparian habitat would occur as a result of the proposed Project. No measures to avoid significant adverse direct effects on water resources are required.

Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding or modifying human infrastructure that leads to hydrologic interruptions*. The Project proposes development on an undeveloped site within an otherwise developed area. Construction would result in new impermeable surfaces that would alter the site's existing hydrological regime and could adversely affect water quality. A **Water Resources** measure pertains to these indirect effects and is described below.

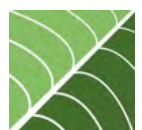
Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses of surface water resources and/or riparian habitat*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses of surface water resources or other riparian habitat*. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on water resources within this area occurred over several decades from the 1930s to the 1950s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to water resources. There are no known projects, however, proposed within 500 feet. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of surface water resources or other riparian habitat.

Measures to Avoid Significant Adverse Effects

In order to avoid significant adverse effects on water resources the Applicant will ensure the following measure is implemented:

- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are



designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.

General Conclusions

The proposed Project will not have significant direct, indirect, or cumulative effects on water resources as no natural water features are present on the Project Site. Potential adverse indirect effects on water resources will be avoided through implementation of a Water Resources measure describing compliance with the City-mandated Low Impact Development ordinance.

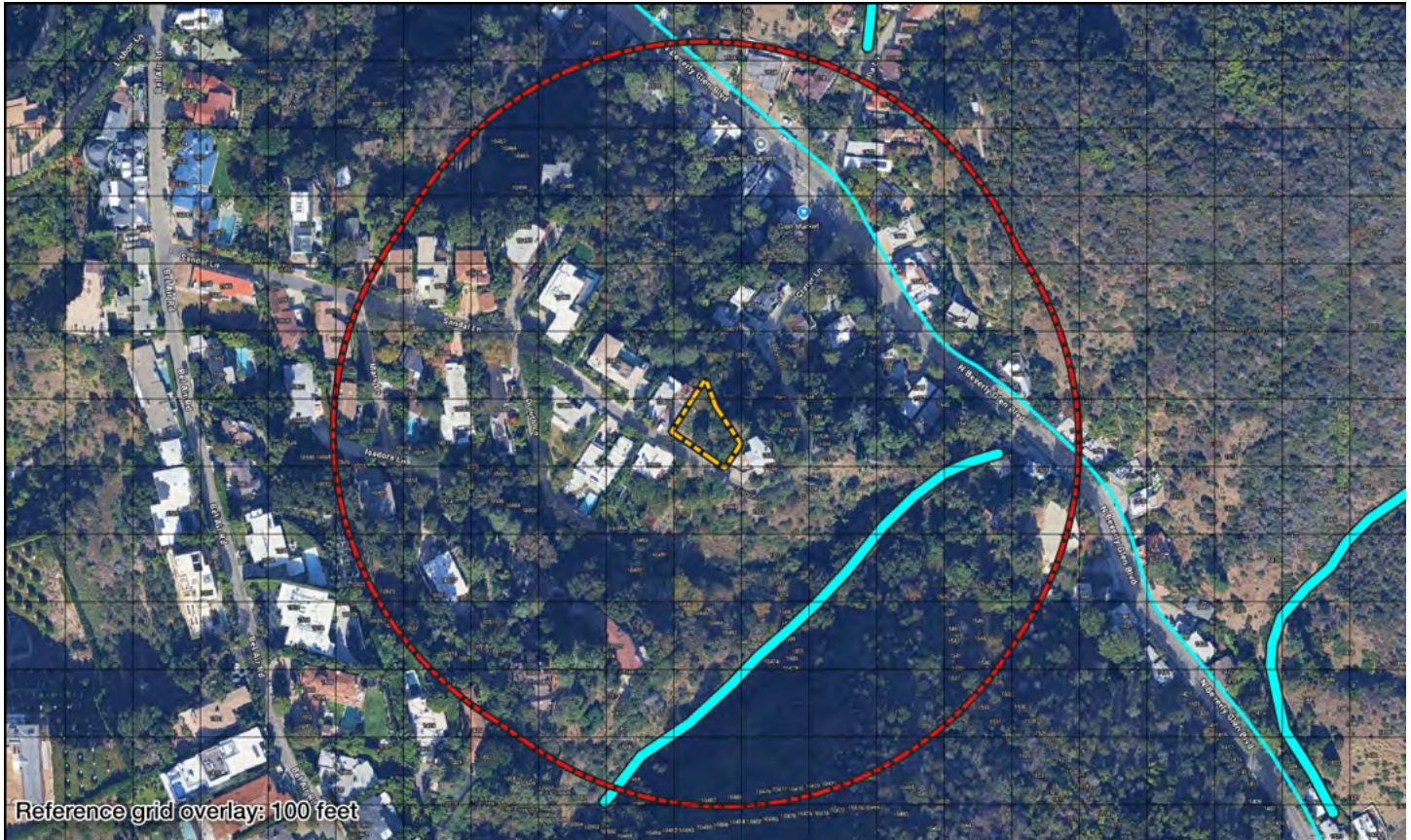
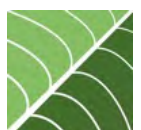


Figure 10. National Hydrography Dataset and National Wetlands Inventory Data

Vegetation Communities & Habitats

The following section discusses vegetation communities and habitats in the Biological Study Area, including known resources and the potential for occurrence of special status resources. City guidance documents lump vegetation communities within “Flora”, however, vegetation communities are an important concept: a collection of species and site conditions that create the habitat that flora and fauna occur in.



Literature Review

A review of the CNDDDB determined a total of seven sensitive vegetation communities are mapped within the Regional Study Area. These are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. Mapped vegetation had the potential to fall into two categories:

- **Natural Alliance:** native or non-native natural vegetation communities that are recognized by the Manual of California Vegetation²⁴, a classification system recognized by most agencies. Areas with heavy anthropogenic influence, such as seasonal ground disturbance from fuel modification, are tagged as “Disturbed”. Most alliances provide some level of habitat for wildlife, though it can be minimal when disturbed or dominated by invasive plant species.
- **Land Cover:** areas of hardscape, water features, and landscaping that do not fall into the alliance classification scheme. This may include tree-dominated landscapes that do have an associated alliance (such as oak and *Eucalyptus* woodlands) but are not in a natural state, such as those found in heavily residential areas.

Data Analysis

Resource Presence/Absence

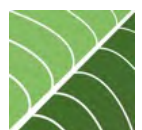
General Resource Analysis

England|Ecology mapped vegetation communities and land cover types on the Project Site and the 200-foot Biological Study Area based upon recent aerial photography and field observations. This resulted in the classification/mapping of eight community/land cover types in the Biological Study Area. These are discussed below and shown on **Exhibit 2**. For alliances, the opening description comes from the *Manual of California Vegetation*. Summary boxes for each vegetation description are color-matched to their polygons in **Exhibit 2** for ease of reference.

Off-site vegetation classification was assisted by mapping data from the National Park Service’s *Vegetation Mapping Inventory Project for the Santa Monica Mountains National Recreation Area*²⁵, which was completed in 2019. These data are shown for the Project Site on **Exhibit 3**.

²⁴ <https://vegetation.cnps.org/>

²⁵ <https://nps.gov/im/vmi-samo.htm>





CDFW Code: N/A
Global Rank: N/A
State Rank: N/A
Biological Study Area Extent: 2.92 acres (63.69%)
Project Site Extent: 0.1 acres (70.72%)

Landscape - Tree & Shrub

Non-Alliance Land Cover

Project-Specific Discussion: The “tree & shrub” landscape type is a mix of taller vegetation dominated by non-native trees and typically set in a managed landscape environment. In some cases, native trees are included in this land cover type when part of landscaping and not a functional natural community. Habitat value of this land cover type varies significantly, however, urban environments with significant tall tree cover often harbor a large number of wildlife. This is particularly true of birds. While predominantly non-native species, natives such as Laurel Sumac, Southern California Black Walnut, and Coast Live Oak are also present in this land cover type. The key difference between these and areas mapped as a natural alliance are degrees of maintenance, disturbance, and presence of landscape species.

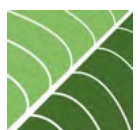


CDFW Code: N/A
Global Rank: N/A
State Rank: N/A
Biological Study Area Extent: 1.07 acres (23.44%)
Project Site Extent: 0 acres (0%)

Disturbed - Impermeable Surface

Non-Alliance Land Cover

Project-Specific Discussion: Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat.



**Landscape - Forb**

Non-Alliance Land Cover

Project-Specific Discussion: The “forb” landscape type includes all managed but typically artificially-planted areas of vegetation that are shorter than shrubs. This land cover type includes lawns. These areas have some value for wildlife, as landscape flowers provide food for hummingbirds and butterflies, and lawns can provide foraging areas for some birds and small mammals. Their overall habitat value, however, is significantly lower than any natural habitat they may have replaced. This land cover type is also typically dominated by non-native and often invasive plant species.

CDFW Code: N/A

Global Rank: N/A

State Rank: N/A

Biological Study Area Extent: 0.19 acres (4.2%)

Project Site Extent: 0.03 acres (21.48%)

**Artificial Water Feature**

Non-Alliance Land Cover

Project-Specific Discussion: Artificial water features are man-made, typically small bodies of water. The majority of these are swimming pools, which generally have no practical wildlife value. In some cases, small ponds and large fountains may be mapped as this land cover type. These often do have wildlife value, particularly given Southern California's arid environment.

Image
not
Available

CDFW Code: N/A

Global Rank: N/A

State Rank: N/A

Biological Study Area Extent: 0.02 acres (0.4%)

Not represented on Project Site.

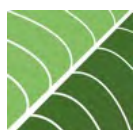




Image
not
Available

Disturbed - Permeable Surface

Non-Alliance Land Cover

Project-Specific Discussion: Permeable Surfaces are parts of the built environment, including compacted but unpaved areas devoid of vegetation, gravel, and unimproved roads. In general, areas mapped as this land cover type have little value for wildlife and are not considered habitat, though in some cases—such as unimproved roads—they may occur within habitat.

CDFW Code: N/A
Global Rank: N/A
State Rank: N/A
Biological Study Area Extent: 0.08 acres (1.79%)
Project Site Extent: 0.01 acres (7.8%)



Image
not
Available

Fountain Grass Swards*Pennisetum setaceum* – *Pennisetum ciliare* Herb Semi-Natural Alliance

Species: *Pennisetum setaceum* or other *Pennisetum* species are dominant or co-dominant with other non-native species in the herbaceous layer. Emergent trees and shrubs may be present at low cover.

Layers: Herbs < 1.5 m; cover is open to intermittent.

Habitats: Steep coastal cliffs, bluffs, road-cuts, coastal dunes, coastal scrub, desert scrub types in areas with mild, frost-free winters.

Holland (1986) Crosswalk: Non-native grassland.

Project-Specific Discussion: This community is mapped off-site in the southeast portion of the Biological Study Area. It was not directly observed during the site visit. Its location, extent, and identification were based on aerial photography.

CDFW Code: 42.085.00
Global Rank: GNA
State Rank: SNA
Biological Study Area Extent: 0.11 acres (2.34%)
Not represented on Project Site.

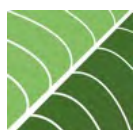


Image
not
Available

CDFW Code: 37.912.00
Global Rank: G5
State Rank: S4
Biological Study Area Extent: 0.14 acres (3.13%)
Not represented on Project Site.

Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral

Prunus ilicifolia – *Heteromeles arbutifolia* – *Ceanothus spinosus* Shrub Alliance

Species: *Ceanothus spinosus*, *Heteromeles arbutifolia* and/or *Prunus ilicifolia* is dominant or co-dominant in the shrub canopy with *Artemisia californica*, *Ceanothus megacarpus*, *Cercocarpus montanus*, *Clematis lasiantha*, *Diplacus aurantiacus*, *Eriogonum fasciculatum*, *Fraxinus dipetala*, *Keckiella antirrhinoides*, *Keckiella cordifolia*, *Quercus berberidifolia*, *Rhamnus ilicifolia*, *Rhus ovata* and *Salvia mellifera*. Emergent trees may be present at low cover, including *Juglans californica* or *Quercus agrifolia*.

Layers: Shrubs < 15 m; canopy is open to continuous. Herbaceous layer is sparse to continuous.

Habitats: Slopes that are often steep and north-facing. Soils are derived from bedrock or colluvium.

Holland (1986) Crosswalk: Upper Sonoran ceanothus chaparral, Northern north slope chaparral, Southern north slope chaparral, Island cherry forest, Mainland cherry forest.

Project-Specific Discussion: This community is mapped off-site in the northwest portion of the Biological Study Area. It was not directly observed during the site visit. Its location, extent, and identification were based on a combination of vegetation community data for the Santa Monica Mountains from the National Park Service and aerial photography.

Image
not
Available

CDFW Code: 72.100.00
Global Rank: G3
State Rank: S3
Biological Study Area Extent: 0.05 acres (1.01%)
Not represented on Project Site.

California Walnut Groves

Juglans californica Tree Alliance

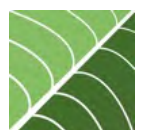
Species: *Juglans californica* is dominant or co-dominant in the tree canopy with *Alnus rhombifolia*, *Fraxinus dipetala*, *Heteromeles arbutifolia*, *Quercus agrifolia*, *Quercus lobata*, *Salix laevigata*, *Salix lasiolepis*, *Sambucus nigra* and *Umbellularia californica*.

Layers: Trees < 15 m tall; canopy is open to continuous. Shrub layer is sparse to intermittent. Herbaceous layer is sparse or grassy.

Habitats: Riparian corridors, but most stands cover all hillslopes. The USFWS Wetland Inventory (1996 national list) recognizes *Juglans californica* as a FAC plant.

Holland (1986) Crosswalk: California walnut woodland, Walnut forest

Project-Specific Discussion: This community is mapped off-site in the southeast portion of the Biological Study Area. It was not directly observed during the site visit. Its location, extent, and identification were based on a combination of vegetation community data for the Santa Monica Mountains from the National Park Service and aerial photography.





Community/Land Cover	Project Site		Bio Study Area	
	Acres	Percent	Acres	Percent
Landscape - Tree & Shrub	0.1	70.7	2.92	63.7
Disturbed - Impermeable Surface	0	-	1.07	23.4
Landscape - Forb	0.03	21.5	0.19	4.2
Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral (Prunus ilicifolia – Heteromeles arbutifolia – Ceanothus spinosus Shrub Alliance) (G5, S4)	-	-	0.14	3.1
Fountain Grass Swards (Pennisetum setaceum – Pennisetum ciliare Herb Semi-Natural Alliance) (GNA, SNA)	-	-	0.11	2.3
Disturbed - Permeable Surface	0.01	7.8	0.08	1.8
California Walnut Groves (Juglans californica Tree Alliance) (G3, S3)	-	-	0.05	1
Artificial Water Feature	-	-	0.02	0.4

- Project Site/Parcel Boundary
- Biological Study Area

Map Scale 1:716

Reference Grid Overlay: 50 feet
Coordinate System: EPSG 3310
Base Map: Google



Off-site areas may not have been directly observed and were mapped based on distant binocular observation and inferences from aerial photography.

Exhibit 2. Vegetation Communities & Land Cover

10453 Sandall Lane





 Project Site/Parcel Boundary
 Biological Study Area

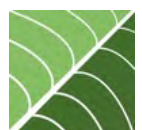
Map Scale 1:716
Reference Grid Overlay: 50 feet
Coordinate System: EPSG 3310
Base Map: Google
Vegetation data is provided as-is, downloaded from
<https://nps.gov/im/vmi-samo.htm>.

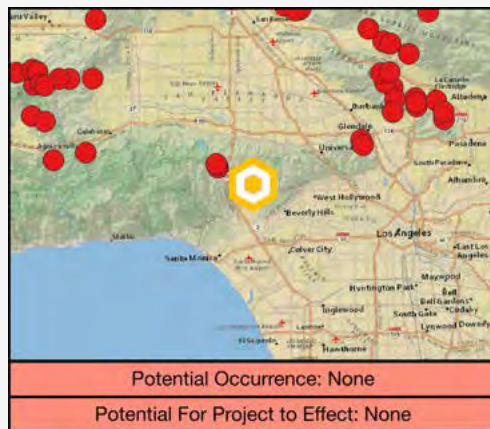
Exhibit 3. Vegetation Mapping Inventory Project for the Santa Monica Mountains National Recreation Area
10453 Sandall Lane



Special Status Resource Analysis

The seven sensitive vegetation communities mapped by the CNDDDB as occurring within the Regional Study Area are shown below. The maps show the centroids of the CNDDDB records in order to spatially depict the occurrences relative to the Project Site. The accounts highlight determinations of their potential occurrence on the Project Site as well as their potential to be adversely affected by the Project based on field observations.

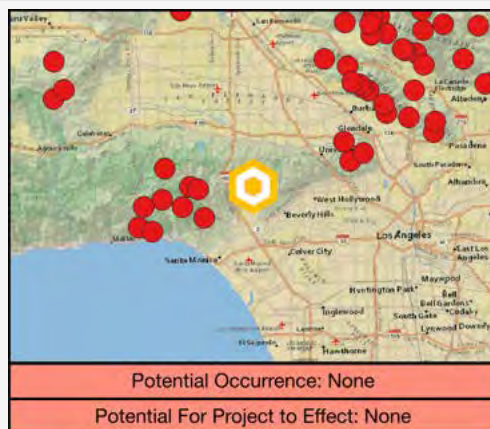


**Southern Coast Live Oak Riparian Forest**

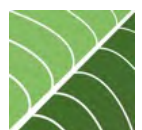
Global Rank: G4
 State Rank: S4
 Taxon Code: CTT61310CA
 CNDDDB Records: 9
 Taxon Group: Riparian
 Habitats: Riparian forest
 Notes: —

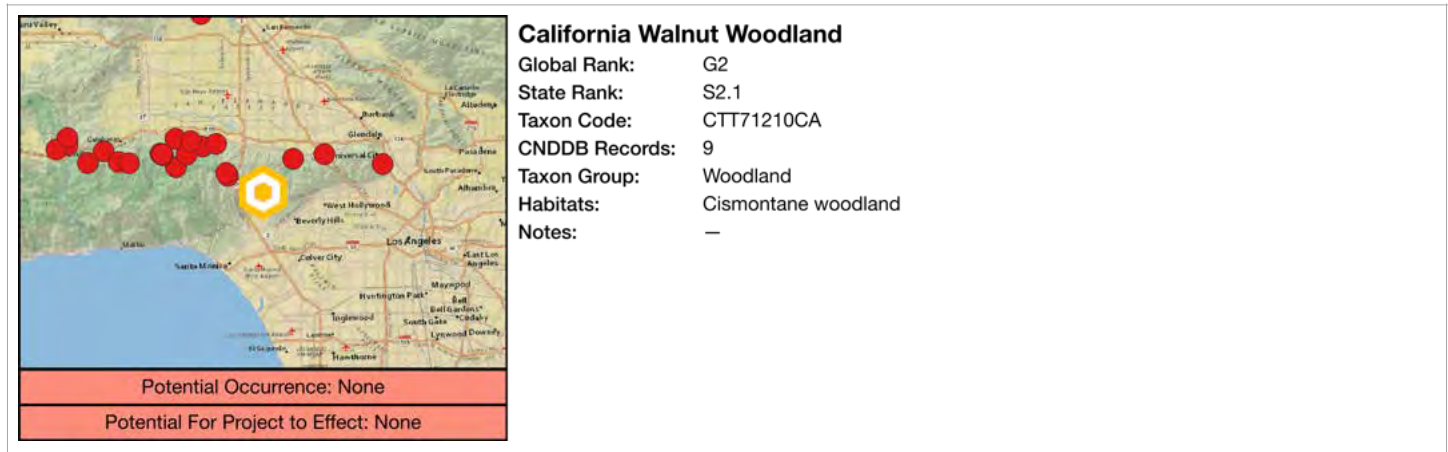
**Southern Cottonwood Willow Riparian Forest**

Global Rank: G3
 State Rank: S3.2
 Taxon Code: CTT61330CA
 CNDDDB Records: 1
 Taxon Group: Riparian
 Habitats: Riparian forest
 Notes: —

**Southern Sycamore Alder Riparian Woodland**

Global Rank: G4
 State Rank: S4
 Taxon Code: CTT62400CA
 CNDDDB Records: 20
 Taxon Group: Riparian
 Habitats: Riparian woodland
 Notes: —





Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects analyzed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects analysis except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

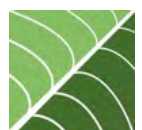
CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation*. Based on discussions with the Applicant, the Project was designed to minimize impacts to protected trees to the extent that was feasible for a workable Project design, as such trees were desirable to maintain in the landscape. As such, the Project would retain and protect eight of the nine protected trees on the Project Site. No native vegetation communities are present on the Project Site.

Direct Effects

CP-4073 guidance only addresses direct effects on individual flora species, not vegetation communities or habitats. Direct effects on vegetation communities or other land cover would occur, however, if they are removed as part of Project implementation. The key considerations are the scale (size) of the impact area and sensitivity of any vegetation impacted, either intrinsically (due to being a sensitive vegetation community) or because the vegetation provides habitat for special status flora or fauna.

- **Scale:** the scale of the effect is relatively small, being within portion of a single small residential parcel.
- **Sensitivity:** no natural communities would be impacted by the proposed Project due to existing development and landscaping. While some native trees would be removed, the Project was designed to minimize impacts on native trees.

As no native vegetation communities are present on the Project Site, no significant adverse direct effects on vegetation communities would occur as a result of the proposed Project as impacts due to construction of



the residence and road widening will be restricted to the land cover types Landscape - Tree & Shrub, Landscape - Forb, Disturbed - Impermeable Surface, and Disturbed - Permeable Surface. No measures to avoid significant adverse direct effects on vegetation communities are required.

Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* These are discussed below:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.
- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

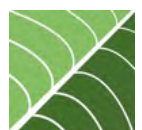
For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species*. For this section, however, we will replace special status species with native or natural vegetation communities. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on vegetation communities within this area occurred over several decades from the 1930s to the 1950s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. There are no known projects, however, proposed within 500 feet. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of vegetation communities and habitats.

Measures to Avoid Significant Adverse Effects

In order to avoid significant adverse effects on vegetation communities the Applicant will ensure the following measure is implemented:

- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants²⁶.

²⁶ <https://www.cal-ipc.org/plants/inventory/>



General Conclusions

The proposed Project would not have significant direct, indirect, or cumulative effects on vegetation communities and habitats, primarily due to its location within an area that is already heavily developed and lacking in natural vegetative resources of any significance. Potential adverse indirect effects on vegetation communities will be avoided through implementation of an Invasive Species measure requiring the avoidance of invasive plants in the landscape palette.

Flora

The following section discusses flora in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The floral literature review identified 51 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDDB:** 118 occurrences of 42 floral taxa in the CNDDDB for the Regional Study Area.
- **CNPS:** 64 floral taxa in the CNPS Rare Plant Inventory for the Regional Study Area.
- **IPaC:** Two floral taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** One floral taxon with proposed or designated critical habitat in the Regional Study Area.

All special status flora considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**. Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

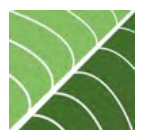
A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. Plant taxa were identified and recorded along with their approximate abundance and condition in a geospatial database. Landscape plants were largely ignored unless they were native taxa maintained within landscaping, or if they were potentially of biological importance.

Data Analysis

Resource Presence/Absence

General Resource Analysis

The list of 15 floral taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C**. No special status floral taxa from the Desktop Review were detected. Three taxa protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance were detected. The known or expected status of all special status flora analyzed for this report are described in the next section.



Special Status Resource Analysis

Of the 51 special status floral taxa analyzed for this report, 0 were determined to be Present, 0 were determined to have a High potential for occurrence, 0 were determined to have a Moderate potential for occurrence, 0 were determined to have a Low potential for occurrence, and 51 were determined to have no potential for occurrence. These data are summarized in the Desktop Review Report provided in **Appendix D**.

Critical Habitat

While critical habitat for one plant taxon listed under the Federal Endangered Species Act has been designated within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report**.

Potential Protected Trees and Shrubs

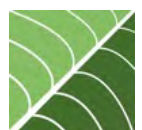
The following summarizes the presence or absence of taxa that are potentially protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance:

- Protected Trees:
 - California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus berberidifolia*): present.
 - Southern California Black Walnut (*Juglans californica*): present.
 - Western Sycamore (*Platanus racemosa*): not present.
 - California Bay (*Umbellularia californica*): not present.
- Protected Shrubs:
 - Mexican Elderberry (*Sambucus mexicana*): not present.
 - Toyon (*Heteromeles arbutifolia*): present.

While taxa listed under the ordinance may be documented as present, the determination of the applicability of the ordinance to specific trees or shrubs is left to the determination of an arborist in the Project's arborist report. That report found that of the nine protected trees/shrubs onsite, eight will be preserved. The street widening component of the Project would additionally remove one protected tree and one protected shrub on the property boundary. Street widening will not have effects on additional protected trees and shrubs. All removed trees and shrubs will be replaced per the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance as described in the **Protected Trees and Shrubs** measure below.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects analyzed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects analysis except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*. Neither guidance document separates vegetation communities from the discussion of flora, as has



been done in this report, as vegetation communities comprise the habitat within which flora and fauna are found.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to flora, such as reconfiguring the building footprint to avoid impact/removal of trees and native vegetation*. Based on discussions with the Applicant, the Project was designed to minimize impacts to protected trees to the extent that was feasible for a workable Project design, as such trees were desirable to maintain in the landscape. As such, the Project would retain and protect eight of the nine protected trees on the Project Site. No native vegetation communities are present on the Project Site.

Direct Effects

CP-4073 states that direct effects *may occur if a flora species is identified within areas that will be disturbed either by development or used as construction staging areas*. The guidance further describes the particulars of analyzing direct effects on special status plants.

No special status flora identified in the desktop analysis are known to occur or are expected to occur on the Project Site, therefore, no direct effects on special status flora are expected. As identified above, taxa covered by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance have been identified on the Project Site. The Project would require the removal of one protected tree (Coast Live Oak) on the property, as well as one protected tree (Southern California Black Walnut) and one protected shrub (Toyon) within the right-of-way on Sandall Lane. The mitigation for this effect described in the arborist report is summarized in the **Protected Trees and Shrubs** measure provided below.

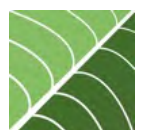
Indirect Effects

CP-4073 advises that indirect effects are those effects that *may occur from brush clearance for fuel modification requirements on adjacent properties, addition of invasive species, etc.* These are discussed below:

- **Brush clearance:** brush clearance for fuel modification requirements has the potential to adversely affect habitat values on adjacent undeveloped areas. The proposed Project is located within an area with extensive existing development and vegetation clearance and the scope of such an effect would not be significant relative to the existing condition.
- **Invasive species:** the introduction of new or significantly modified residential development into an area brings with it the potential of invasive species being planted within landscaping which could escape into surrounding undeveloped areas and diminish habitat values. With the exception of legal requirements controlling the sale of invasive plants at nurseries, little can be done to prevent the planting of invasives by residents long term. Relative to this specific Project, it is located within an area with extensive existing development and the scope of such an effect would not be significant relative to the existing condition. Nonetheless, an **Invasive Species** measure is provided below.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *may occur from cumulative losses in the local populations of a sensitive/special status species*, requiring that this report *describe recent projects within a 500-foot radius*



and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on flora within this area occurred over several decades from the 1930s to the 1950s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to vegetation. There are no known projects, however, proposed within 500 feet. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses of flora.

Measures to Avoid Significant Adverse Effects

In order to avoid significant adverse effects on flora the Applicant will ensure the following measures are implemented:

- **Invasive Species:** The Invasive Species measure proposed in the Vegetation Communities & Habitats section above.
- **Protected Trees and Shrubs:** As described in the arborist report new trees will be planted in a ratio of four new trees or shrubs for each protected tree or shrub that is removed. The Project's arborist report recommends four (4) Coast Live oak, four (4) Southern California Black Walnut trees, and four (4) Toyon shrubs be planted on the Project site. The four (4) Coast Live Oak trees would be planted along the northwest boundary of the Project Site; four (4) Southern California Black Walnut trees would be planted along the western boundary of the Project Site; and four (4) Toyon shrubs would be planted on the southeast corner of the proposed residence, fronting the concrete driveway and Sandall Lane. There is sufficient area for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future.

General Conclusions

No special status plants are known to occur or expected to occur on the Project Site. The Project Site supports flora protected by the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance. Significant direct, indirect, or cumulative effects on special status flora species or their habitat would not be expected with the implementation of provided measures for Invasive Species and Protected Trees and Shrubs.

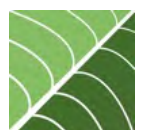
Fauna

The following section discusses fauna in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Literature Review

The faunal literature review identified 77 special status taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDb:** 303 occurrences of 58 faunal taxa in the CNDDb for the Regional Study Area.
- **IPaC:** 24 faunal taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.



- **Critical Habitat:** Four faunal taxa with proposed or designated critical habitat in the Regional Study Area.

All special status fauna considered for this report are discussed in the Data Analysis section below and in the Desktop Review Report provided as **Appendix D**. Per the guidance in CP-4073 and CP-4074, taxa with occurrence potentials of Low and None will not be discussed further.

Field Methodology

A discussion of methods, including the date, time, and weather parameters is provided in the Methods section of this report and summarized in **Table 2**. All wildlife species directly observed, heard (e.g., bird song), or for which sign was observed (e.g., gopher burrows, scat, etc.) were recorded in a geospatial database. While larger bird nests—such as those used by raptors and corvids—were searched for as they can be used across years, a time-intensive nesting bird survey was not conducted as the results would be irrelevant to the Project's timeline. The site was also assessed for potential bat roosting habitat, suitability for wildlife movement, and use by other wildlife taxa of importance where applicable.

Data Analysis

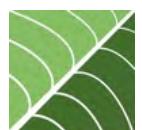
Resource Presence/Absence

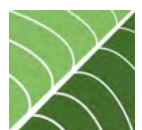
General Resource Analysis

The list of 19 faunal taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix C**. This list includes 0 amphibian, 0 reptile, 18 bird, and one mammal detections during fieldwork conducted on the Project Site. A total of two special status faunal taxa—both Birds of Conservation Concern that are locally common—were detected. The known or expected status of all special status fauna analyzed for this report are described in the next section.

Special Status Resource Analysis

Of the 77 special status faunal taxa analyzed for this report, two were determined to be Present, three were determined to have a High potential for occurrence, three were determined to have a Moderate potential for occurrence, eight were determined to have a Low potential for occurrence, and 61 were determined to have no potential for occurrence. These data are summarized in the Desktop Review Report provided in **Appendix D**. The accounts below summarize taxa determined to have moderate or higher occurrence potential. The maps show the centroids of the CNDDDB records in order to spatially depict the occurrences relative to the Project Site (for taxa that are in the CNDDDB). All data, including habitat descriptions, is directly from the CNDDDB.



**American Peregrine Falcon***Falco peregrinus anatum***Legal Status:** FD, CD, S3S4**Source(s):** CNDDDB(2)**Taxon Code:** ABNKD06071**Natural History:** NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.**Range Notes:** —**Habitat Suitability:** High. No suitable nesting habitat on or near the Project Site. CWHR Predicted Habitat: High quality. England/Ecology agrees.**Notes:** This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting. The Project would not have significant adverse effects on hunting habitat for Peregrine Falcon.**Western Screech-Owl***Megascops kennicottii***Legal Status:** BCC**Source(s):** IPaC**Taxon Code:** ABNSB01040**Natural History:** No CNDDDB habitat description available**Range Notes:** —**Habitat Suitability:** High. CWHR Predicted Habitat: High quality. England/Ecology agrees.**Notes:** If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Western Screech-Owl if construction occurs during the nesting season.**Allen's Hummingbird***Selasphorus sasin***Legal Status:** BCC**Source(s):** IPaC**Taxon Code:** ABNUC51030**Natural History:** No CNDDDB habitat description available**Range Notes:** —**Habitat Suitability:** High. CWHR Predicted Habitat: No. England/Ecology disagrees. Outside of CWHR range because of range expansion by taxon.**Notes:** This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Allen's Hummingbird if construction occurs during the nesting season.

**Nuttall's Woodpecker***Dryobates nuttallii*

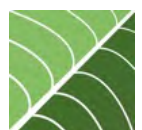
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNYF07020
Natural History: No CNDDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. England/Ecology agrees.
Notes: Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Nuttall's Woodpecker if construction occurs during the nesting season.

**Oak Titmouse***Baeolophus inornatus*

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPAW01100
Natural History: No CNDDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. England/Ecology agrees.
Notes: If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Oak Titmouse if construction occurs during the nesting season.

**Bullock's Oriole***Icterus bullockii*

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBXB9220
Natural History: No CNDDDB habitat description available
Range Notes: Shown as outside of range in CWHR, though does occur locally, especially during migration.
Habitat Suitability: Medium. CWHR Predicted Habitat: No. England/Ecology disagrees.
Notes: Most likely to occur during migration. The Project would not have significant adverse effects on potential migratory stopover habitat.



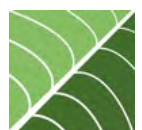
**Lawrence's Goldfinch***Spinus lawrencei***Legal Status:** S4, BCC**Source(s):** IPaC**Taxon Code:** ABPBY06100**Natural History:** NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.**Range Notes:** —**Habitat Suitability:** Medium. CWHRR Predicted Habitat: Medium quality. England/Ecology agrees.**Notes:** Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.**Pallid Bat***Antrozous pallidus***Legal Status:** SSC, S3**Source(s):** CNDDDB(4)**Taxon Code:** AMACC10010**Natural History:** DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.**Range Notes:** —**Habitat Suitability:** Medium. CWHRR Predicted Habitat: Medium quality. England/Ecology agrees.**Notes:** Potential roosting habitat is present in trees on the Project Site. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project. A Bats measure is provided to avoid significant effects on bat roosts if such roosts are present.**Critical Habitat**

While critical habitat for wildlife listed under the Federal Endangered Species Act has been designated or proposed within the Regional Study Area, no critical habitat is present on or near the Biological Study Area, including the Project Site. Critical habitat locations are described in the attached **Desktop Review Report**.

Mountain Lion

Planning document CP-4074 requires consideration of the potential presence of Mountain Lion (*Puma concolor*). Guidance language provided in CP-4074 is provided in italics:

- *Habitat suitable for mountain lion dens, including caves, large natural cavities within rocky areas, or vegetation thickets deemed appropriate for use by mountain lions based on size and other characteristics (e.g., proximity to human development, surrounding habitat). Habitat use should be based on two behavior categories: reproductive behavior (communication and denning), or non-reproductive behavior (moving and feeding), and any natural communities on the project site that are suitable for either behavior: There was no quality habitat on the site suitable for Mountain Lions for reproductive or non-reproductive behavior. This is because of the following observed factors: existing disturbance on the Project Site, surrounding anthropogenic development, and lack of natural habitats.*



- *Evidence of mountain lion presence (e.g., direct observation, tracks, scat, carcasses or bones of prey species) in the vicinity of identified suitable habitat:* No evidence of Mountain Lion presence was detected during the survey and none would be expected.
- *Habitat suitable for mule deer, including the presence of grasses and forbs, woodland vegetation (especially acorn mast), chaparral vegetation (especially chamise shrubs), and riparian vegetation:* While Mule Deer are present in the area, they are unlikely to occur regularly within the residential neighborhood. Potential food sources on the Project Site are limited.
- *Evidence of mule deer presence (e.g., direct observation, tracks, scat, carcasses):* No evidence of Mule Deer presence was detected during the survey and none would be expected.

As Mountain Lion would not be expected to occur, the proposed Project would not have an adverse effect on Mountain Lions.

Bats

Planning document CP-4074 requires an assessment of bat habitat for day and night roosts. Guidance language provided in CP-4074 is provided in italics:

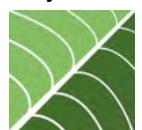
- *Habitat suitable for bats, including trees (e.g., palm trees, large old trees with cavities, dead trees), cliff faces, rock outcroppings, structure overhangs (e.g., roof overhangs on houses and sheds), and bridges:* No cliff faces, rock outcroppings, or structure overhangs were observed on the Project Site during the survey. Trees are present on the Project Site that have minor potential to provide roosting areas for bats, however, that is unlikely.
- *Evidence of bat presence (e.g., direct observation (alive or dead), guano deposits, urine stains, vocalizations) in the vicinity of identified suitable habitat:* No evidence of bat presence was observed, nor would such evidence be expected.
- *The proximity of suitable bat habitat to prime foraging areas, such as water sources (e.g., artificial lakes, reservoirs, pools, rivers, drainages, or storm channels):* The Project Site is located within 500 feet of undeveloped hillside areas of substantial size, and 0.6 miles southeast of Stone Canyon Reservoir.

Bats are almost certainly present for aerial foraging during nighttime. The value of the Project Site as aerial foraging habitat would not be significantly affected by the proposed Project.

Nesting Birds

Birds – including native species protected by the Migratory Bird Treaty Act and California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. Planning document CP-4074 provides specific guidance for assessing the potential for nesting birds. Guidance language provided in CP-4074 is provided in italics:

- *Describe the methodology used to assess the project site for suitable nesting birds, with specific reference to long-term nesting species such as raptors (hawks, owls, falcons) and colonial waterbirds (e.g., herons and egrets). Please ensure that the entire vicinity of the subject property (e.g., out to 500') is evaluated, both for these long-term nests, as well as for their foraging habitat. If no nesting birds are found, summarize the negative survey results:* The entirety of the Project Site was directly surveyed as



described in the *Methods* section of this report. To the extent feasible, larger trees out to 500 feet from the Project Site were assessed remotely using 8X42 Leica Noctivid binoculars, looking for visible evidence of larger platform nests. Raptors and corvids were also observed during the survey for behavioral indicators of nest location. The Project Site is not in a location where colonial waterbirds would be expected to nest. No raptor or corvid nests were detected during the survey.

- *Surveys should identify habitat suitable for nesting birds, including trees, shrubs, and structure overhangs (e.g., roof overhangs on houses and sheds):* Nesting on the Project Site by smaller bird species would be expected during the nesting season. Potential nest locations include landscape shrubs and trees and existing structures on adjacent properties.
- *Evidence of nesting birds (e.g., photos of nests with birds inside):* No nesting birds were detected during the survey, however, the survey was conducted outside of the expected nesting season for most species. Regardless, a specific and time-intensive nesting bird survey, watching for behavioral indicators of nesting behavior, at the time the site visit was conducted would yield results irrelevant to the proposed Project's construction timeline.

A standard pre-construction measure to avoid adverse effects on nesting birds is provided later in this report. The measure is consistent with the standard Conditions of Approval for potential nesting bird effects on all projects.

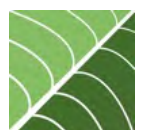
Wildlife Movement

Wildlife movement corridors are important for maintaining population levels and genetic diversity. As such, effects on wildlife movement are an important consideration when discussing the natural resources of any area. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general, however, the term "wildlife movement corridor" means an area of habitat that is important for the movement of wildlife between larger habitat areas or cores. For the proposed Project, England|Ecology considered the following relative to the importance of lands on the Project Site for wildlife movement:

- **The South Coast Missing Linkages Project:** The South Coast Missing Linkages Project²⁷ was a 2008 inter-agency effort to identify and conserve the highest-priority linkages in the South Coast Ecoregion. The nearest linkage to the Project Site is Santa Monica - Sierra Madre located approximately 13.04 miles to the west.
- **The California Essential Habitat Connectivity Project:** The California Essential Habitat Connectivity Project²⁸ was a 2010 project commissioned by the California Department of Fish and Wildlife and Caltrans which identified remaining blocks of contiguous natural habitat in California (i.e., natural landscape blocks) and modeled linkages between neighboring large natural landscape blocks. The nearest linkage to the Project Site is Castro Peak/Santa Monica Mtns - Pine Mountain/Sespe Condor located approximately 12.54 miles to the west.

²⁷ <http://www.scwildlands.org/>

²⁸ <https://wildlife.ca.gov/Science-Institute/Habitat-Connectivity>



- **City of Los Angeles Wildlife Connectivity:** The City of Los Angeles provides remotely-sensed habitat connectivity data²⁹ for assessing potential wildlife movement. The data is provided at a 30 meter resolution. These data indicate that the Project Site and most of the Biological Study Area have restricted movement. A map depicting these data for the Biological Study Area is provided below as **Figure 11**.
- **Direct Observations:** In its present condition, the Project Site is entirely surrounded by high fencing, significantly restricting any potential for wildlife movement through it. Even if such fencing were not present, the utility of the Project Site for wildlife movement would be severely limited. This is due to residential development (most of which has fences) on adjacent properties, including barriers that have been erected roadside on properties across the road from the Project Site as shown in Photo Point 1567 to 1569 of the **Photo Log**.

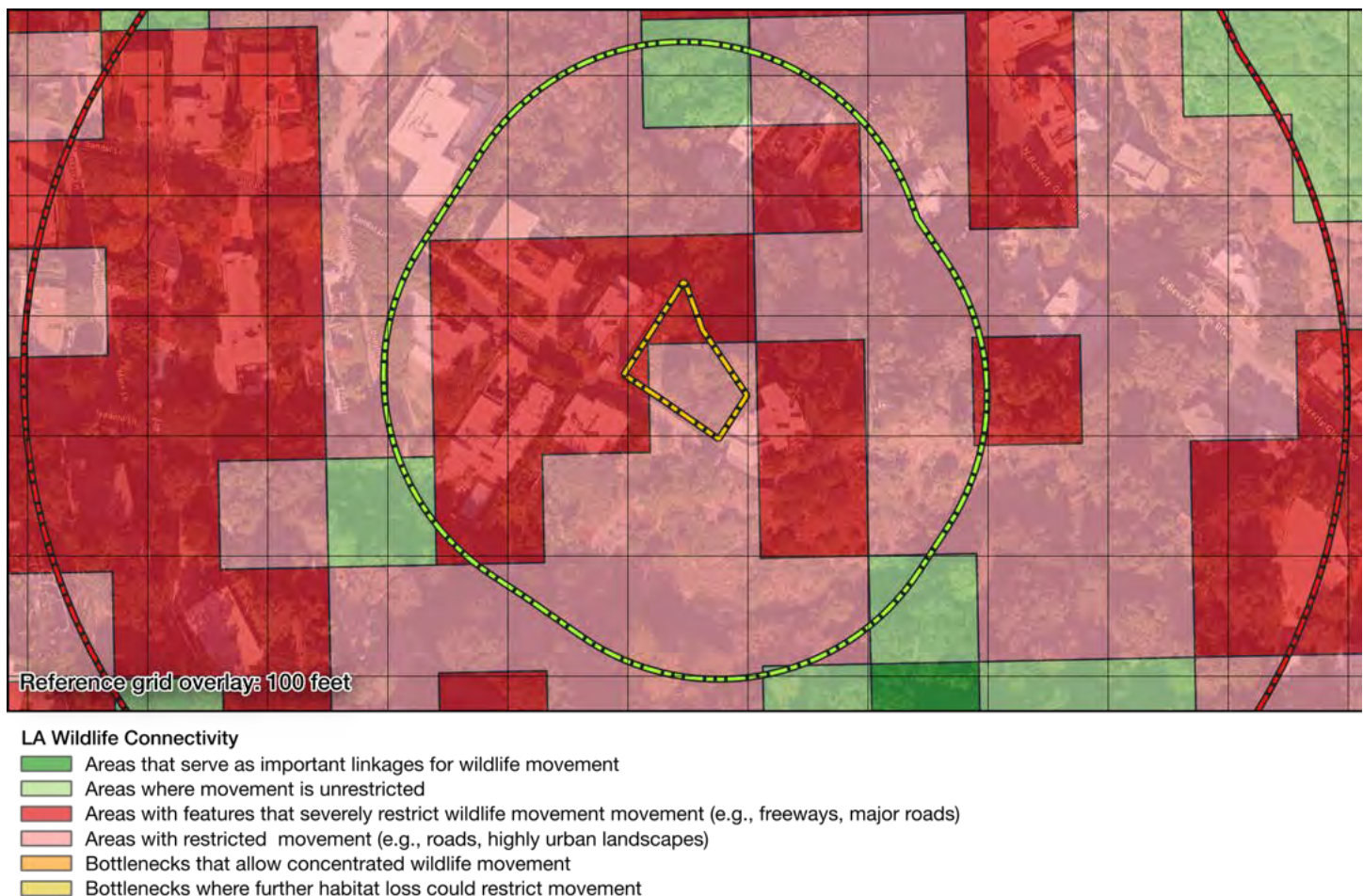
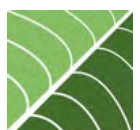


Figure 11. City of Los Angeles Wildlife Movement Connectivity Data

²⁹ <https://geohub.lacity.org/maps/labos::citywide-wildlife-connectivity/about>



As described in a report prepared for this Project by Meridian Consultants³⁰:

Moreover, the Project site is within the boundaries of the Santa Monica Mountains Conservancy Zone. The Eastern Santa Monica Mountains Natural Resource Protection Plan was adopted by the Santa Monica Mountains Conservancy (SMMC) in December 2021. This plan provides a baseline for land and habitat protection within the portion of Santa Monica Mountains between Griffith Park and Topanga Canyon. The plan focuses on connectivity of existing habitat blocks and pathways that wildlife might use to reach them. The SMMC has prepared maps of these habitat blocks and pathways and, while the City has not adopted these maps or generally considered them in its development review, the combined Natural Resource Protection Plan (NRPP) map provides a baseline to consider parcel-specific impacts.

Based on the NRPP maps, the Project site is not within a habitat block or wildlife corridor, nor is it positioned in a connecting gap between these areas. The NRPP does show a wildlife corridor, approximately 0.2 miles south of the Project Site, connecting habitat blocks at the end of the cul-de-sac of Bel Air Road traveling east across Beverly Glen Road an adjacent habitat block. A second wildlife corridor is located approximately 0.2 miles north of the Project site, connecting habitat blocks at the end of the cul-de-sac on Rial Lane to an adjacent habitat block traveling east across Beverly Glen Boulevard. These identified habitat blocks begin at the base of the Santa Monica Mountains within the Bel Air/Beverly Crest Community Plan area and continue north towards Stone Canyon Reservoir, surrounding the residential neighborhood along Beverly Glen Boulevard and Angelo Drive, which travel in a generally north-south direction. Development of the new single-family dwelling would be contained on the Project site and would not alter or impact the habitat blocks surrounding the Project site. Therefore, the Project location would not have an impact relative to habitat blocks or wildlife corridors.

Based on the above observations, lands on the Project Site would not be a component of an existing wildlife movement corridor nor would development on the Project Site be expected to significantly obstruct wildlife movement beyond existing conditions.

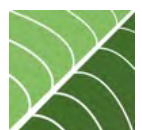
Protected Areas for Wildlife & Wildlife Movement Pathways

The Project Site is located within the Santa Monica Mountains East PAW as described in the *Protected Areas for Wildlife & Wildlife Movement Pathways* (PAWs) report prepared by ESA for Los Angeles City Planning in February 2021³¹. Relative to the criteria described for that PAW, the Project Site:

- Criterion 1: Supports Endangered & Threatened Plants/Wildlife: the PAWs report states that this PAW “Supports Endangered or Threatened wildlife species.” While this is true in many preserved open space areas and areas nearby, there is no evidence that the Project Site supports endangered and threatened plants and/or wildlife. The habitats on-site are unlikely to do so due to existing vegetation impacts and adjacent development.
- Criterion 2: Supports Unique/Restricted Distribution in Southern California: the PAWs report states that this PAW “Supports sensitive natural plant communities and special-status plant and wildlife species (e.g., CRPR plant species, SSC wildlife species).” While this is true in many preserved open space

³⁰ Meridian Consultants. 2024. Findings in support of a categorical exemption - 10453 Sandal Lane. Report prepared for the City of Los Angeles Department of Public Works.

³¹ ESA. 2021. Protected Areas for Wildlife & Wildlife Movement Pathways. Report prepared for Los Angeles City Planning. 354 pages.



areas and areas nearby, there is no evidence that the Project Site unique or restricted distribution plants and/or wildlife. The habitats on-site are unlikely to do so due to existing vegetation impacts and adjacent development.

- Criterion 3: Supports Unique/Restricted Distribution in Los Angeles: not satisfied for PAW so not discussed further.
- Criterion 4: Supports Linkages/Constrained Linkages: the PAWs report states that this PAW “Supports Linkages/Constrained Linkages”. As noted in the previous section of this report, the Project Site is not in a position to provide connectivity between habitat blocks due to existing manmade obstacles and lack of connected habitat patches.
- Criterion 5: Supports Breeding/Feeding/Resting/Migrating Grounds with Limited Availability in Southern California/Los Angeles: the PAWs report states that this PAW “Supports a variety of bird species, and is important for preserving biodiversity.” It is, indeed, the case the Project Site supports a variety of bird species, as do most vegetated areas in the City of Los Angeles. No endangered or threatened bird species are expected.
- Criterion 6: Restoration Foreseeable: not satisfied for PAW so not discussed further.

Potential Project Effects

This effects discussion is organized to comply with the written requirements in CP-4073, which provides direction on how Planning wants potential Project effects analyzed, including Avoidance and Minimization Measures, Direct Effects, Indirect Effects, and Cumulative Effects. CP-4074 does not include guidance for effects analysis except for Mountain Lion. For each type of effect the guidance from CP-4073 is *quoted in italics*.

Avoidance and Minimization Measures

CP-4073 requires discussion of *how the project has been designed to avoid and minimize impacts to fauna, such as incorporating minimal landscape lighting and wildlife-friendly fencing*. As the Project Site is not within or adjacent to a natural habitat area no such avoidance or minimization measures were implemented.

Direct Effects

CP-4073 states that direct effects *may occur if a fauna species is identified as nesting, foraging or otherwise occurring in areas that will be disturbed either by development or used as construction staging areas*. The guidance further describes the particulars of analyzing direct effects on special status wildlife, and states that direct effects *may also occur if the project may restrict or block the entrances/exits of a wildlife corridor*. The Project’s potential to directly affect different categories of wildlife is discussed below:

- **Invertebrates:** No special status invertebrates are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status invertebrates.
- **Fish:** No special status fish are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status fish.
- **Amphibians:** No special status amphibians are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status amphibians.



- **Reptiles:** No special status reptiles are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status reptiles.
- **Birds:** While special status birds are present or have a high potential for occurrence, those occurring and potentially occurring are: six Birds of Conservation Concern, which are non-threatened and non-endangered taxa with an administrative designation that carries no formal legal status, and one delisted taxon (American Peregrine Falcon) for which no nesting habitat is present on or near the Project Site. The Project would not be expected to cause significant new habitat impacts for these taxa, nor would it be expected to cause direct mortality because of the typical mobility of birds. If work occurs during the nesting season for most birds (generally defined as February 1 to August 31), there is potential to have significant adverse effects on birds protected by the Migratory Bird Treaty Act and California Fish and Game Code (which is most native bird species). A **Nesting Birds** measure is described below to avoid a potentially significant direct effect on nesting birds. This measure is consistent with standard conditions of approval for potential nesting bird effects for Projects within the City of Los Angeles.
- **Mammals (Except Bats):** No special status non-bat mammals are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status non-bat mammals.
- **Bats:** While one special status bat species has a moderate or higher potential to occur on the Project Site, this taxon is a California Species of Special Concern, which is an administrative designation and carries no formal legal status³². The value of the Project Site for aerial foraging would not be significantly changed from its existing condition. While bat roosts were not definitively documented, there are trees on the Project Site that with some potential to be suitable for bat roosting. A **Bats** measure is described below to avoid a potentially significant direct effect on bat roosts.
- **Wildlife Movement:** As described previously in the section on **Wildlife Movement**, the Project Site is not important to wildlife movement or a component of a known or potential wildlife movement corridor. As such, no measures are required to avoid significant adverse effects on wildlife movement.

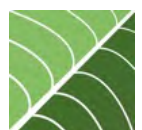
Indirect Effects

CP-4073 advises that indirect effects are those effects *that may occur from adding wildlife barriers (e.g., fencing) or modifying human infrastructure commonly utilized by wildlife (e.g., culverts)*. The proposed Project will not add new barriers or modify human infrastructure commonly used by wildlife.

Cumulative Effects

For cumulative effects, CP-4073 states that effects *from cumulative losses in the local populations of a sensitive/special status species or in a general wildlife corridor*, requiring that this report *describe recent projects within a 500-foot radius and whether their impacts together with the project may create significant cumulative losses for any particular sensitive/special status species or general wildlife connectivity*. As previously described in the required **Site History** and **Characteristics of the Surrounding Area** sections of this report, the Project Site is located within an area of existing and long-standing residential development. Significant cumulative impacts on habitats, species populations, and wildlife movement within this area occurred over several decades from the 1930s to the 1950s. Today, most Projects occurring within this area are small Projects that do not significantly change the extent and character of existing conditions relative to

³² <https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act>



these aspects of wildlife use of the local environment. There are no known projects, however, proposed within 500 feet. As such, the proposed Project would not be expected to contribute to any modern day significant cumulative losses habitat, species, or connectivity.

Measures to Avoid Significant Adverse Effects

In order to avoid significant adverse effects on fauna the Applicant will ensure the following measures are implemented:

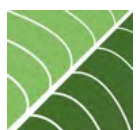
- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife. This measure is consistent with standard conditions of approval for potential nesting bird effects for Projects within the City of Los Angeles.
- **Bats:** If any potentially-suitable roost trees are to be removed as a result of the Project, these should be inspected prior to removal by a qualified biologist. The value of the Project Site as aerial foraging habitat would not be adversely affected by the proposed Project.

General Conclusions

The Project Site provides or has potential to provide habitat to the following special status faunal resources:

- Two fauna taxa determined to be Present: Allen's Hummingbird, and Nuttall's Woodpecker;
- Three fauna taxa determined to a High potential for occurrence: American Peregrine Falcon, Oak Titmouse, and Western Screech-Owl;
- Three fauna taxa determined to have a Moderate potential for occurrence: Bullock's Oriole, Lawrence's Goldfinch, and Pallid Bat;
- Nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

Significant direct, indirect, or cumulative effects on special status wildlife species or their habitat would not be expected with the implementation of the measures for Nesting Birds and Bats. No other measures are recommended for special status fauna.



Conclusions and Recommendations

This report discussed the potential direct, indirect, and cumulative effects on biological resources due to proposed construction on a parcel approximately 0.1 acres in extent located at 10453 Sandall Lane in the community of Beverly Crest in the City of Los Angeles, Los Angeles County, California.

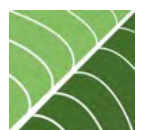
Based on the results of a field survey on January 14, 2025 and a desktop review that included in excess of 463 vegetation community, plant, and wildlife records, this report concluded the following:

- **Water Resources:** No natural water resources are present on or adjacent to the Project Site. The proposed Project will not have significant direct, indirect, or cumulative effects on water resources with the implementation of a **Water Resources** measure.
- **Vegetation Communities and Habitats:** While the Project Site is not currently developed, no sensitive vegetation communities will be directly impacted by the proposed Project. The proposed Project will not have significant direct, indirect, or cumulative effects on vegetation communities and habitats with the implementation of an **Invasive Species** measure.
- **Flora:** No direct impacts on endangered or threatened flora requiring mitigation would occur. The proposed Project will remove one City of Los Angeles protected tree onsite and an additional protected tree and shrub from the public right of way. The proposed Project will not have significant direct, indirect, or cumulative effects on floral resources with the implementation of an **Invasive Species** measure and a **Protected Trees and Shrubs** measure.
- **Fauna:** No direct impacts on fauna requiring mitigation would occur. The proposed Project will not have significant direct, indirect, or cumulative effects on faunal resources with the implementation of a **Nesting Birds** and **Bats** measure.

In order to avoid significant adverse effects on biological resources the Applicant will ensure the following measures are implemented:

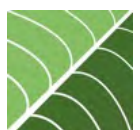
- **Water Resources:** Run-off effects on water quality will be minimized to the extent feasible via compliance with the City-mandated Low Impact Development (LID) ordinance, which became effective in May 2012. LID comprises a set of site design approaches and best management practices that are designed to address runoff and pollution at the source. The LID requires the submittal of a Stormwater Mitigation Plan.
- **Invasive Species:** the landscape architect and contractor will avoid the use of invasive plants listed on the California Invasive Plant Council's Cal-IPC Inventory of invasive plants³³.
- **Special Status Plants:** As described in the arborist report, and per the requirements of the City of Los Angeles Protected Tree and Shrub Relocation and Replacement Ordinance, new trees will be planted in a ratio of four new trees or shrubs for each protected tree or shrub that is removed. The Project's arborist report recommends four (4) Coast Live oak, four (4) Southern California Black Walnut trees, and four (4) Toyon shrubs be planted on the Project site. The four (4) Coast Live Oak trees would be planted along the northwest boundary of the Project Site; four (4) Southern California Black Walnut trees would

³³ <https://www.cal-ipc.org/plants/inventory/>

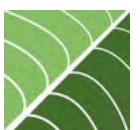


be planted along the western boundary of the Project Site; and four (4) Toyon shrubs would be planted on the southeast corner of the proposed residence, fronting the concrete driveway and Sandall Lane. There is sufficient area for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future.

- **Nesting Birds:** To comply with the Migratory Bird Treaty Act, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active nests of protected species. The recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife. This measure is consistent with standard conditions of approval for potential nesting bird effects for Projects within the City of Los Angeles.
- **Bats:** If any potentially-suitable roost trees are to be removed as a result of the Project, these should be inspected prior to removal by a qualified biologist. The value of the Project Site as aerial foraging habitat would not be adversely affected by the proposed Project.



Appendix A. Biological Reporting Standards Acknowledgement of Compliance





BIOLOGICAL REPORTING STANDARDS ACKNOWLEDGMENT

ACKNOWLEDGMENT OF COMPLIANCE

Biological report preparers must sign and include the following acknowledgment in the report:

I attest that I meet the requirements for a Qualified Biologist and California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors, both as defined in the Biological Reporting Standards document ([CP-4074](#)).

I attest that the creation of the Biological Resources Report complied with all the following standardized requirements in the Biological Reporting Standards document ([CP-4074](#)), unless explicitly noted otherwise. Any deviations from the above standards have been detailed and justified in the Biological Resources Report.

Name of Lead Biologist

Lead Biologist Signature

Wendy C. England

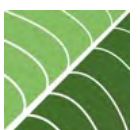
Date _____

Names of Additional Biologists _____

**Company Name
& Contact Information**

Appendix B. Report Contributors

All fieldwork, report text, and maps were prepared by Marcus C. England whose resume follows.



Marcus C. England

Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.



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englandecology

englandecology

(213) 304-1826

Mt. Washington, Los Angeles, CA

Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist

dba England|Ecology (now England|Ecology, LLC)

Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources

Bargas Environmental Consulting

Mar 2020 - Mar 2023 Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President

Bloom Biological

Jun 2011 - Oct 2016 Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services

Natural Resource Consultants

Jun 2003 - Dec 2009 Laguna Beach, CA

- Write proposals, manage staff and biological data
- Conduct all aspects of fieldwork, data management, report writing, mapping
 - Conduct fieldwork, author reports

Chief Ornithologist

Lamanai Field Research Center

Sep 1998 - Jun 2000 Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233

US Fish and Wildlife Service

Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354

California Department of Fish & Wildlife

Jan 2010 - Present

Expertise

Field Biology

- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial

- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management

- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office

- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology

The Ohio State University

Mar 1993 - Jun 1998

Management Development for Entrepreneurs

UCLA Anderson School of Management

Sep 2021 - Jan 2022

Certificate in Tropical Ornithology

Estación Biológica La Suerte, Costa Rica

Jun 1996 - Jul 1996

Below: contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.



Marcus C. England

Selected Project History



2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

Apr 2019 - Apr 2022

Sacramento County, California

Swainson's Hawk, Giant Gartersnake

PM, Surveyor, Author

Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

Jan 2019 - Dec 2019

Los Angeles County, California

Special Status Species, Wildlife Habitats, Impacts

PM, Surveyor, Author

Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

Jan 2018 - Dec 2019

Brookings, Oregon

Colonial Waterbirds, Marine Mammals, Spotted Owl

PM, Surveyor, Author

Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

Jan 2017 - Jun 2017

Deschutes County, Oregon

Special Status Species, Bald and Golden Eagles

PM, Surveyor, Author

Wildlife Assessment

England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

Jul 2017 - Oct 2017

Humboldt County, Nevada

Pygmy Rabbit

PM, Surveyor

Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

Below: conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.

2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

Jan 2015 - Oct 2016

Los Angeles and Kern Counties, California

Swainson's Hawk, Golden Eagle

PM, Surveyor, Author, GIS

Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

Jan 2016 - Oct 2016

San Bernardino National Forest, California

Golden Eagle

PM, Surveyor, Author

Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

Jan 2010 - Oct 2016

Los Angeles and Ventura Counties, CA

Least Bell's Vireo, Southwestern Willow Flycatcher

PM, Surveyor, Author

Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

Jan 2007 - Dec 2009

Los Angeles County, California

California Gnatcatcher, Coastal Sage Scrub Restoration

PM, Surveyor, Author

Biological Resources Assessment, Biological Assessment

Terranea Resort

Long Point Development

Jan 2005 - Jul 2008

Los Angeles County, California

California Gnatcatcher, Coastal Sage Scrub Restoration

PM, Surveyor, Author

Biological Resources Assessment

Skyline Ranch

Pardee Homes

Jul 2003 - Jul 2009

Los Angeles County, California

California Gnatcatcher, Vernal Pools, SEATAC

PM, Surveyor, Author

Biological Resources Assessment

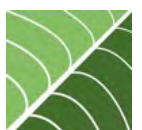


See more at mcengland.com/projects



Appendix C. Floral & Faunal Compendia

Inserted after this cover page is a database-generated report summarizing floral and faunal observations.



Floral and Faunal Compendia

10453 Sandall Lane

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted on January 14, 2025 by England|Ecology. Documented during the survey was the presence of 15 plant taxa and 19 wildlife taxa, the latter including 0 amphibian, 0 reptile, 18 bird, and 1 mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. The reference taxonomy from NatureServe was last updated in October 2024. This report was generated using QGIS 3.38.



Flora

Group	Common Name	Scientific Name	Abundance	Phenology	Global Rank	State Rank	Fed Status	State Status	CRPR	Notes
Dicots	Laurel Sumac	Malosma laurina	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Sweet Fennel	Foeniculum vulgare	Common	Vegetative	—	—	—	—	—	—
Dicots	English Ivy	Hedera helix	Common	Vegetative	—	—	—	—	—	—
Dicots	Black Mustard	Brassica nigra	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Geraldton Carnation Weed	Euphorbia terracina	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	Castor-bean	Ricinus communis	Common	Vegetative	—	—	—	—	—	—
Dicots	Silk Tree	Albizia julibrissin	Uncommon	Senescent	—	—	—	—	—	—
Dicots	California Live Oak	Quercus agrifolia	Uncommon	Vegetative	—	—	—	—	—	—
Dicots	California Walnut	Juglans californica	Common	Dormant	G4	S4	—	—	4.2	—
Dicots	Toyon	Heteromeles arbutifolia	Uncommon	Vegetative	—	—	—	—	—	Below protected size
Monocots	Smilo Grass	Piptatherum miliaceum	Uncommon	Vegetative	—	—	—	—	—	—
Other	Other	Other	Common	Flowering	—	—	—	—	—	Crassula ovata
Other	Other	Other	Common	Vegetative	—	—	—	—	—	Agave sp.
Other	Other	Other	Common	Vegetative	—	—	—	—	—	Yucca gigantea
Other	Other	Other	Uncommon	Senescent	—	—	—	—	—	Jacaranda mimosifolia



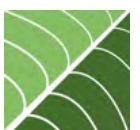
Fauna

Group	Common Name	Scientific Name	Count	Type	G Rank	S Rank	FESA	CESA	CDFW	Notes
Birds	Band-tailed Pigeon	<i>Patagioenas fasciata</i>	1	Fly-over	G4	—	—	—	—	—
Birds	Allen's Hummingbird	<i>Selasphorus sasin</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Acorn Woodpecker	<i>Melanerpes formicivorus</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Nuttall's Woodpecker	<i>Dryobates nuttallii</i>	—	Heard Only	G4	—	—	—	—	—
Birds	California Scrub Jay	<i>Aphelocoma californica</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Common Raven	<i>Corvus corax</i>	2	Fly-over	G5	—	—	—	—	—
Birds	Bewick's Wren	<i>Thryomanes bewickii</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Ruby-crowned Kinglet	<i>Corthylio calendula</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Western Bluebird	<i>Sialia mexicana</i>	2	Fly-over	G5	—	—	—	—	—
Birds	Wrentit	<i>Chamaea fasciata</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Northern Mockingbird	<i>Mimus polyglottos</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Orange-crowned Warbler	<i>Leiothlypis celata</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Yellow-rumped Warbler	<i>Setophaga coronata</i>	8	Observed	G5	—	—	—	—	—
Birds	California Towhee	<i>Melospiza crissalis</i>	—	Heard Only	G4	—	—	—	—	—
Birds	Song Sparrow	<i>Melospiza melodia</i>	—	Heard Only	G5	—	—	—	—	—
Birds	Dark-eyed Junco	<i>Junco hyemalis</i>	4	Observed	G5	—	—	—	—	—
Birds	House Finch	<i>Haemorhous mexicanus</i>	10	Observed	G5	—	—	—	—	—
Birds	Lesser Goldfinch	<i>Spinus psaltria</i>	—	Heard Only	G5	—	—	—	—	—
Mammals	Botta's Pocket Gopher	<i>Thomomys bottae</i>	—	Sign	G5	—	—	—	—	—



Appendix D. Desktop Review of Special Status Biological Resources

Inserted after this cover page is a database-generated report summarizing the results of England|Ecology's desktop review of special status biological resources.

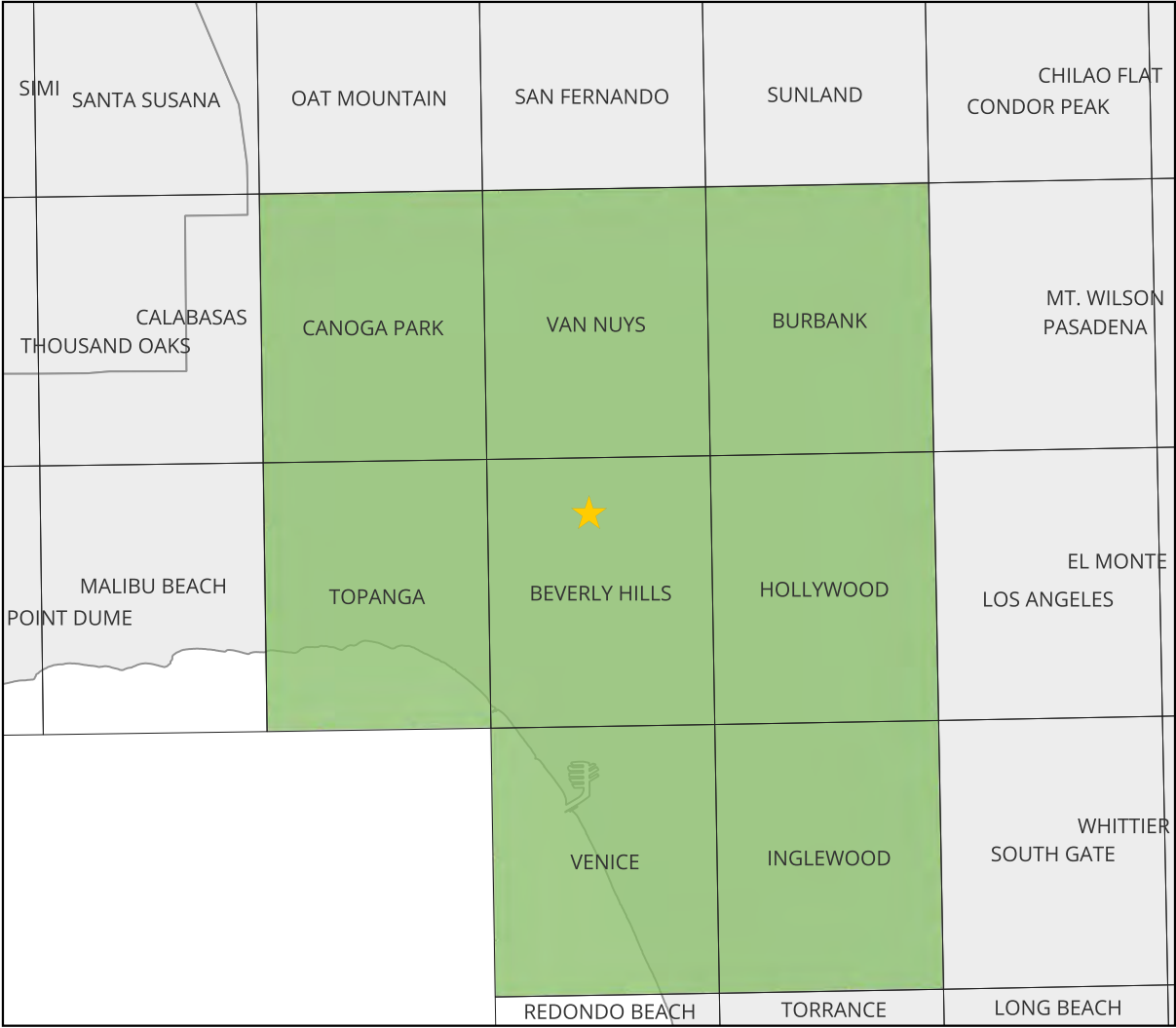


Desktop Review of Special Status Biological Resources

10453 Sandall Lane

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice USGS 7.5-minute quadrangles. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 463 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), 64 records from the California Native Plant Society's Rare Plant Inventory, 5 records of critical habitat designated under the Federal Endangered Species Act, and 26 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.38.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 7 sensitive vegetation communities documented within the CNDDDB as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group

A logical grouping of vegetation community types applied by the CNDDDB.

Community

The vegetation community or wildlife habitat mapped by the CNDDDB. Currently, the CNDDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

State Rank

A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDDB

The number of CNDDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence

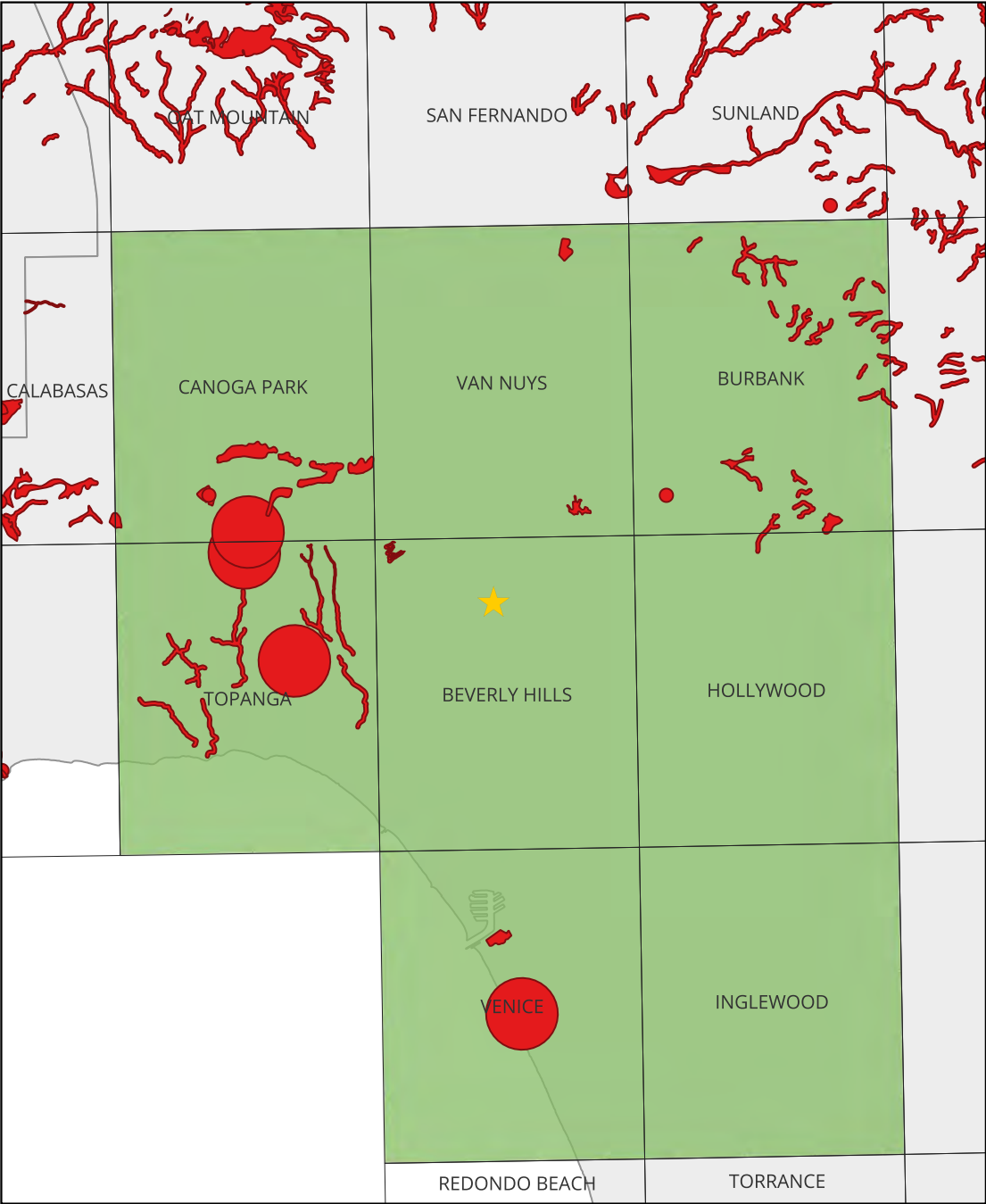
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact

The potential that implementation of the Project would impact that community.

Notes

Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDDB	Occurrence	Impact	Notes
Dune	Southern Dune Scrub	S1.1	1	None	None	—
Scrub	Riversidian Alluvial Fan Sage Scrub	S1.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	9	None	None	—
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	1	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	20	None	None	—
Woodland	California Walnut Woodland	S2.1	9	None	None	—

Flora

The section of the report summarizes the potential for occurrence on the Project Site of 51 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

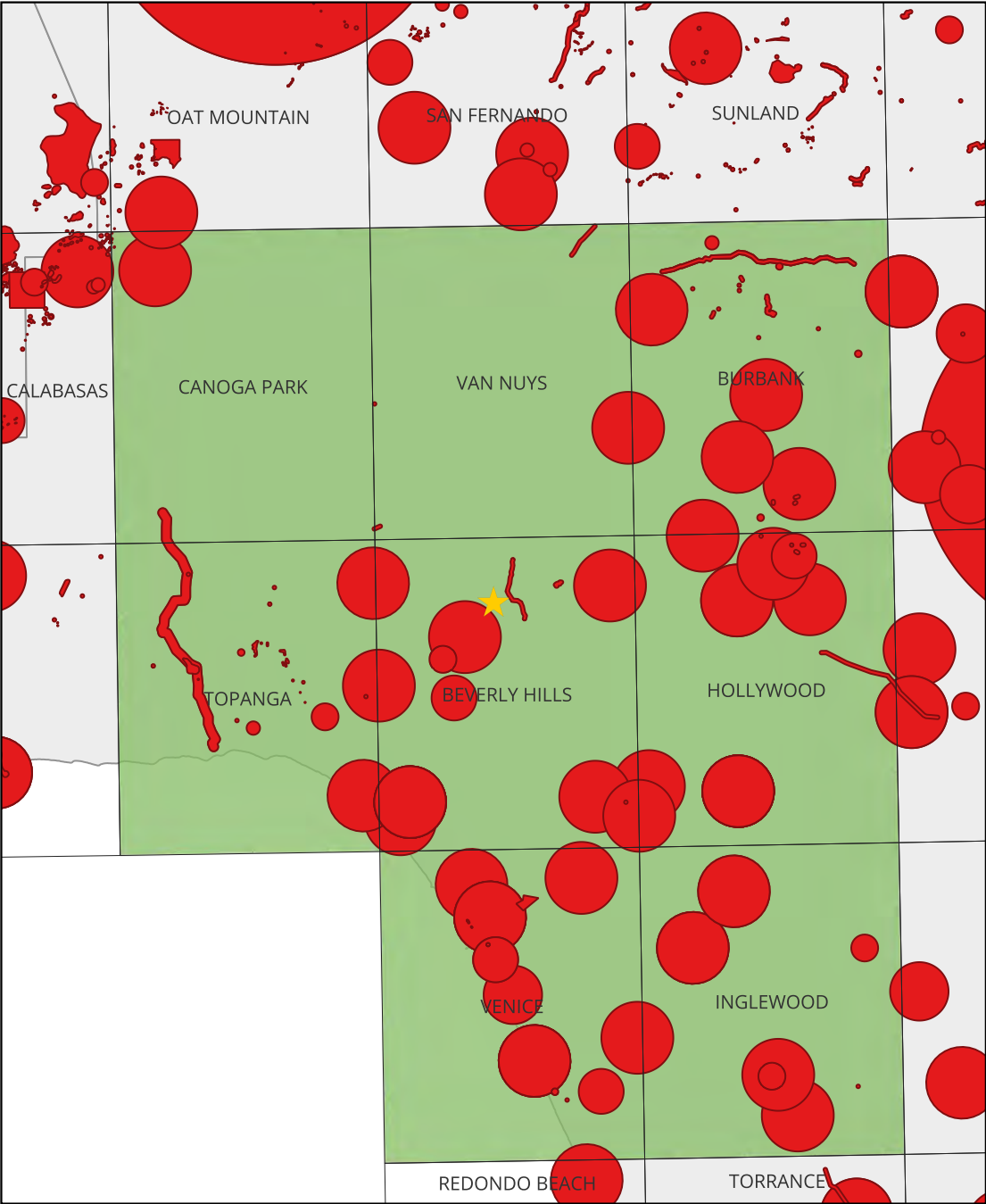
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Button-celery (<i>Eryngium aristulatum</i> var. <i>parishii</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal scrub, Valley and foothill grassland, Vernal pools (Mesic) from 65-2035ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 164 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Western Bristly Scaleseed (<i>Spermolepis lateriflora</i>)	CNDDDB(1), CNPS	CRPR 2A, SH	Sonoran desert scrub (Rocky (sometimes), Sandy (sometimes)) from 1200-2200ft. Blooms Mar-Apr.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Orcutt's Pincushion (<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>)	CNDDDB(5), CNPS	CRPR 1B.1, S1	Coastal bluff scrub (sandy), Coastal dunes from 0-330ft. Blooms Jan-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 83 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White Rabbit-tobacco (<i>Pseudognaphalium leucocephalum</i>)	CNDDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland (Gravelly, Sandy) from 0-6890ft. Blooms (Jul)Aug-Nov(Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 225 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (<i>Deinandra minthornii</i>)	CNDDDB(2), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 57 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Southern Tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>)	CNDDDB(7), CNPS	CRPR 1B.1, S2	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools from 0-1575ft. Blooms May-Nov.	Yes	None	None	None	—
Coulter's Goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	CNDDDB(5), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
San Bernardino Aster (<i>Symphytotrichum defoliatum</i>)	CNDDDB(2), CNPS	CRPR 1B.2, S2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) (Streambanks) from 5-6695ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 166 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Greata's Aster (<i>Symphytotrichum greatae</i>)	CNDDDB(2), CNPS	CRPR 1B.3, S2	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland (Mesic) from 985-6595ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 136 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Nevin's Barberry (<i>Berberis nevinii</i>)	CNDDDB(3), CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Beach Spectaclepod (<i>Dithyrea maritima</i>)	CNDDDB(4), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 71 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Suffrutescent Wallflower (<i>Erysimum suffrutescens</i>)	CNPS	CRPR 4.2, S3	Chaparral (maritime), Coastal bluff scrub, Coastal dunes, Coastal scrub from 0-490ft. Blooms Jan-Jul(Aug).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 172 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Gambel's Water Cress (<i>Nasturtium gambelii</i>)	CNDDDB(1), CNPS, IPaC	CRPR 1B.1, FE, CT, S1	Marshes and swamps (brackish, freshwater) from 15-1085ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 51 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (<i>Arenaria paludicola</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 34 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Saltbush (<i>Atriplex coulteri</i>)	CNDDDB(2), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (<i>Atriplex pacifica</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Parish's Britblescale (<i>Atriplex parishii</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Chenopod scrub, Playas, Vernal pools (Alkaline) from 80-6235ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 28 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Davidson's Saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	CNDDDB(2), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Goosefoot (<i>Chenopodium littoreum</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S1	Coastal dunes from 35-100ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 55 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lucky Morning-glory (<i>Calystegia felix</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial) (Alkaline (sometimes), Loam (sometimes)) from 100-705ft. Blooms Mar-Sep.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 26 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Blochman's Dudleya (<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>)	CNDDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 175 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Monica Dudleya (<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 21 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (<i>Dudleya multicaulis</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Braunton's Milk-vetch (<i>Astragalus brauntonii</i>)	CNDDDB(12), CNPS, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	None	None	None	Potential critical habitat is located 5.5 miles to the southwest.
Ventura Marsh Milk-vetch (<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>)	CNDDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Coastal Dunes Milk-vetch (<i>Astragalus tener</i> var. <i>titi</i>)	CNDDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (<i>Quercus dumosa</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	Low	None	None	Not detected during biologist and arborist surveys.
San Gabriel Oak (<i>Quercus durata</i> var. <i>gabrielensis</i>)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland from 1475-3280ft. Blooms Apr-May.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mud Nama (<i>Nama stenocarpa</i>)	CNDDDB(1), CNPS	CRPR 2B.2, S1S2	Marshes and swamps (lake margins, riverbanks) from 15-1640ft. Blooms Jan-Jul.	Yes	None	None	None	—
South Coast Branching Phacelia (<i>Phacelia ramosissima</i> var. <i>austrolitoralis</i>)	CNPS	CRPR 3.2, S3	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt) (Rocky (sometimes), Sandy) from 15-985ft. Blooms Mar-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 119 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Brand's Star Phacelia (<i>Phacelia stellaris</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Coastal dunes, Coastal scrub from 5-1310ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 68 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (<i>Lepechinia fragrans</i>)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 187 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White-veined Monardella (<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>)	CNDDDB(2), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 38 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Bushmallow (<i>Malacothamnus davidsonii</i>)	CNDDDB(5), CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 605-3740ft. Blooms Jun-Jan.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 500 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Spring Checkerbloom (<i>Sidalcea neomexicana</i>)	CNDDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	Yes	None	None	None	—

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Red Sand-verbena (<i>Abronia maritima</i>)	CNPS	CRPR 4.2, S3?	Coastal dunes from 0-330ft. Blooms Feb-Nov.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 42 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lewis' Evening-primrose (<i>Camissoniopsis lewisii</i>)	CNPS	CRPR 3, S4	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Clay (sometimes), Sandy (sometimes)) from 0-985ft. Blooms Mar-May(Jun).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 212 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (<i>Chorizanthe parryi</i> var. <i>fernandina</i>)	CNDDB(4), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Spineflower (<i>Mucronea californica</i>)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland (Sandy) from 0-4595ft. Blooms Mar-Jul(Aug).	Yes	None	None	None	—
Slender-horned Spineflower (<i>Dodecahema leptoceras</i>)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) (Sandy) from 655-2495ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (<i>Navarretia fossalis</i>)	CNDDB(1), CNPS	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Prostrate Vernal Pool Navarretia (<i>Navarretia prostrata</i>)	CNDDB(4), CNPS	CRPR 1B.2, S2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools (Mesic) from 10-3970ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 79 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Island Mountain-mahogany (<i>Cercocarpus betuloides</i> var. <i>blancheae</i>)	CNPS	CRPR 4.3, S4	Chaparral, Closed-cone coniferous forest from 100-1970ft. Blooms Feb-May.	Yes	None	None	None	—
Mesa Horkelia (<i>Horkelia cuneata</i> var. <i>puberula</i>)	CNDDB(7), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 155 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Ballona Cinquefoil (<i>Potentilla multijuga</i>)	CNDDDB(1), CNPS	CRPR 1A, SX	Meadows and seeps (brackish) from 0-5ft. Blooms Jun-Aug.	No	N/A	None	None	Range based on known occurrence USGS quad. Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Marsh Bird's-beak (<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>)	CNDDDB(2), CNPS	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sanford's Arrowhead (<i>Sagittaria sanfordii</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S3	Marshes and swamps (shallow freshwater) from 0-2135ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 72 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>)	CNDDDB(3), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 114 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Vernal Barley (<i>Hordeum intercedens</i>)	CNPS	CRPR 3.2, S3S4	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools from 15-3280ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 434 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Orcutt Grass (<i>Orcuttia californica</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sonoran Maiden Fern (<i>Pelazoneuron puberulum</i> var. <i>sonorense</i>)	CNDDDB(1), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Invertebrates

The section of the report summarizes the potential for occurrence on the Project Site of 20 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

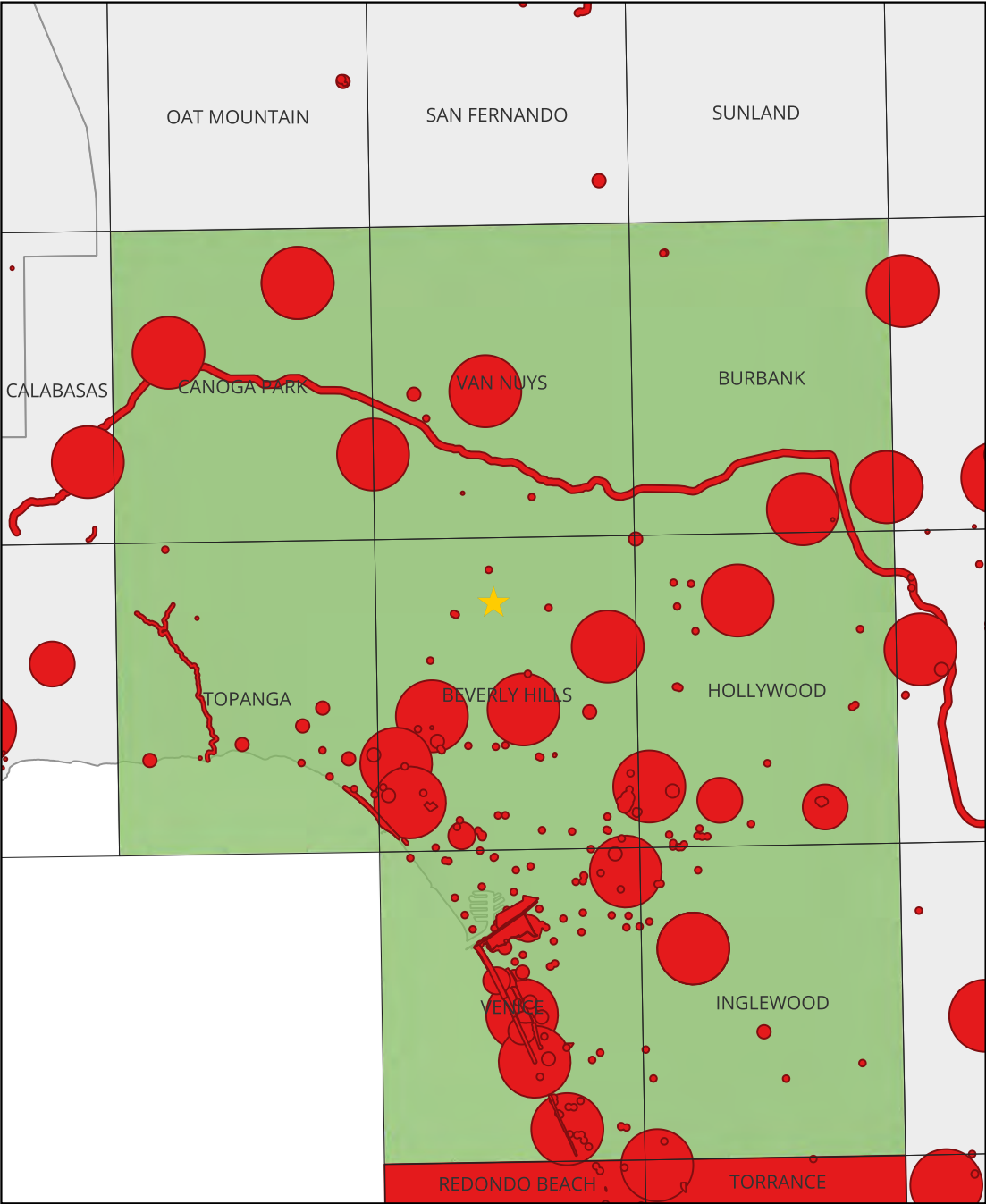
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Riverside Fairy Shrimp (<i>Streptocephalus woottoni</i>)	CNDDDB(3)	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (<i>Cicindela hirticollis gravida</i>)	CNDDDB(3)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	Yes	None	None	None	—
Globose Dune Beetle (<i>Coelus globosus</i>)	CNDDDB(4)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Lange's el Segundo Dune Weevil (<i>Onychobaris langei</i>)	CNDDDB(1)	S1	KNOWN FROM EL SEGUNDO DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Dorothy's el Segundo Dune Weevil (<i>Trigonoscuta dorothea dorothea</i>)	CNDDDB(2)	S1	COASTAL SAND DUNES IN LOS ANGELES COUNTY.	Yes	N/A	None	None	No spatial GBIF records. Range based on CNDDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
El Segundo Flower-loving Fly (<i>Rhaphiomidas terminatus terminatus</i>)	CNDDDB(1)	S1	PRESUMED EXTINCT BUT RECENTLY DISCOVERED ON MALAGA DUNES, LOS ANGELES COUNTY. PERCHED DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDDB. Previously thought extinct and recently rediscovered in coastal dunes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Belkin's Dune Tabanid Fly (<i>Brennania belkini</i>)	CNDDDB(5)	S1S2	SAND OBLIGATE SPECIES KNOWN FROM COASTAL DUNES NEAR PLAYA DEL REY AND EL SEGUNDO SOUTH TO ENSENADA, MEXICO. ONE OF FEW TABANIDS NOT REQUIRING A BLOOD MEAL FOR SECCESFUL EGG PRODUCTION; ADULTS TAKEN ON FLOWERS. LARVAE COLLECTED 50 CM BENEATH SURFACE OF SANDY SOIL; PRESUMABLY BURROWING PREDATORS WITH UNDETERMINED HOSTS, LIKELY BEETLE LARVAE. ADULT FLIGHT GENERALLY MAY - JULY.	No	N/A	None	None	Range assessment based on 11 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Bumble Bee (<i>Bombus pensylvanicus</i>)	CNDDDB(93)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	Low	—
Crotch's Bumble Bee (<i>Bombus crotchii</i>)	CNDDDB(17)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	Low	—
Henne's Eucosman Moth (<i>Pelochrista hennei</i>)	CNDDDB(1)	S1	COASTAL SAND DUNES WITH HOST PHACELIA RAMOSISSIMA. ORIGINALLY BELIEVED TO BE ENDEMIC TO THE EL SEGUNDO SAND DUNES OF LOS ANGELES COUNTY WHERE THE TYPE SPECIMEN WAS COLLECTED. ALSO COLLECTED FROM COASTAL SAN LUIS OBISPO COUNTY. LARVAL FOODPLANT IS PHACELIA RAMOSISSIMA VAR AUSTROLITORALIS; LARVAE CAN BE FOUND ON WOODY STEMS AND UPPER ROOT PARTS.	No	N/A	None	None	Range assessment based on 10 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Busk's Gall Moth (<i>Eugnosta busckana</i>)	CNDDDB(4)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	None	None	None	—
Wandering Skipper (<i>Panoquina errans</i>)	CNDDDB(1)	S2	SOUTHERN CALIFORNIA COASTAL SALT MARSHES. REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.	Yes	None	None	None	—
El Segundo Blue (<i>Euphilotes allyni</i>)	CNDDDB(2)	FE, S1	RESTRICTED TO REMNANT COASTAL DUNE HABITAT IN SOUTHERN CALIFORNIA. HOST PLANT IS ERIOGONUM PARVIFOLIUM; LARVAE FEED ONLY ON THE FLOWERS AND SEEDS; USED BY ADULTS AS MAJOR NECTAR SOURCE.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDDB occurrences. Only occurs near El Segundo. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Palos Verdes Blue (<i>Glaucopsyche lygdamus palosverdesensis</i>)	CNDDDB(1)	FE, S1	RESTRICTED TO THE COOL, FOG-SHROUDED, SEAWARD SIDE OF PALOS VERDES HILLS, LOS ANGELES COUNTY. HOST PLANT IS ASTRAGALUS TRICHOPODUS VAR. LONCHUS (LOCOWEED).	No	N/A	None	None	Range assessment based on 48 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Monarch (<i>Danaus plexippus</i> pop. 1)	CNDDDB(15), IPaC	FC, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	No	N/A	None	None	Range based on coastal zone limits.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Santa Monica Shieldback Katydid (<i>Aglaothorax longipennis</i>)	CNDDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Low	Low	Low	—
Gertsch's Socalchemmis Spider (<i>Socalchemmis gertschi</i>)	CNDDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	Yes	None	None	None	—
Western Ridged Mussel (<i>Gonidea angulata</i>)	CNDDDB(2)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Gabriel Chestnut (<i>Glyptostoma gabrielense</i>)	CNDDDB(1)	S3	TERRESTRIAL.	No	N/A	None	None	Range assessment based on 285 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Mimic Tryonia (<i>Tryonia imitator</i>)	CNDDDB(1)	S2	INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY. FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.	No	N/A	None	None	Range assessment based on 46 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Fish

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

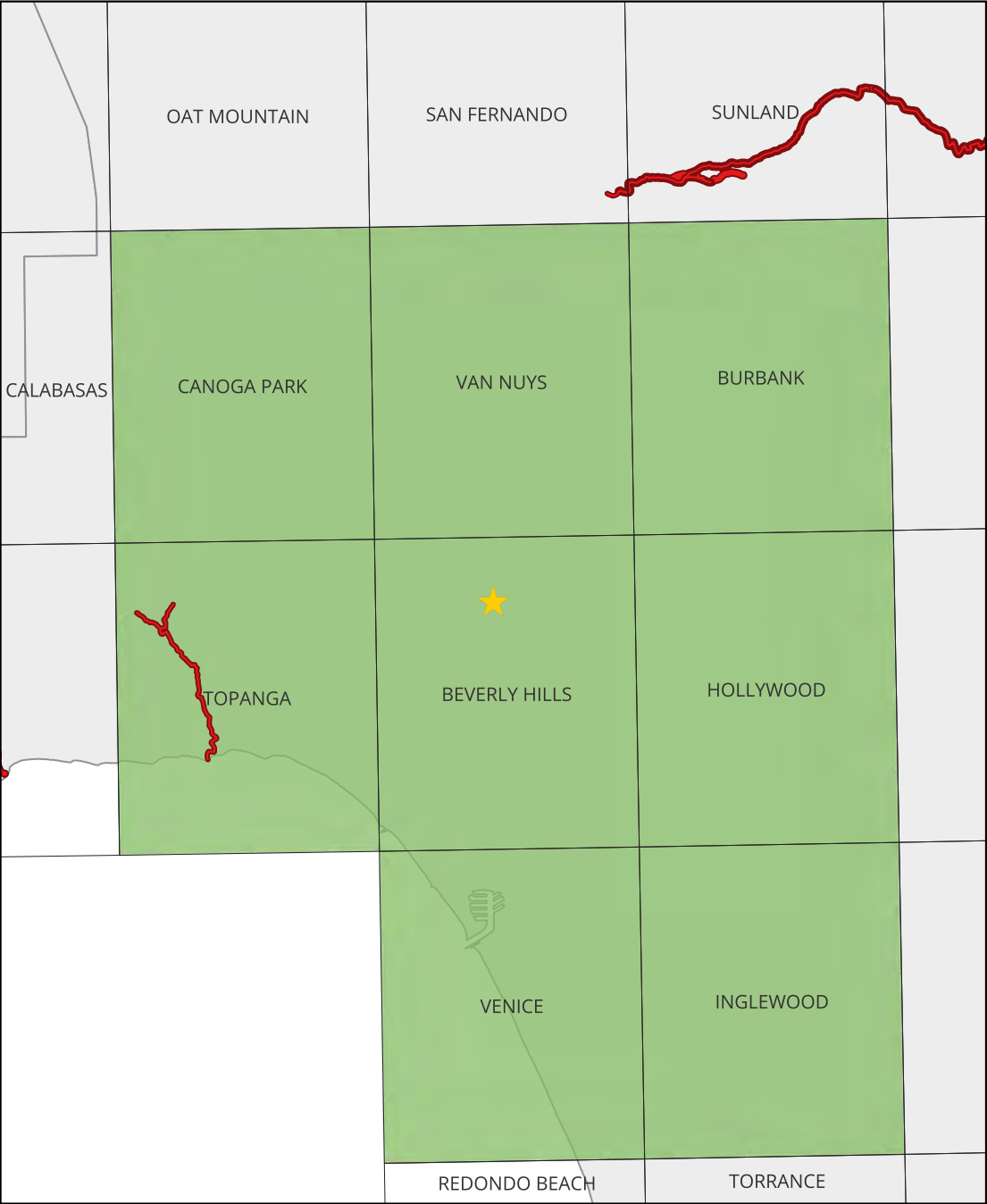
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDDB(1), CH	FE, CCE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 8.7 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tidewater Goby (Eucyclogobius newberryi)	CH	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	No	N/A	None	None	Range assessment based on 770 GBIF records. Designated critical habitat (USFWS) is located 8.7 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Amphibians

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

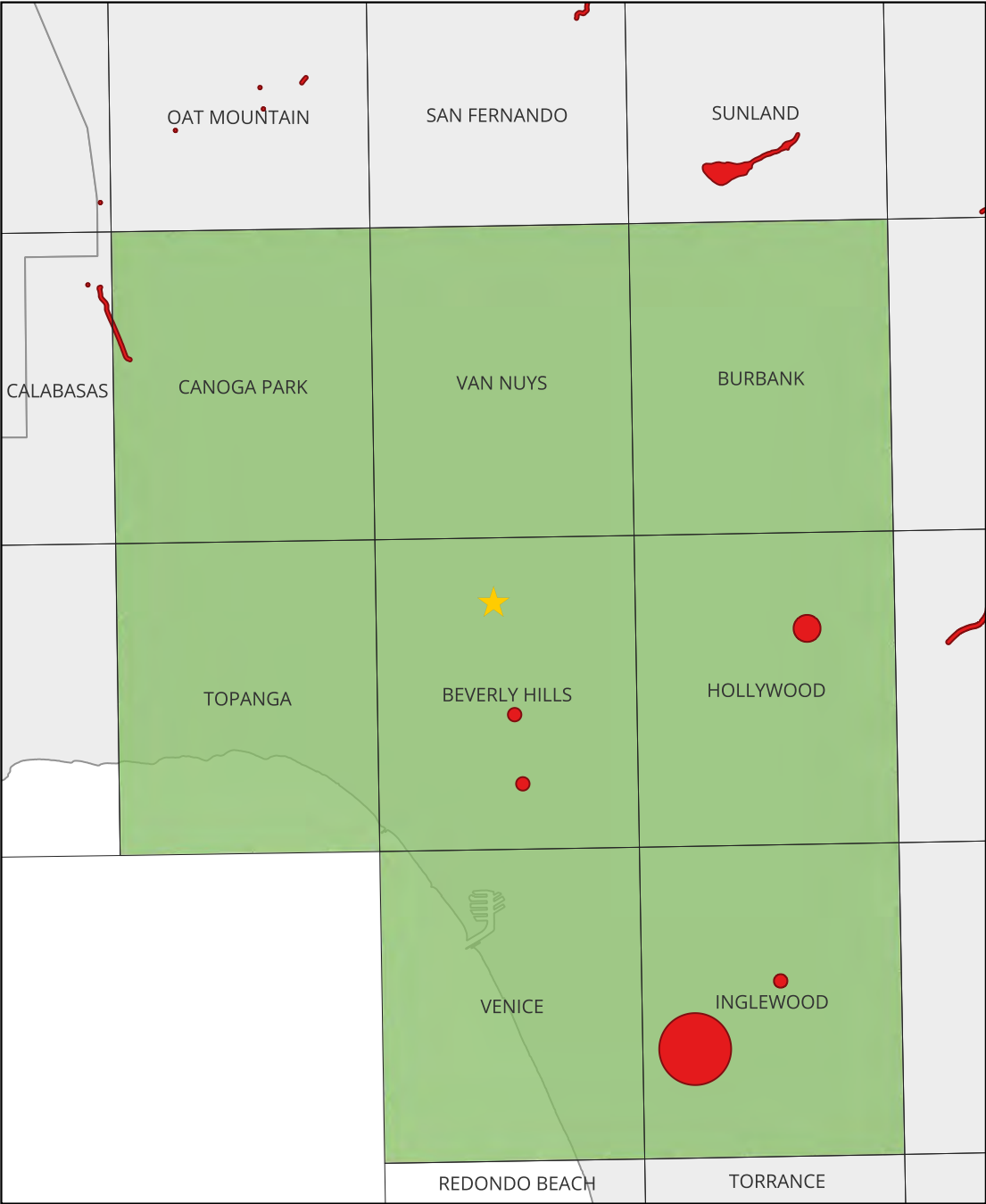
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (<i>Anaxyrus californicus</i>)	CNDDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (<i>Spea hammondi</i>)	CNDDDB(5), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Reptiles

The section of the report summarizes the potential for occurrence on the Project Site of 9 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

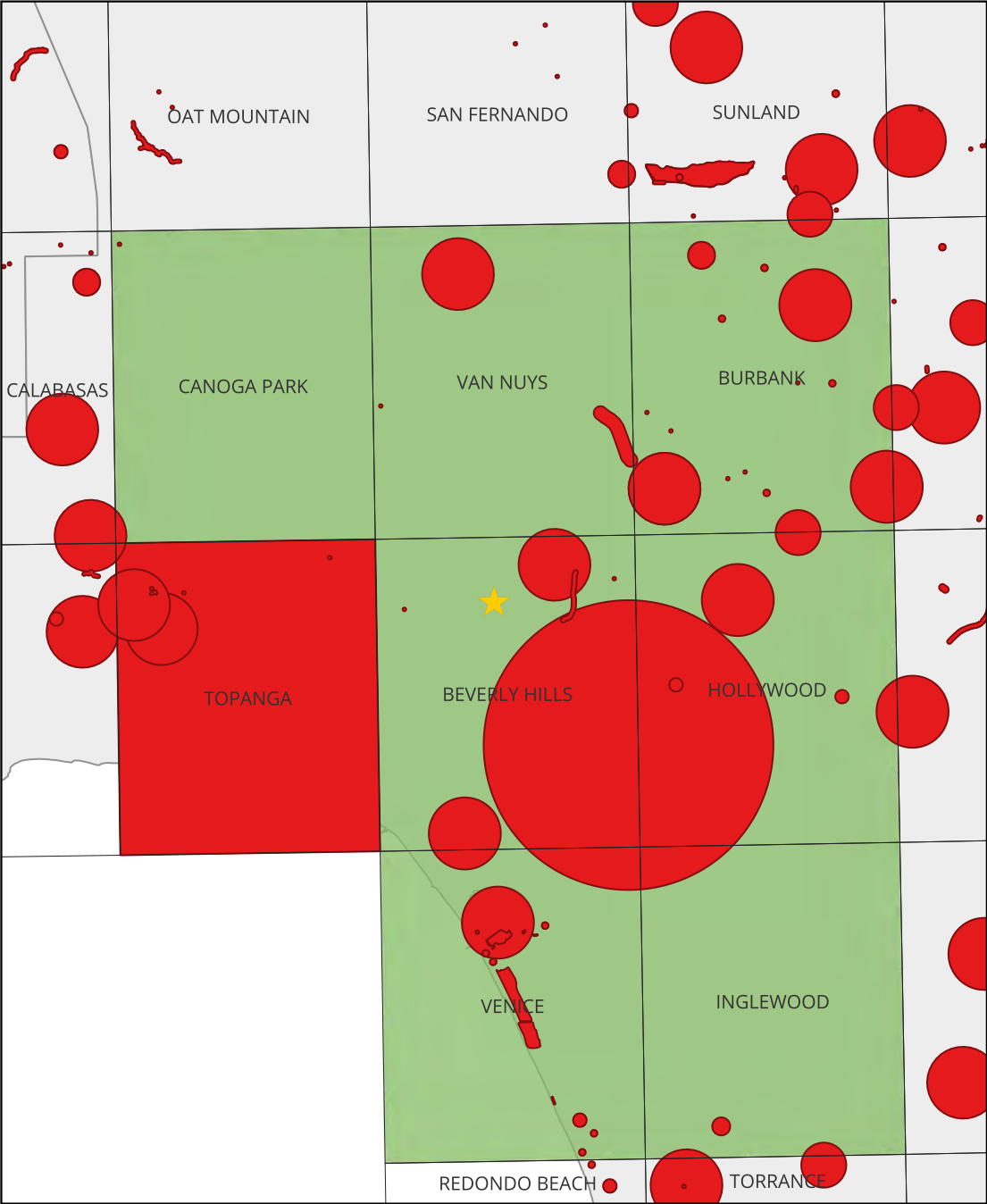
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (<i>Chelonia mydas</i>)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Designated critical habitat (NMFS) is located 8.5 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (<i>Actinemys pallida</i>)	CNDDB(4), IPaC	FPT, SSC, SNR	No CNDDB habitat description available	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No nearby bodies of water required by this taxon.
San Diegan Legless Lizard (<i>Anniella stebbinsi</i>)	CNDDB(36)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Blainville's Horned Lizard (<i>Phrynosoma blainvillii</i>)	CNDDB(7)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
San Diegan Tiger Whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	CNDDB(2)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	No	None	None	None	—
California Glossy Snake (<i>Arizona elegans occidentalis</i>)	CNDDB(1)	SSC, S2	PATCHILY DISTRIBUTED FROM THE EASTERN PORTION OF SAN FRANCISCO BAY, SOUTHERN SAN JOAQUIN VALLEY, AND THE COAST, TRANSVERSE, AND PENINSULAR RANGES, SOUTH TO BAJA CALIFORNIA. GENERALIST REPORTED FROM A RANGE OF SCRUB AND GRASSLAND HABITATS, OFTEN WITH LOOSE OR SANDY SOILS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
San Bernardino Ring-necked Snake (<i>Diadophis punctatus modestus</i>)	CNDDB(1)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Low	Low	Low	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. May occur on the Project Site, as it is often present (if uncommon) in wooded residential areas. Taxon has no formal legal protected status but is tracked by the CNDDB.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
South Coast Gartersnake (<i>Thamnophis sirtalis</i> pop. 1)	CNDDDB(5)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Two-striped Gartersnake (<i>Thamnophis hammondi</i>)	CNDDDB(2)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Birds

The section of the report summarizes the potential for occurrence on the Project Site of 32 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

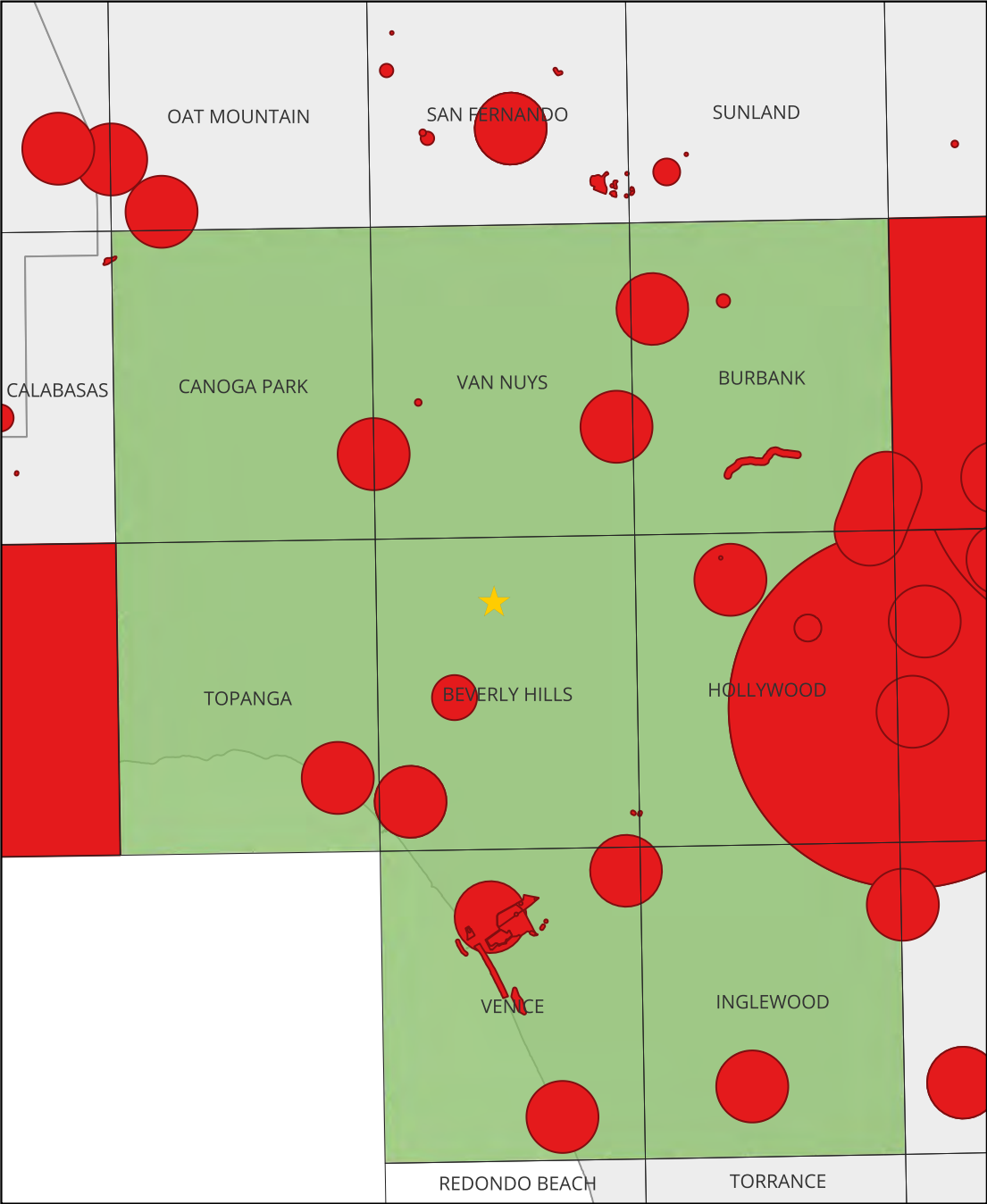
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (<i>Aechmophorus occidentalis</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Clark's Grebe (<i>Aechmophorus clarkii</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Brown Pelican (<i>Pelecanus occidentalis californicus</i>)	CNDDB(1)	FD, CD, S3	COLONIAL NESTER ON COASTAL ISLANDS JUST OUTSIDE THE SURF LINE. NESTS ON COASTAL ISLANDS OF SMALL TO MODERATE SIZE WHICH AFFORD IMMUNITY FROM ATTACK BY GROUND-DWELLING PREDATORS. ROOSTS COMMUNALLY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (<i>Circus hudsonius</i>)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Prefers open habitats such as grasslands and marshes.
Swainson's Hawk (<i>Buteo swainsoni</i>)	CNDDB(4)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (<i>Aquila chrysaetos</i>)	IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Uses open habitats. Has minimal tolerance of urbanization and human activity. Only likely to be observed as a flyover.
American Peregrine Falcon (<i>Falco peregrinus anatum</i>)	CNDDB(2)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site. This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting. The Project would not have significant adverse effects on hunting habitat for Peregrine Falcon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Yellow Rail (<i>Coturnicops noveboracensis</i>)	CNDDB(2)	SSC, S2	SUMMER RESIDENT IN EASTERN SIERRA NEVADA IN MONO COUNTY. FRESHWATER MARSHLANDS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
California Black Rail (<i>Laterallus jamaicensis coturniculus</i>)	CNDDB(1)	CT, FP, S2	INHABITS FRESHWATER MARSHES, WET MEADOWS AND SHALLOW MARGINS OF SALTWATER MARSHES BORDERING LARGER BAYS. NEEDS WATER DEPTHS OF ABOUT 1 INCH THAT DO NOT FLUCTUATE DURING THE YEAR AND DENSE VEGETATION FOR NESTING HABITAT.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Snowy Plover (<i>Charadrius nivosus nivosus</i>)	CNDDB(2), CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 6.5 miles to the southwest. No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Gull (<i>Larus californicus</i>)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No nearby bodies of water.
Western Gull (<i>Larus occidentalis</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No nearby bodies of water or other gull attractants.
California Least Tern (<i>Sternula antillarum browni</i>)	CNDDB(3), IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Screech-Owl (<i>Megascops kennicottii</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Western Screech-Owl if construction occurs during the nesting season.
Burrowing Owl (<i>Athene cunicularia</i>)	CNDDB(2)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Allen's Hummingbird (<i>Selasphorus sasin</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	Present	Low	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Outside of CWHR range because of range expansion by taxon. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Allen's Hummingbird if construction occurs during the nesting season.
Nuttall's Woodpecker (<i>Dryobates nuttallii</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	Present	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Nuttall's Woodpecker if construction occurs during the nesting season.
Olive-sided Flycatcher (<i>Contopus cooperi</i>)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Olive-sided Flycatcher, this species occurs locally (if fleetingly) during migration. The Project would not have significant adverse effects on potential migratory stopover habitat.
Southwestern Willow Flycatcher (<i>Empidonax traillii extimus</i>)	CNDDDB(1)	FE, CE, S3	RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Bank Swallow (<i>Riparia riparia</i>)	CNDDDB(1)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (<i>Baeolophus inornatus</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Oak Titmouse if construction occurs during the nesting season.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Coastal California Gnatcatcher (<i>Poliophtila californica californica</i>)	CNDDDB(8), IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (<i>Chamaea fasciata</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Low	Low	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No chaparral habitat on or in the immediate vicinity of the Project Site. Unlikely to occur on the Project Site. f present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Wrentit if construction occurs during the nesting season.
California Thrasher (<i>Toxostoma redivivum</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Low	Low	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No chaparral habitat on or in the immediate vicinity of the Project Site. Unlikely to occur on the Project Site. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting California Thrasher if construction occurs during the nesting season.
Least Bell's Vireo (<i>Vireo bellii pusillus</i>)	CNDDDB(9)	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Saltmarsh Common Yellowthroat (<i>Geothlypis trichas sinuosa</i>)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (<i>Aimophila ruficeps canescens</i>)	CNDDDB(1)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Belding's Savannah Sparrow (<i>Passerculus sandwichensis beldingi</i>)	CNDDDB(2), IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Channel Island Song Sparrow (<i>Melospiza melodia graminea</i>)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (<i>C. GIGANTEA</i>) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (<i>Agelaius tricolor</i>)	CNDDDB(2)	CT, SSC, S2	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (<i>Icterus bullockii</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Medium	Moderate	Low	Shown as outside of range in CWHR, though does occur locally, especially during migration.No CWHR predicted habitat is mapped on the Project Site. Most likely to occur during migration. The Project would not have significant adverse effects on potential migratory stopover habitat.
Lawrence's Goldfinch (<i>Spinus lawrencei</i>)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

Mammals

The section of the report summarizes the potential for occurrence on the Project Site of 12 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

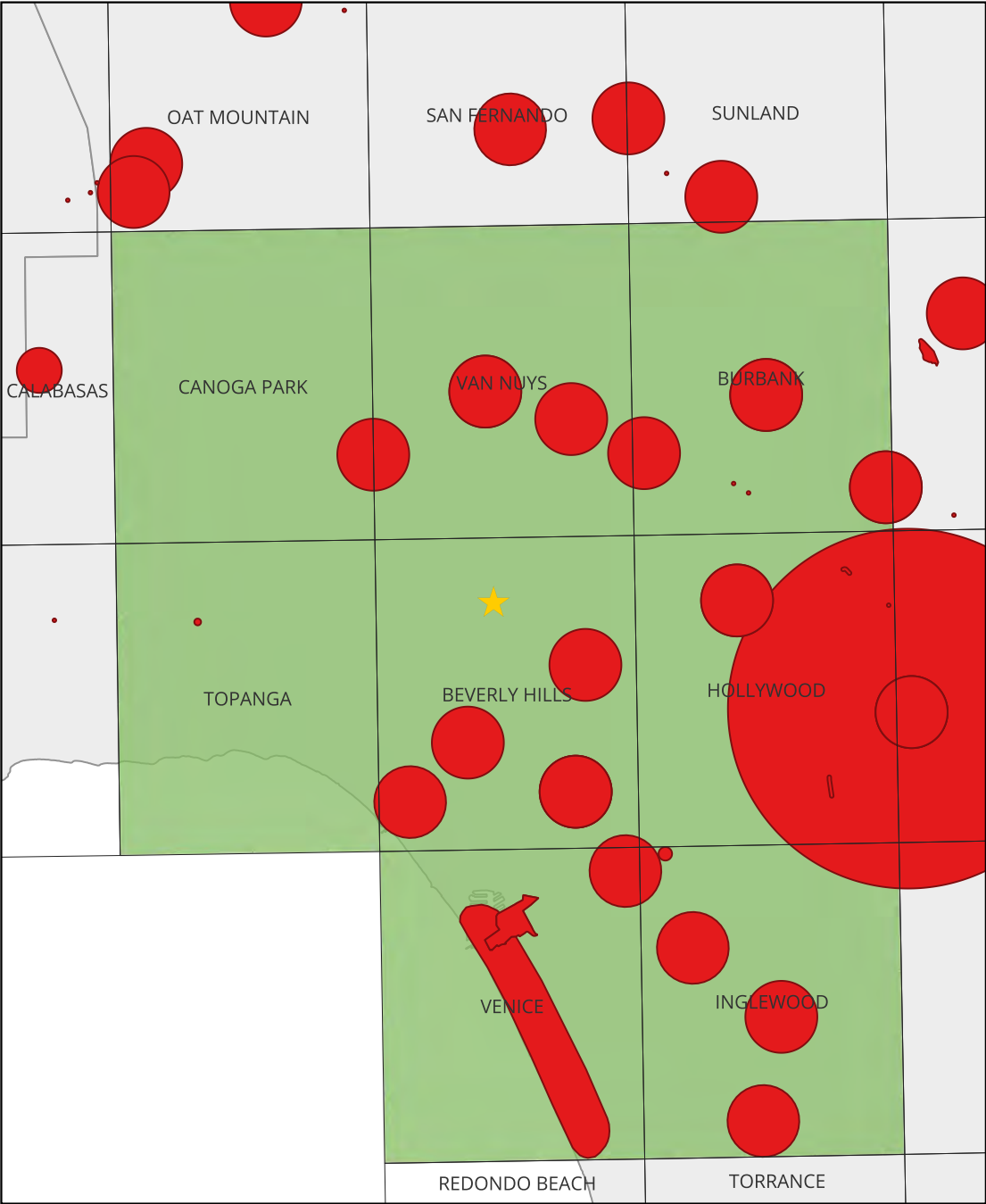
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.

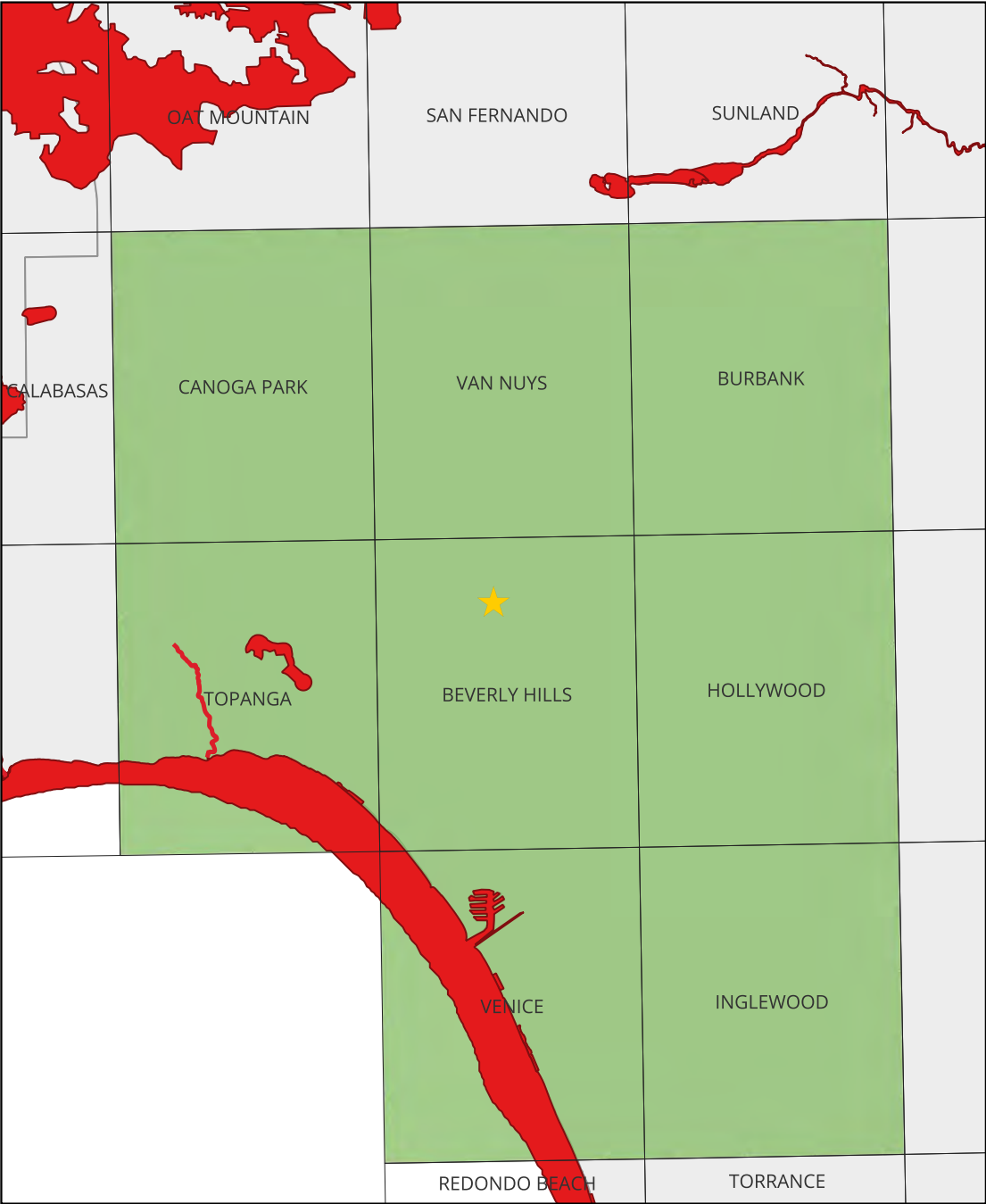


Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Salt Marsh Ornate Shrew (<i>Sorex ornatus salicornicus</i>)	CNDDDB(1)	SSC, S1	COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES. REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.	No	N/A	None	None	Subspecies range based on 42 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow Bat (<i>Lasiurus xanthinus</i>)	CNDDDB(1)	SSC, S3	FOUND IN VALLEY FOOTHILL RIPARIAN, DESERT RIPARIAN, DESERT WASH, AND PALM OASIS HABITATS. ROOSTS IN TREES, PARTICULARLY PALMS. FORAGES OVER WATER AND AMONG TREES.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (<i>Antrozous pallidus</i>)	CNDDDB(4)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Potential roosting habitat is present in trees on the Project Site. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project. A Bats measure is provided to avoid significant effects on bat roosts if such roosts are present.
California Bonneted Bat (<i>Eumops perotis californicus</i>)	CNDDDB(8)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	Low	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Potential roosting habitat is present in trees on the Project Site. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project. A Bats measure is provided to avoid significant effects on bat roosts if such roosts are present.
Pocketed Free-tailed Bat (<i>Nyctinomops femorosaccus</i>)	CNDDDB(1)	SSC, S3	VARIETY OF ARID AREAS IN SOUTHERN CALIFORNIA; PINE-JUNIPER WOODLANDS, DESERT SCRUB, PALM OASIS, DESERT WASH, DESERT RIPARIAN, ETC. ROCKY AREAS WITH HIGH CLIFFS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Big Free-tailed Bat (<i>Nyctinomops macrotis</i>)	CNDDDB(2)	SSC, S3	LOW-LYING ARID AREAS IN SOUTHERN CALIFORNIA. NEED HIGH CLIFFS OR ROCKY OUTCROPS FOR ROOSTING SITES. FEEDS PRINCIPALLY ON LARGE MOTHS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Los Angeles Pocket Mouse (<i>Perognathus longimembris brevinasus</i>)	CNDDDB(1)	SSC, S1S2	LOWER ELEVATION GRASSLANDS AND COASTAL SAGE COMMUNITIES IN AND AROUND THE LOS ANGELES BASIN. OPEN GROUND WITH FINE, SANDY SOILS. MAY NOT DIG EXTENSIVE BURROWS, HIDING UNDER WEEDS AND DEAD LEAVES INSTEAD.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Pacific Pocket Mouse (<i>Perognathus longimembris pacificus</i>)	CNDDDB(1)	FE, SSC, S2	INHABITS THE NARROW COASTAL PLAINS FROM THE MEXICAN BORDER NORTH TO EL SEGUNDO, LOS ANGELES COUNTY. SEEMS TO PREFER SOILS OF FINE ALLUVIAL SANDS NEAR THE OCEAN, BUT MUCH REMAINS TO BE LEARNED.	No	N/A	None	None	Subspecies range based on 360 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern Grasshopper Mouse (<i>Onychomys torridus ramona</i>)	CNDDDB(1)	SSC, S3	DESERT AREAS, ESPECIALLY SCRUB HABITATS WITH FRIABLE SOILS FOR DIGGING. PREFERS LOW TO MODERATE SHRUB COVER. FEEDS ALMOST EXCLUSIVELY ON ARTHROPODS, ESPECIALLY SCORPIONS AND ORTHOPTERAN INSECTS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
San Diego Desert Woodrat (<i>Neotoma lepida intermedia</i>)	CNDDDB(2)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Stephens' California Vole (<i>Microtus californicus stephensi</i>)	CNDDDB(3)	SSC, S2	TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. CWHR habitat is for full species. Subspecies found only in coastal species.
American Badger (<i>Taxidea taxus</i>)	CNDDDB(1)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Critical Habitat

This page visually depicts the presence or absence of US Fish and Wildlife Service or National Marine Fisheries Service proposed or designated critical habitat in the Regional Study Area. If critical habitat is present in the Regional Study Area that taxon is included in the preceding pages and marked as having critical habitat. Critical habitat is also discussed in the main text of the report.



Appendix E. Photo Log

Inserted after this cover page is a database-generated photo log.

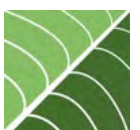


Photo Log

10453 Sandall Lane

This database-generated report presents a visual depiction of site conditions during the survey conducted on January 14, 2025 by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 15 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.38.



Photo Point 1561

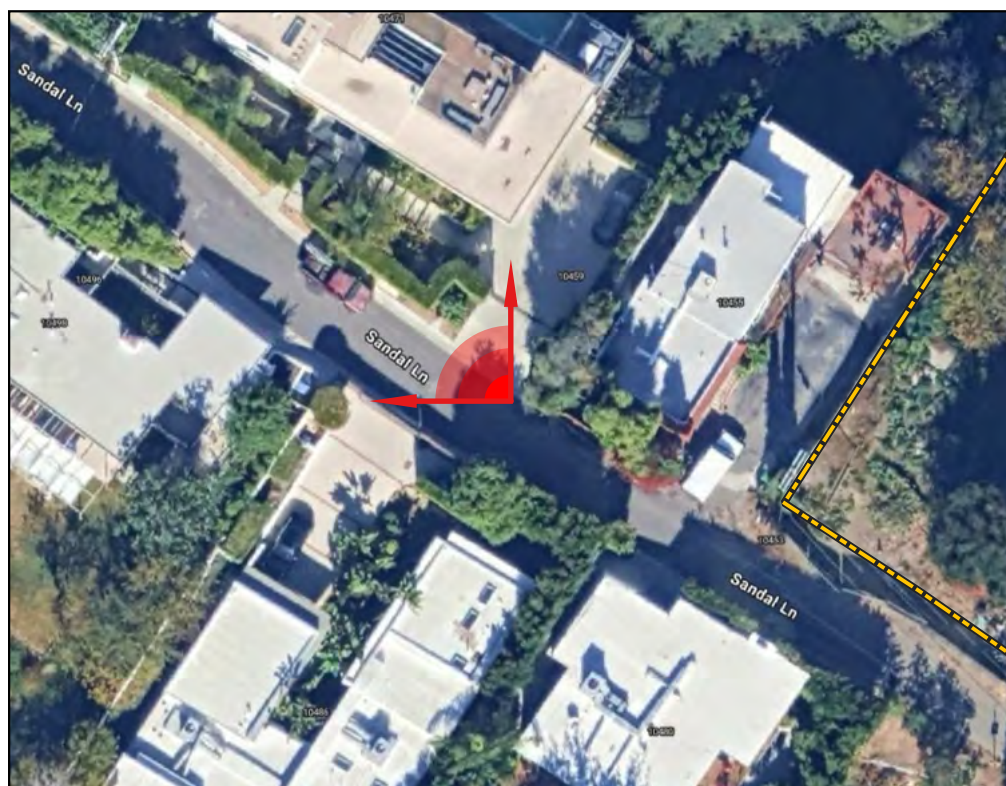
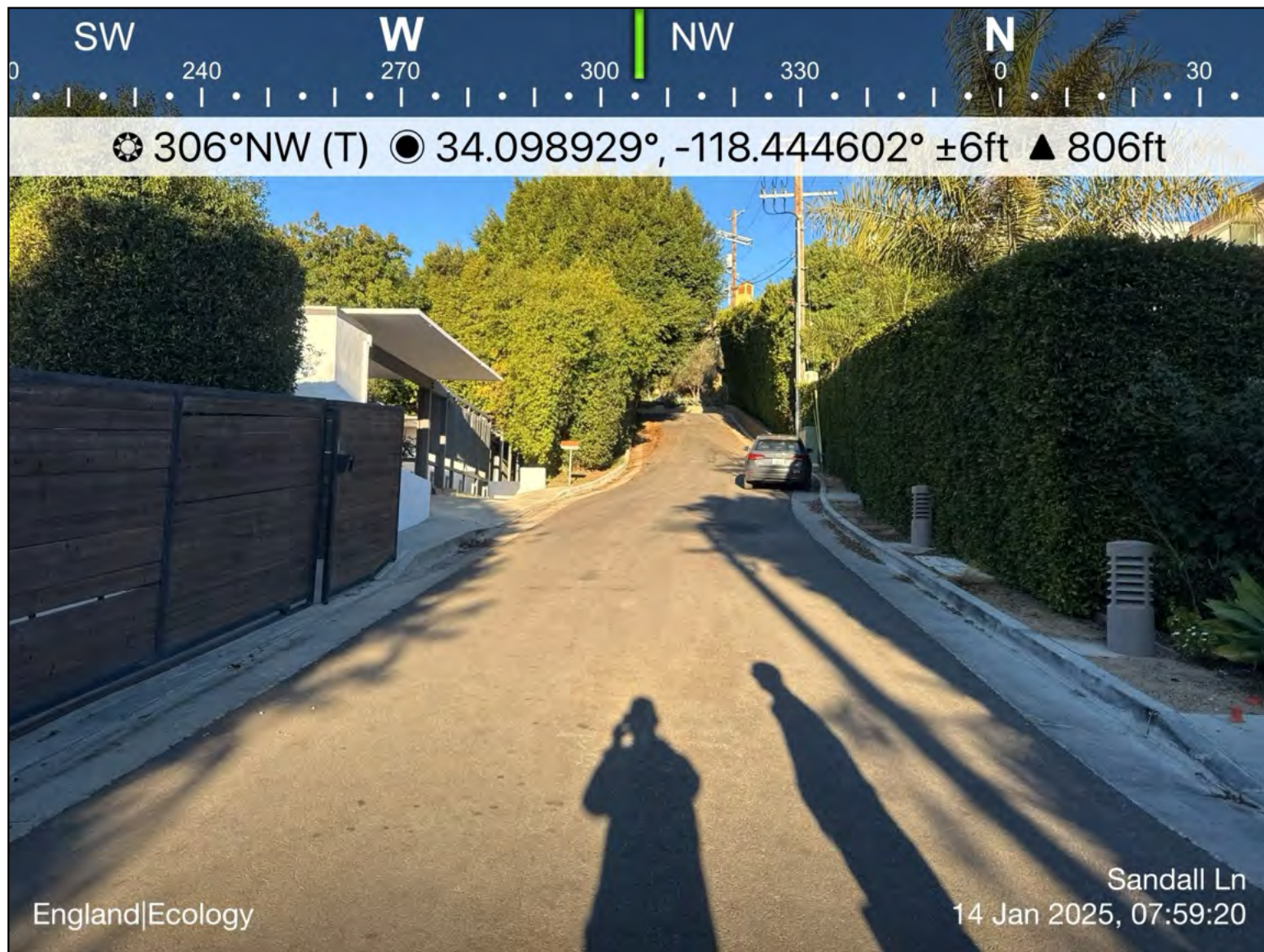


Photo Direction
Northwest

Photo Description
View along Sandall Lane west of the
Project Site.



Photo Point 1562

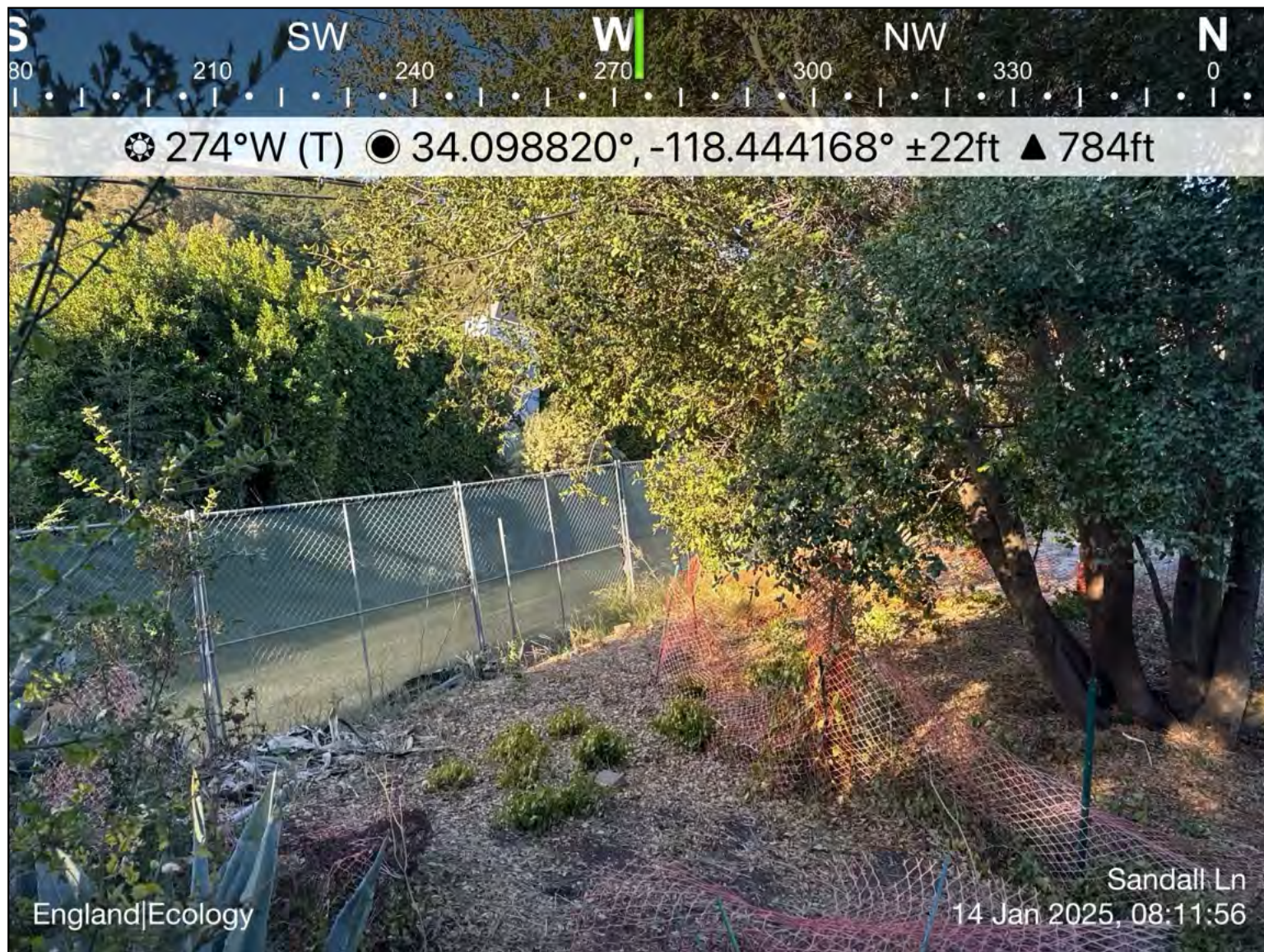


Photo Direction
West

Photo Description
Upper portion of the Project Site
along Sandall Lane.



Photo Point 1563



Photo Direction
Northeast

Photo Description
Upper portion of the Project Site.



Photo Point 1564

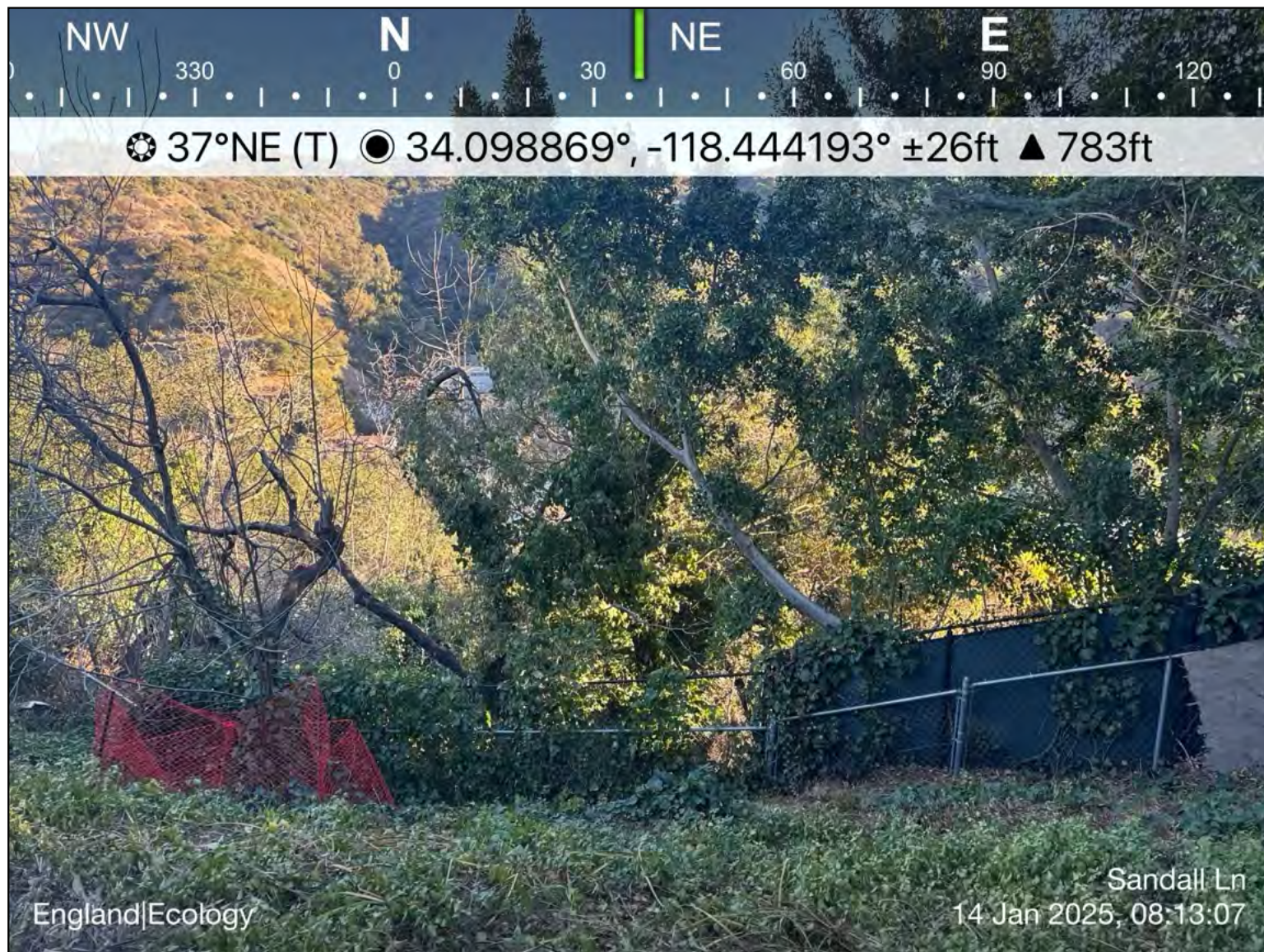


Photo Direction
Northeast

Photo Description
Lower portion of the Project Site
away from Sandall Lane.



Photo Point 1565

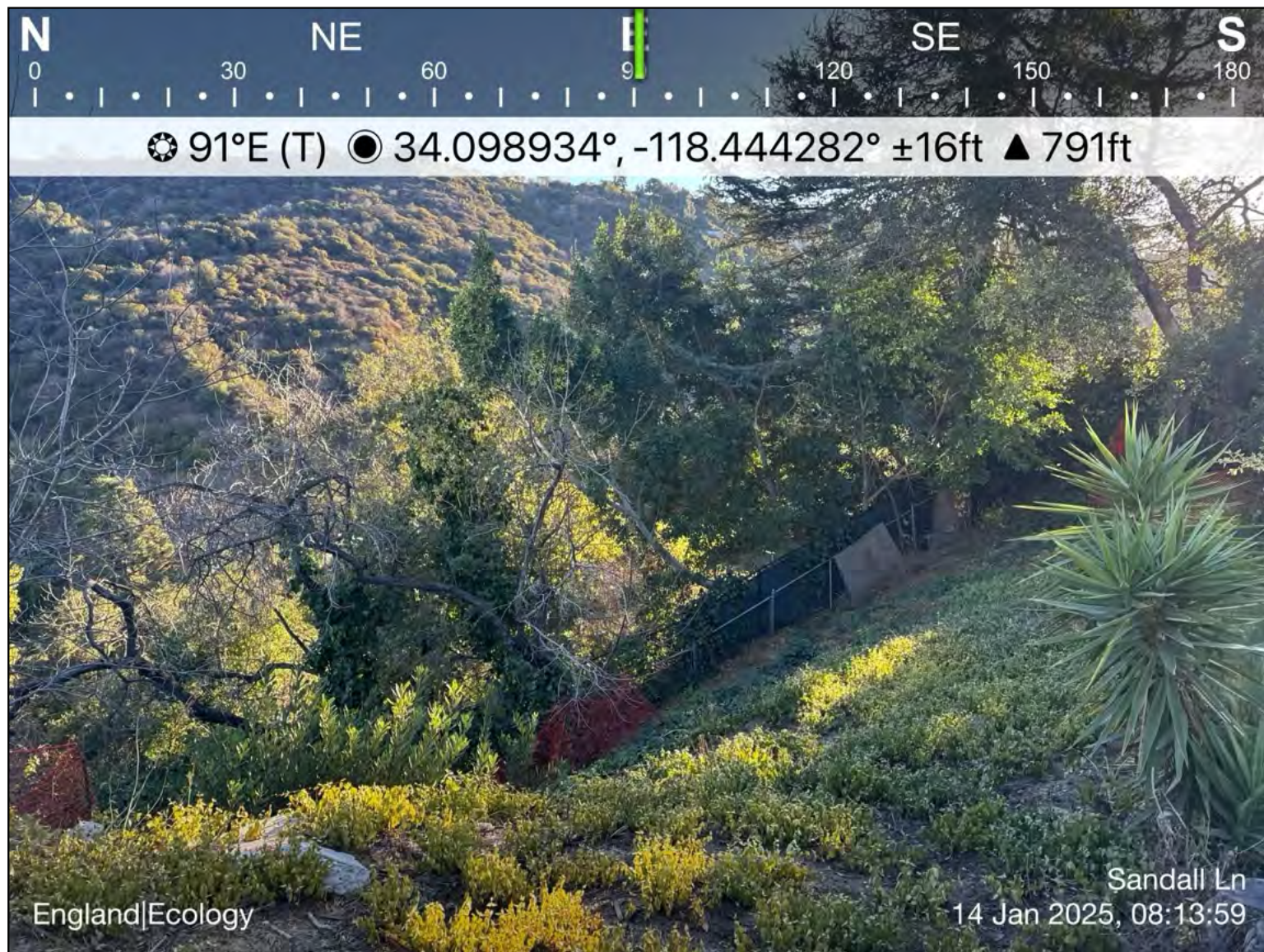


Photo Direction
East

Photo Description
Lower portion of the Project Site
away from Sandall Lane.



Photo Point 1566



Photo Direction
South

Photo Description
Upper portion of the Project Site long
Sandall Lane.



Photo Point 1567



Photo Direction
Southeast

Photo Description
Near the southwest corner of the
Project Site looking southeast along
Sandall Lane.



Photo Point 1568

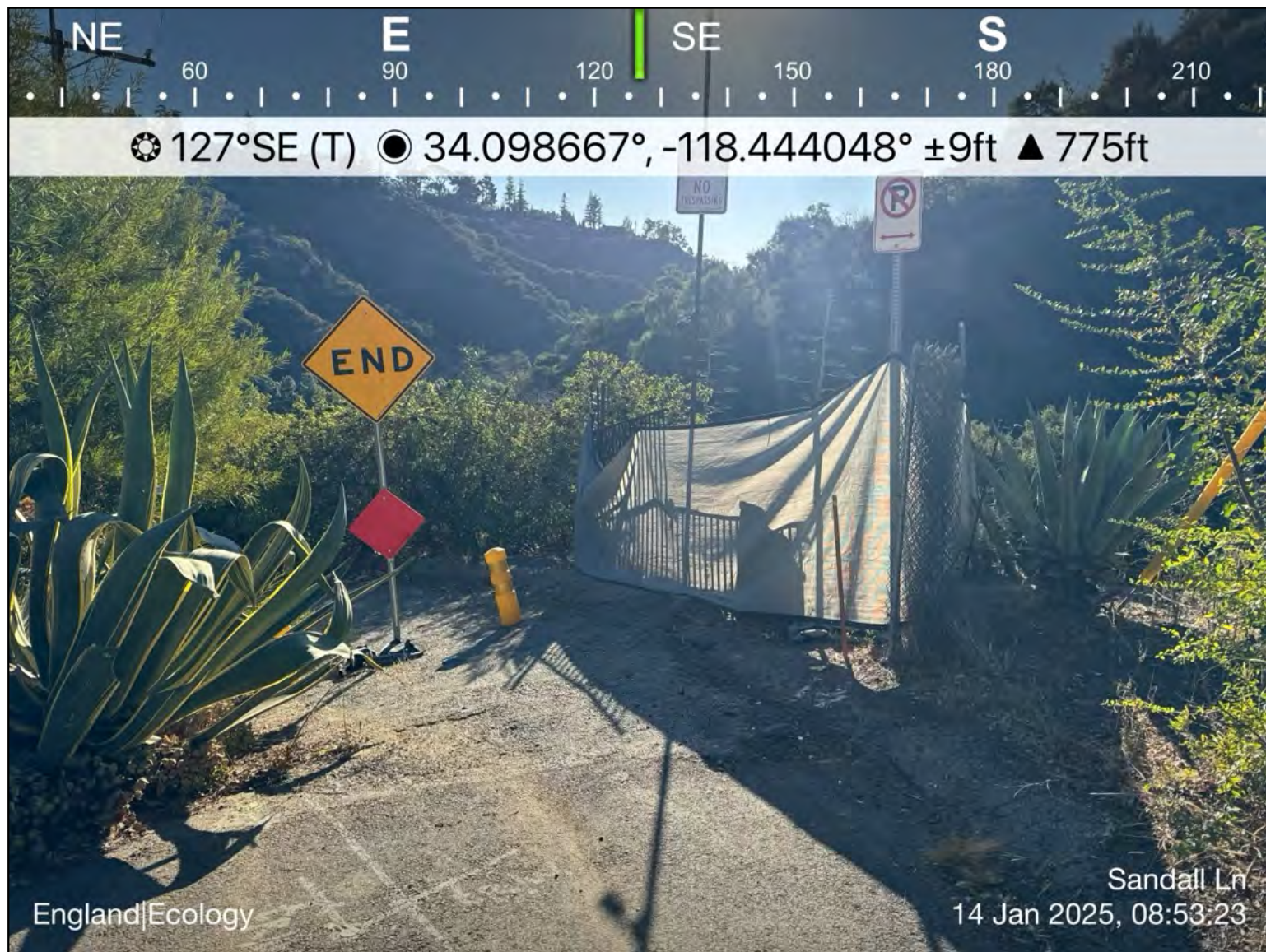


Photo Direction
Southeast

Photo Description
The end of Sandall Lane which becomes a paved walkway.



Photo Point 1569



Photo Direction
Northwest

Photo Description

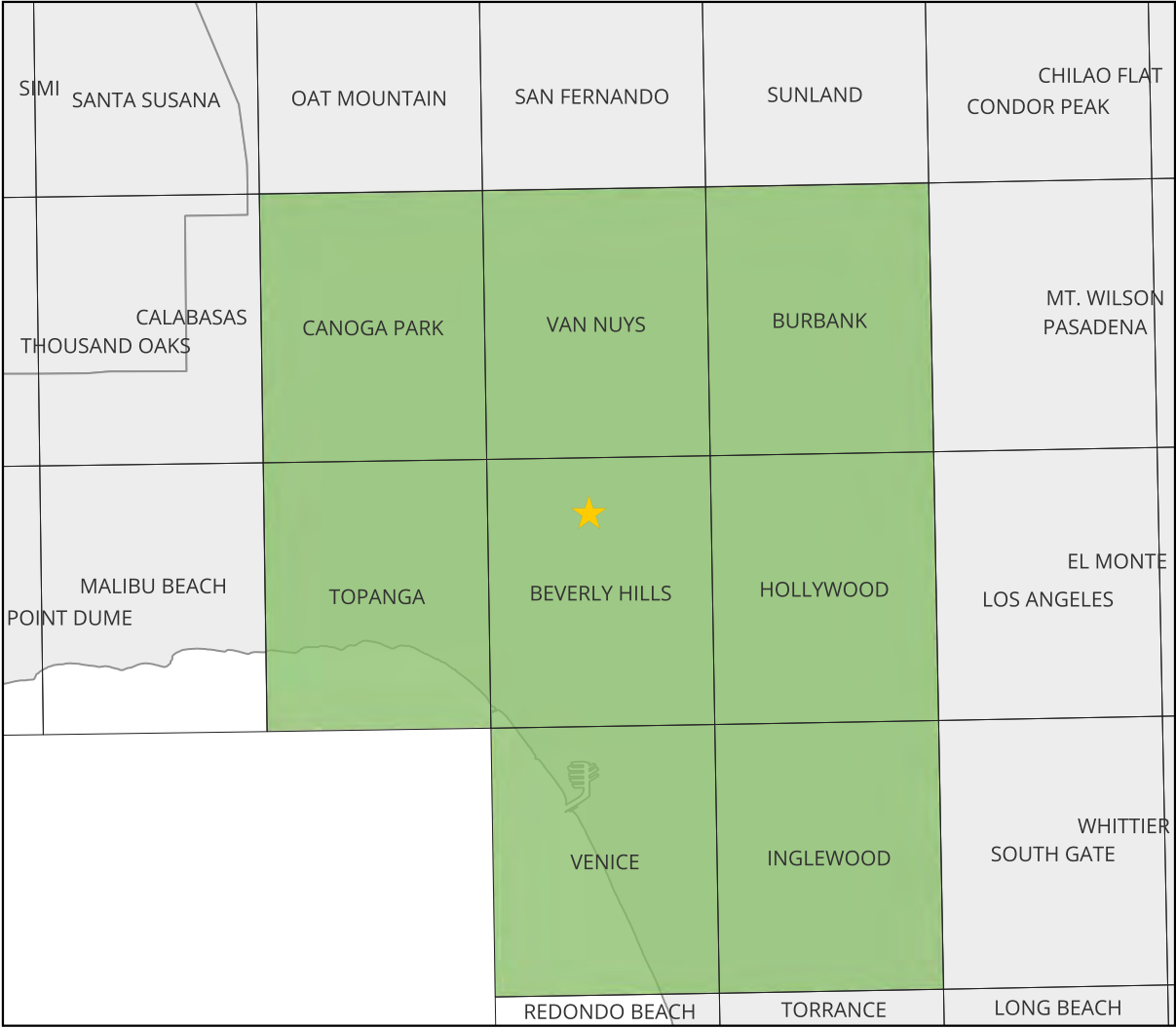
View from the near the terminus of Sandall Lane toward the Project Site, which is on the right.



10453 Sandall Lane

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the Beverly Hills, Burbank, Canoga Park, Hollywood, Inglewood, Topanga, Van Nuys, and Venice USGS 7.5-minute quadrangles. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 463 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB), 64 records from the California Native Plant Society's Rare Plant Inventory, 5 records of critical habitat designated under the Federal Endangered Species Act, and 26 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.38.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 7 sensitive vegetation communities documented within the CNDDDB as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group

A logical grouping of vegetation community types applied by the CNDDDB.

Community

The vegetation community or wildlife habitat mapped by the CNDDDB. Currently, the CNDDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

State Rank

A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDDB

The number of CNDDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence

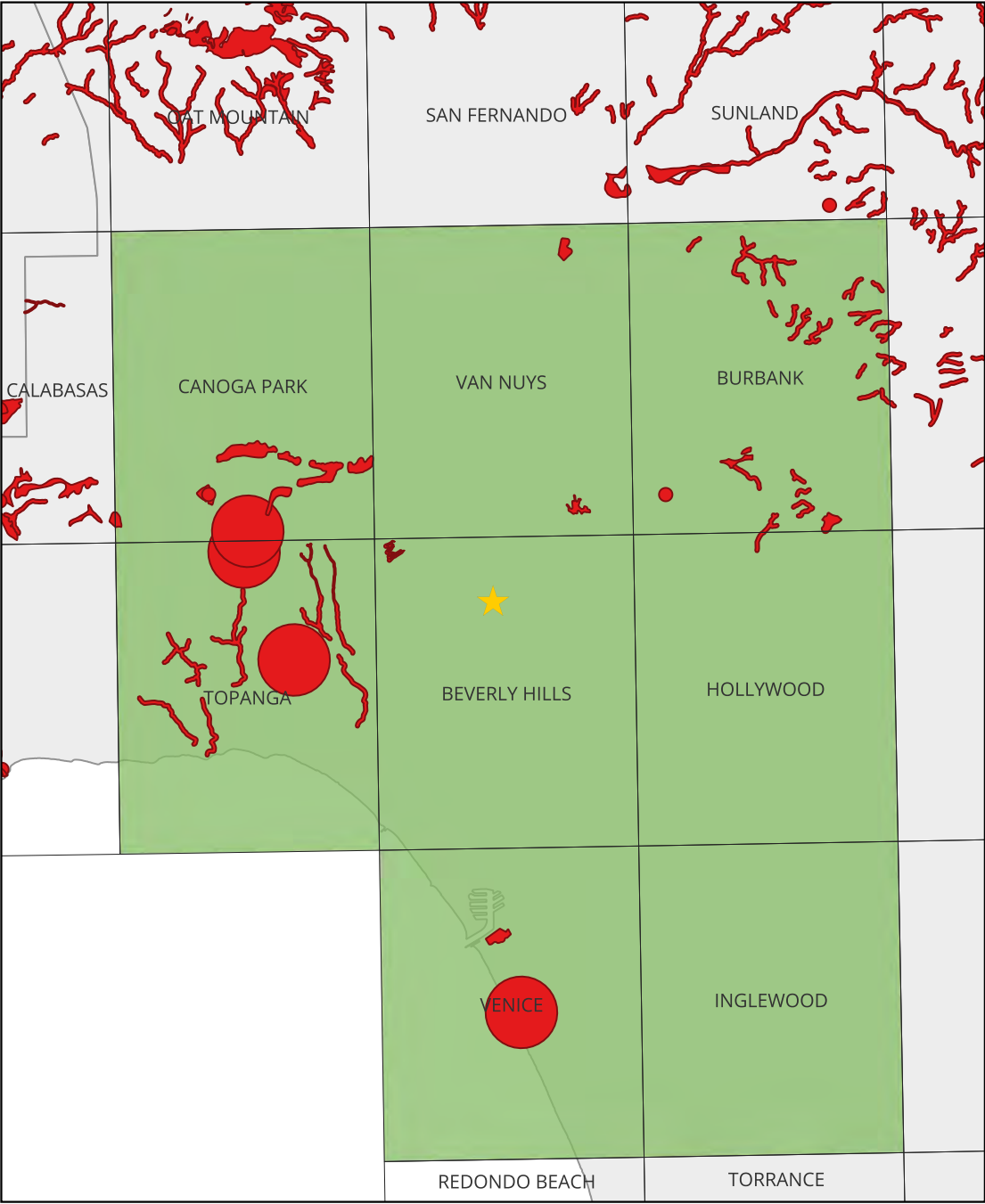
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact

The potential that implementation of the Project would impact that community.

Notes

Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDDB	Occurrence	Impact	Notes
Dune	Southern Dune Scrub	S1.1	1	None	None	—
Scrub	Riversidian Alluvial Fan Sage Scrub	S1.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	9	None	None	—
Riparian	Southern Cottonwood Willow Riparian Forest	S3.2	1	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	20	None	None	—
Woodland	California Walnut Woodland	S2.1	9	None	None	—

Flora

The section of the report summarizes the potential for occurrence on the Project Site of 51 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

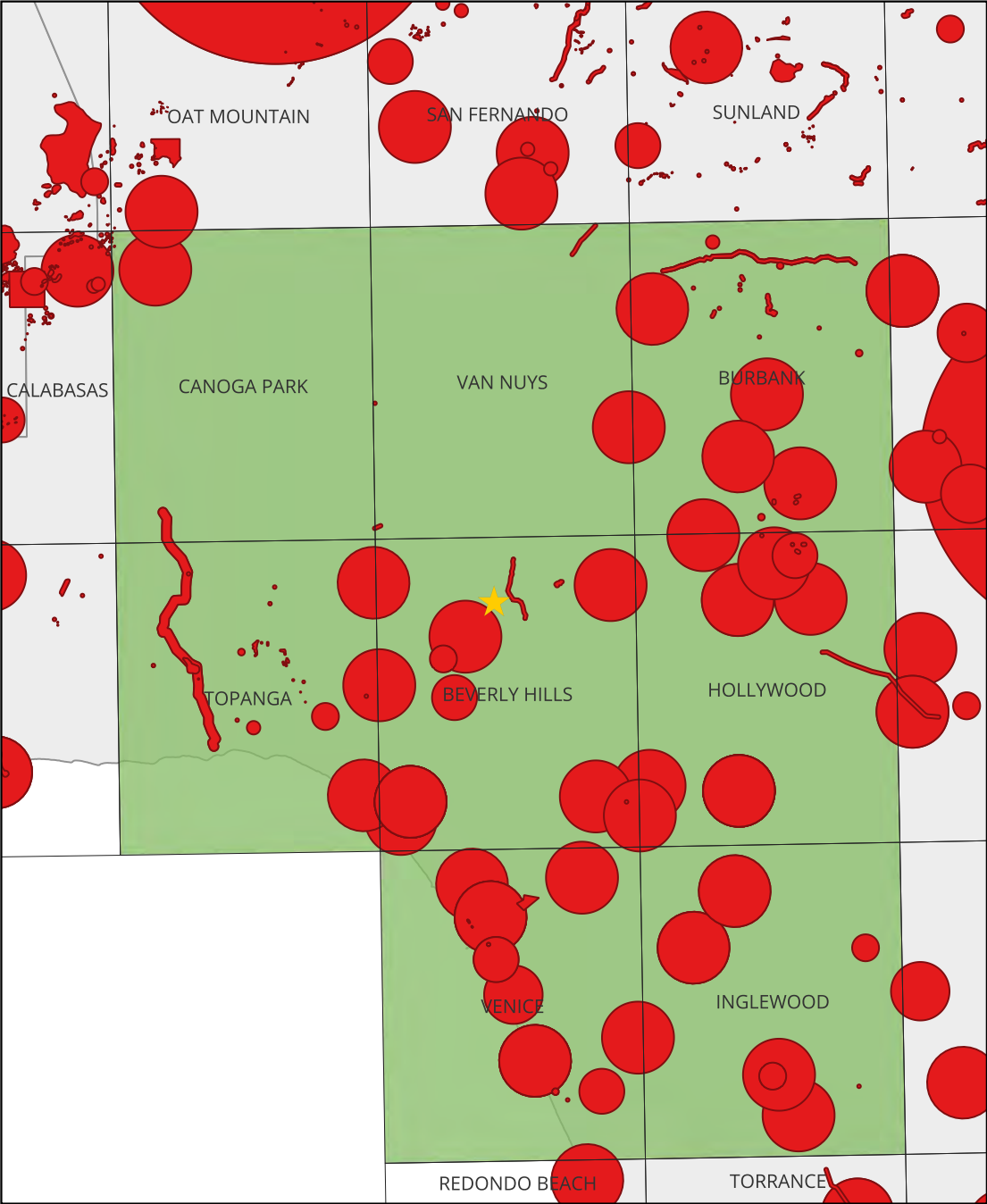
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
San Diego Button-celery (<i>Eryngium aristulatum</i> var. <i>parishii</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal scrub, Valley and foothill grassland, Vernal pools (Mesic) from 65-2035ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 164 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Western Bristly Scaleseed (<i>Spermolepis lateriflora</i>)	CNDDDB(1), CNPS	CRPR 2A, SH	Sonoran desert scrub (Rocky (sometimes), Sandy (sometimes)) from 1200-2200ft. Blooms Mar-Apr.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Orcutt's Pincushion (<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>)	CNDDDB(5), CNPS	CRPR 1B.1, S1	Coastal bluff scrub (sandy), Coastal dunes from 0-330ft. Blooms Jan-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 83 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White Rabbit-tobacco (<i>Pseudognaphalium leucocephalum</i>)	CNDDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland (Gravelly, Sandy) from 0-6890ft. Blooms (Jul)Aug-Nov(Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 225 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (<i>Deinandra minthornii</i>)	CNDDDB(2), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 57 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Southern Tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>)	CNDDDB(7), CNPS	CRPR 1B.1, S2	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools from 0-1575ft. Blooms May-Nov.	Yes	None	None	None	—
Coulter's Goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	CNDDDB(5), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
San Bernardino Aster (<i>Symphytotrichum defoliatum</i>)	CNDDDB(2), CNPS	CRPR 1B.2, S2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) (Streambanks) from 5-6695ft. Blooms Jul-Nov.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 166 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Greata's Aster (<i>Symphytotrichum greatae</i>)	CNDDDB(2), CNPS	CRPR 1B.3, S2	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland (Mesic) from 985-6595ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 136 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Nevin's Barberry (<i>Berberis nevinii</i>)	CNDDDB(3), CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Beach Spectaclepod (<i>Dithyrea maritima</i>)	CNDDDB(4), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 71 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Suffrutescent Wallflower (<i>Erysimum suffrutescens</i>)	CNPS	CRPR 4.2, S3	Chaparral (maritime), Coastal bluff scrub, Coastal dunes, Coastal scrub from 0-490ft. Blooms Jan-Jul(Aug).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 172 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Gambel's Water Cress (<i>Nasturtium gambelii</i>)	CNDDDB(1), CNPS, IPaC	CRPR 1B.1, FE, CT, S1	Marshes and swamps (brackish, freshwater) from 15-1085ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 51 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (<i>Arenaria paludicola</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 34 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Saltbush (<i>Atriplex coulteri</i>)	CNDDDB(2), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (<i>Atriplex pacifica</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Parish's Britblescale (<i>Atriplex parishii</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Chenopod scrub, Playas, Vernal pools (Alkaline) from 80-6235ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 28 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Davidson's Saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	CNDDDB(2), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Goosefoot (<i>Chenopodium littoreum</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S1	Coastal dunes from 35-100ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 55 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lucky Morning-glory (<i>Calystegia felix</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Meadows and seeps (sometimes alkaline), Riparian scrub (alluvial) (Alkaline (sometimes), Loam (sometimes)) from 100-705ft. Blooms Mar-Sep.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 26 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Blochman's Dudleya (<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>)	CNDDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 175 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Monica Dudleya (<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 21 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (<i>Dudleya multicaulis</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Braunton's Milk-vetch (<i>Astragalus brauntonii</i>)	CNDDDB(12), CNPS, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	None	None	None	Potential critical habitat is located 5.5 miles to the southwest.
Ventura Marsh Milk-vetch (<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>)	CNDDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Coastal Dunes Milk-vetch (<i>Astragalus tener</i> var. <i>titi</i>)	CNDDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (<i>Quercus dumosa</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	Low	None	None	Not detected during biologist and arborist surveys.
San Gabriel Oak (<i>Quercus durata</i> var. <i>gabrielensis</i>)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland from 1475-3280ft. Blooms Apr-May.	Yes	N/A	None	None	Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mud Nama (<i>Nama stenocarpa</i>)	CNDDDB(1), CNPS	CRPR 2B.2, S1S2	Marshes and swamps (lake margins, riverbanks) from 15-1640ft. Blooms Jan-Jul.	Yes	None	None	None	—
South Coast Branching Phacelia (<i>Phacelia ramosissima</i> var. <i>austrolitoralis</i>)	CNPS	CRPR 3.2, S3	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt) (Rocky (sometimes), Sandy) from 15-985ft. Blooms Mar-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 119 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Brand's Star Phacelia (<i>Phacelia stellaris</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Coastal dunes, Coastal scrub from 5-1310ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 68 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (<i>Lepechinia fragrans</i>)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 187 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
White-veined Monardella (<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>)	CNDDDB(2), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 38 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Bushmallow (<i>Malacothamnus davidsonii</i>)	CNDDDB(5), CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 605-3740ft. Blooms Jun-Jan.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 500 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Spring Checkerbloom (<i>Sidalcea neomexicana</i>)	CNDDDB(3), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	Yes	None	None	None	—

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Red Sand-verbena (<i>Abronia maritima</i>)	CNPS	CRPR 4.2, S3?	Coastal dunes from 0-330ft. Blooms Feb-Nov.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 42 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Lewis' Evening-primrose (<i>Camissoniopsis lewisii</i>)	CNPS	CRPR 3, S4	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Clay (sometimes), Sandy (sometimes)) from 0-985ft. Blooms Mar-May(Jun).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 212 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (<i>Chorizanthe parryi</i> var. <i>fernandina</i>)	CNDDB(4), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Spineflower (<i>Mucronea californica</i>)	CNPS	CRPR 4.2, S3	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland (Sandy) from 0-4595ft. Blooms Mar-Jul(Aug).	Yes	None	None	None	—
Slender-horned Spineflower (<i>Dodecahema leptoceras</i>)	CNDDB(2), CNPS	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) (Sandy) from 655-2495ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (<i>Navarretia fossalis</i>)	CNDDB(1), CNPS	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Prostrate Vernal Pool Navarretia (<i>Navarretia prostrata</i>)	CNDDB(4), CNPS	CRPR 1B.2, S2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools (Mesic) from 10-3970ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 79 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Island Mountain-mahogany (<i>Cercocarpus betuloides</i> var. <i>blancheae</i>)	CNPS	CRPR 4.3, S4	Chaparral, Closed-cone coniferous forest from 100-1970ft. Blooms Feb-May.	Yes	None	None	None	—
Mesa Horkelia (<i>Horkelia cuneata</i> var. <i>puberula</i>)	CNDDB(7), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 155 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Ballona Cinquefoil (<i>Potentilla multijuga</i>)	CNDDDB(1), CNPS	CRPR 1A, SX	Meadows and seeps (brackish) from 0-5ft. Blooms Jun-Aug.	No	N/A	None	None	Range based on known occurrence USGS quad. Project Site is outside of elevation range of taxon. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Salt Marsh Bird's-beak (<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>)	CNDDDB(2), CNPS	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sanford's Arrowhead (<i>Sagittaria sanfordii</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S3	Marshes and swamps (shallow freshwater) from 0-2135ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 72 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>)	CNDDDB(3), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 114 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Vernal Barley (<i>Hordeum intercedens</i>)	CNPS	CRPR 3.2, S3S4	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools from 15-3280ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 434 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
California Orcutt Grass (<i>Orcuttia californica</i>)	CNDDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Sonoran Maiden Fern (<i>Pelazoneuron puberulum</i> var. <i>sonorense</i>)	CNDDDB(1), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Invertebrates

The section of the report summarizes the potential for occurrence on the Project Site of 20 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

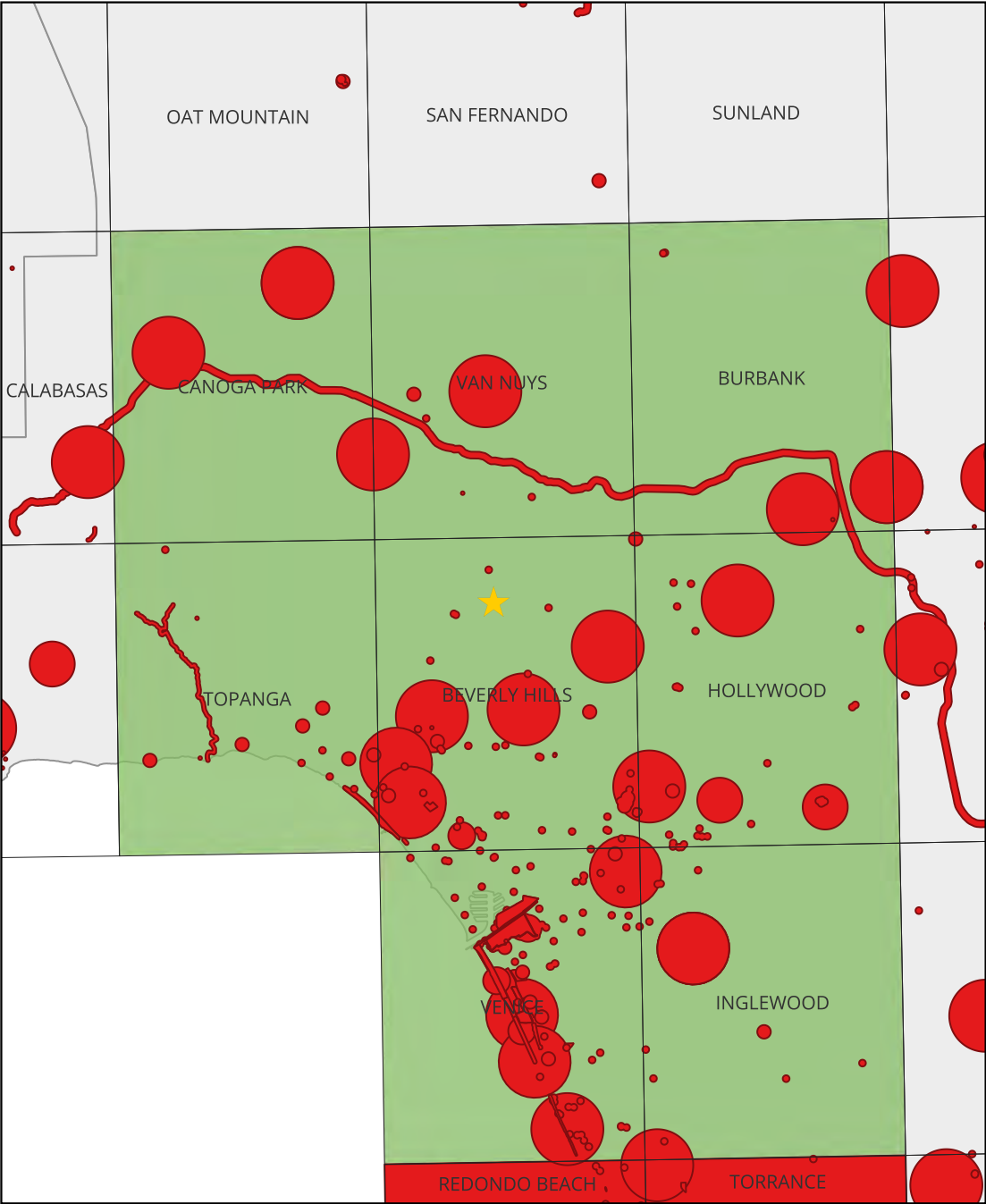
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Riverside Fairy Shrimp (<i>Streptocephalus woottoni</i>)	CNDDDB(3)	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (<i>Cicindela hirticollis gravida</i>)	CNDDDB(3)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	Yes	None	None	None	—
Globose Dune Beetle (<i>Coelus globosus</i>)	CNDDDB(4)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Lange's el Segundo Dune Weevil (<i>Onychobaris langei</i>)	CNDDDB(1)	S1	KNOWN FROM EL SEGUNDO DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Dorothy's el Segundo Dune Weevil (<i>Trigonoscuta dorothea dorothea</i>)	CNDDDB(2)	S1	COASTAL SAND DUNES IN LOS ANGELES COUNTY.	Yes	N/A	None	None	No spatial GBIF records. Range based on CNDDDB. Only occurrences near Ballona and Bolsa Chica.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
El Segundo Flower-loving Fly (<i>Rhaphiomidas terminatus terminatus</i>)	CNDDDB(1)	S1	PRESUMED EXTINCT BUT RECENTLY DISCOVERED ON MALAGA DUNES, LOS ANGELES COUNTY. PERCHED DUNES.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDDB. Previously thought extinct and recently rediscovered in coastal dunes.Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Belkin's Dune Tabanid Fly (<i>Brennania belkini</i>)	CNDDDB(5)	S1S2	SAND OBLIGATE SPECIES KNOWN FROM COASTAL DUNES NEAR PLAYA DEL REY AND EL SEGUNDO SOUTH TO ENSENADA, MEXICO. ONE OF FEW TABANIDS NOT REQUIRING A BLOOD MEAL FOR SECCESFUL EGG PRODUCTION; ADULTS TAKEN ON FLOWERS. LARVAE COLLECTED 50 CM BENEATH SURFACE OF SANDY SOIL; PRESUMABLY BURROWING PREDATORS WITH UNDETERMINED HOSTS, LIKELY BEETLE LARVAE. ADULT FLIGHT GENERALLY MAY - JULY.	No	N/A	None	None	Range assessment based on 11 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Bumble Bee (<i>Bombus pensylvanicus</i>)	CNDDDB(93)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	Low	—
Crotch's Bumble Bee (<i>Bombus crotchii</i>)	CNDDDB(17)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	Low	—
Henne's Eucosman Moth (<i>Pelochrista hennei</i>)	CNDDDB(1)	S1	COASTAL SAND DUNES WITH HOST PHACELIA RAMOSISSIMA. ORIGINALLY BELIEVED TO BE ENDEMIC TO THE EL SEGUNDO SAND DUNES OF LOS ANGELES COUNTY WHERE THE TYPE SPECIMEN WAS COLLECTED. ALSO COLLECTED FROM COASTAL SAN LUIS OBISPO COUNTY. LARVAL FOODPLANT IS PHACELIA RAMOSISSIMA VAR AUSTROLITORALIS; LARVAE CAN BE FOUND ON WOODY STEMS AND UPPER ROOT PARTS.	No	N/A	None	None	Range assessment based on 10 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Busk's Gall Moth (<i>Eugnosta busckana</i>)	CNDDDB(4)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	None	None	None	—
Wandering Skipper (<i>Panoquina errans</i>)	CNDDDB(1)	S2	SOUTHERN CALIFORNIA COASTAL SALT MARSHES. REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.	Yes	None	None	None	—
El Segundo Blue (<i>Euphilotes allyni</i>)	CNDDDB(2)	FE, S1	RESTRICTED TO REMNANT COASTAL DUNE HABITAT IN SOUTHERN CALIFORNIA. HOST PLANT IS ERIOGONUM PARVIFOLIUM; LARVAE FEED ONLY ON THE FLOWERS AND SEEDS; USED BY ADULTS AS MAJOR NECTAR SOURCE.	No	N/A	None	None	No spatial GBIF records. Range based on CNDDDB occurrences. Only occurs near El Segundo. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Palos Verdes Blue (<i>Glaucopsyche lygdamus palosverdesensis</i>)	CNDDDB(1)	FE, S1	RESTRICTED TO THE COOL, FOG-SHROUDED, SEAWARD SIDE OF PALOS VERDES HILLS, LOS ANGELES COUNTY. HOST PLANT IS ASTRAGALUS TRICHOPODUS VAR. LONCHUS (LOCOWEED).	No	N/A	None	None	Range assessment based on 48 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Monarch (<i>Danaus plexippus</i> pop. 1)	CNDDDB(15), IPaC	FC, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	No	N/A	None	None	Range based on coastal zone limits. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Santa Monica Shieldback Katydid (<i>Aglaothorax longipennis</i>)	CNDDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Low	Low	Low	—
Gertsch's Socalchemmis Spider (<i>Socalchemmis gertschi</i>)	CNDDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	Yes	None	None	None	—
Western Ridged Mussel (<i>Gonidea angulata</i>)	CNDDDB(2)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
San Gabriel Chestnut (<i>Glyptostoma gabrielense</i>)	CNDDDB(1)	S3	TERRESTRIAL.	No	N/A	None	None	Range assessment based on 285 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Mimic Tryonia (<i>Tryonia imitator</i>)	CNDDDB(1)	S2	INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY. FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.	No	N/A	None	None	Range assessment based on 46 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Fish

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

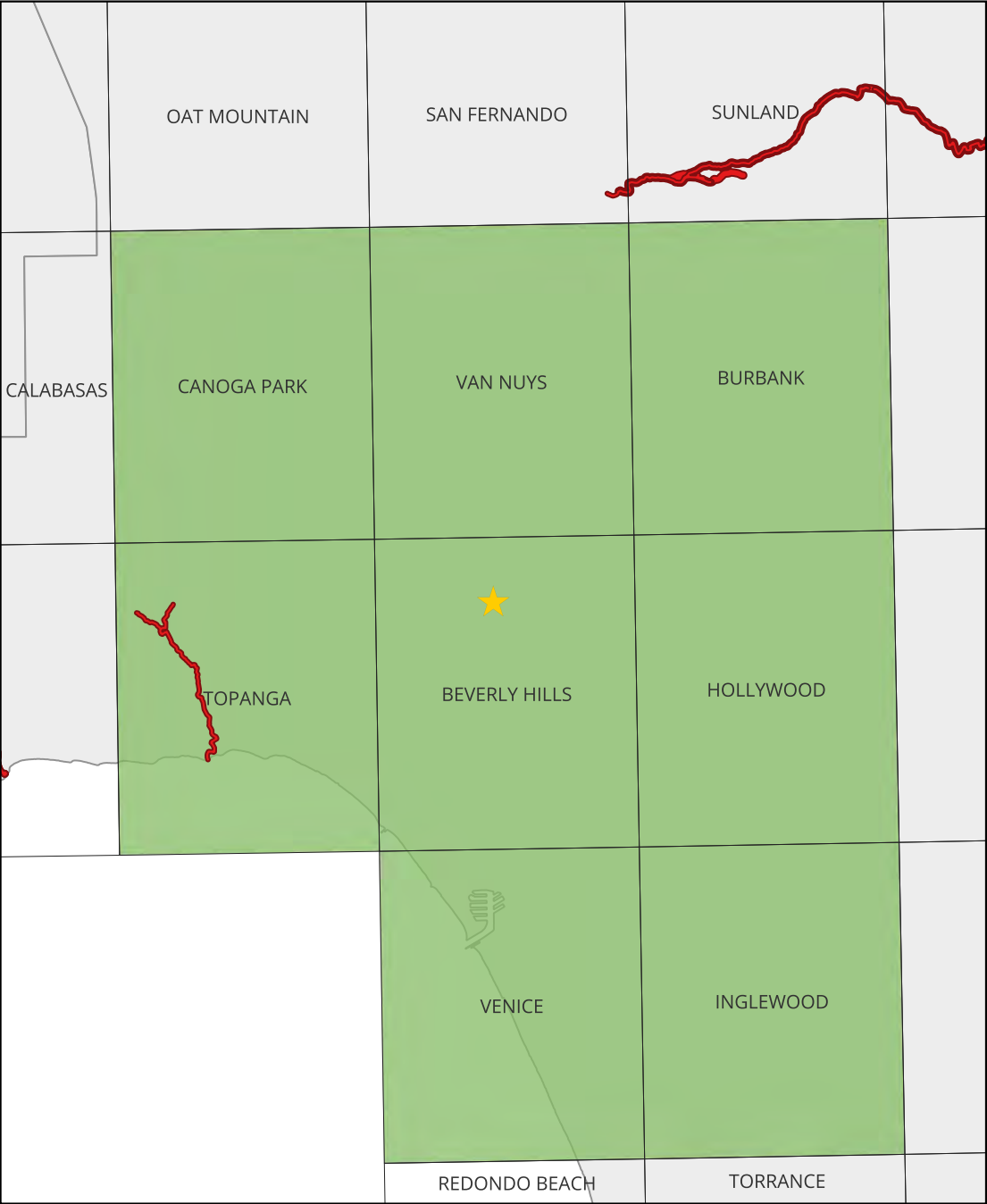
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDDB(1), CH	FE, CCE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 8.7 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tidewater Goby (Eucyclogobius newberryi)	CH	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	No	N/A	None	None	Range assessment based on 770 GBIF records. Designated critical habitat (USFWS) is located 8.7 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Amphibians

The section of the report summarizes the potential for occurrence on the Project Site of 2 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

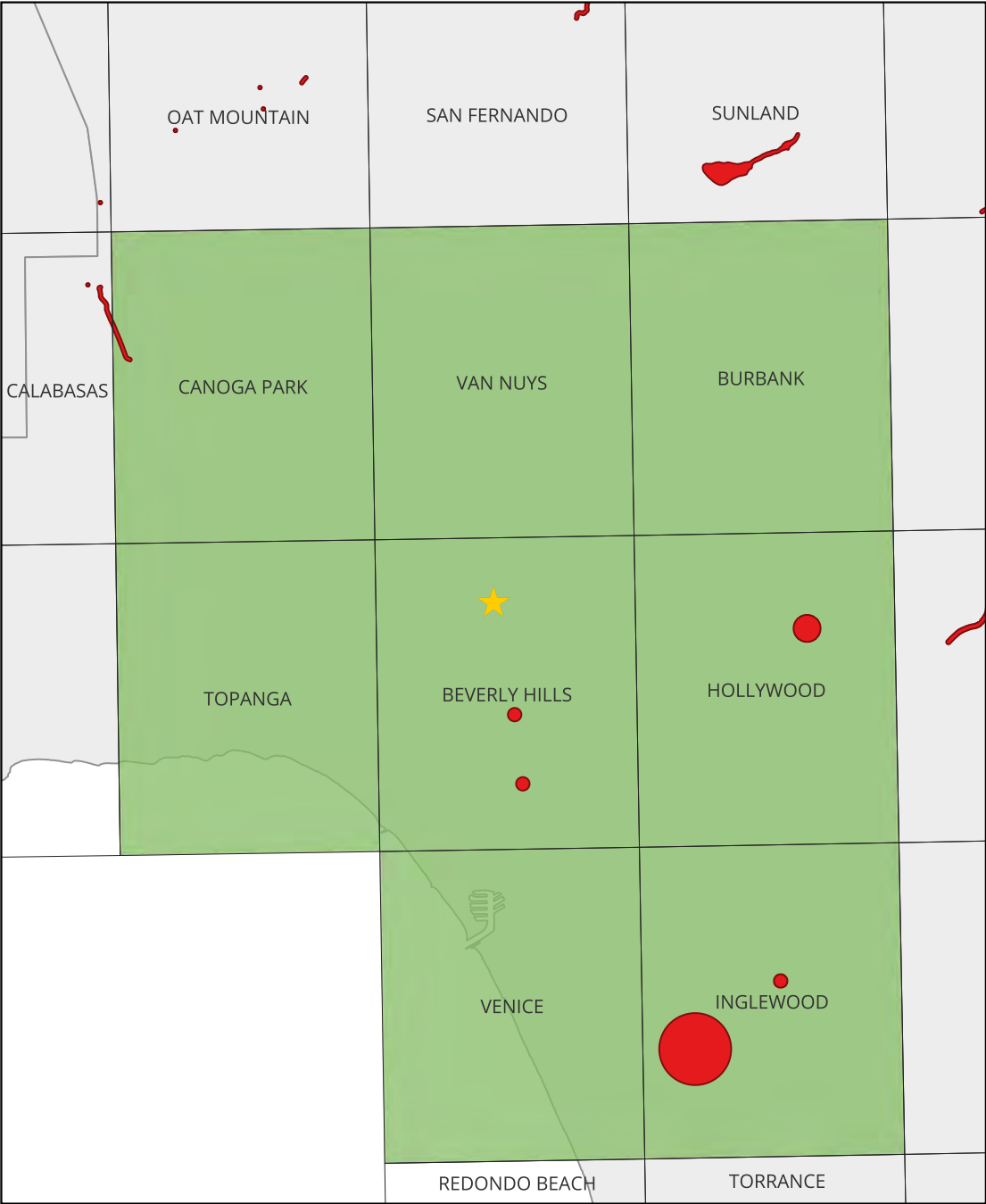
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (<i>Anaxyrus californicus</i>)	CNDDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (<i>Spea hammondi</i>)	CNDDDB(5), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Reptiles

The section of the report summarizes the potential for occurrence on the Project Site of 9 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (<i>Chelonia mydas</i>)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Designated critical habitat (NMFS) is located 8.5 miles to the southwest. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (<i>Actinemys pallida</i>)	CNDDDB(4), IPaC	FPT, SSC, SNR	No CNDDDB habitat description available	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No nearby bodies of water required by this taxon.
San Diegan Legless Lizard (<i>Anniella stebbinsi</i>)	CNDDDB(36)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Blainville's Horned Lizard (<i>Phrynosoma blainvillii</i>)	CNDDDB(7)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
San Diegan Tiger Whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	CNDDDB(2)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	No	None	None	None	—
California Glossy Snake (<i>Arizona elegans occidentalis</i>)	CNDDDB(1)	SSC, S2	PATCHILY DISTRIBUTED FROM THE EASTERN PORTION OF SAN FRANCISCO BAY, SOUTHERN SAN JOAQUIN VALLEY, AND THE COAST, TRANSVERSE, AND PENINSULAR RANGES, SOUTH TO BAJA CALIFORNIA. GENERALIST REPORTED FROM A RANGE OF SCRUB AND GRASSLAND HABITATS, OFTEN WITH LOOSE OR SANDY SOILS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
San Bernardino Ring-necked Snake (<i>Diadophis punctatus modestus</i>)	CNDDDB(1)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Low	Low	Low	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. May occur on the Project Site, as it is often present (if uncommon) in wooded residential areas. Taxon has no formal legal protected status but is tracked by the CNDDDB.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
South Coast Gartersnake (Thamnophis sirtalis pop. 1)	CNDDDB(5)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Two-striped Gartersnake (Thamnophis hammondi)	CNDDDB(2)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Birds

The section of the report summarizes the potential for occurrence on the Project Site of 32 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

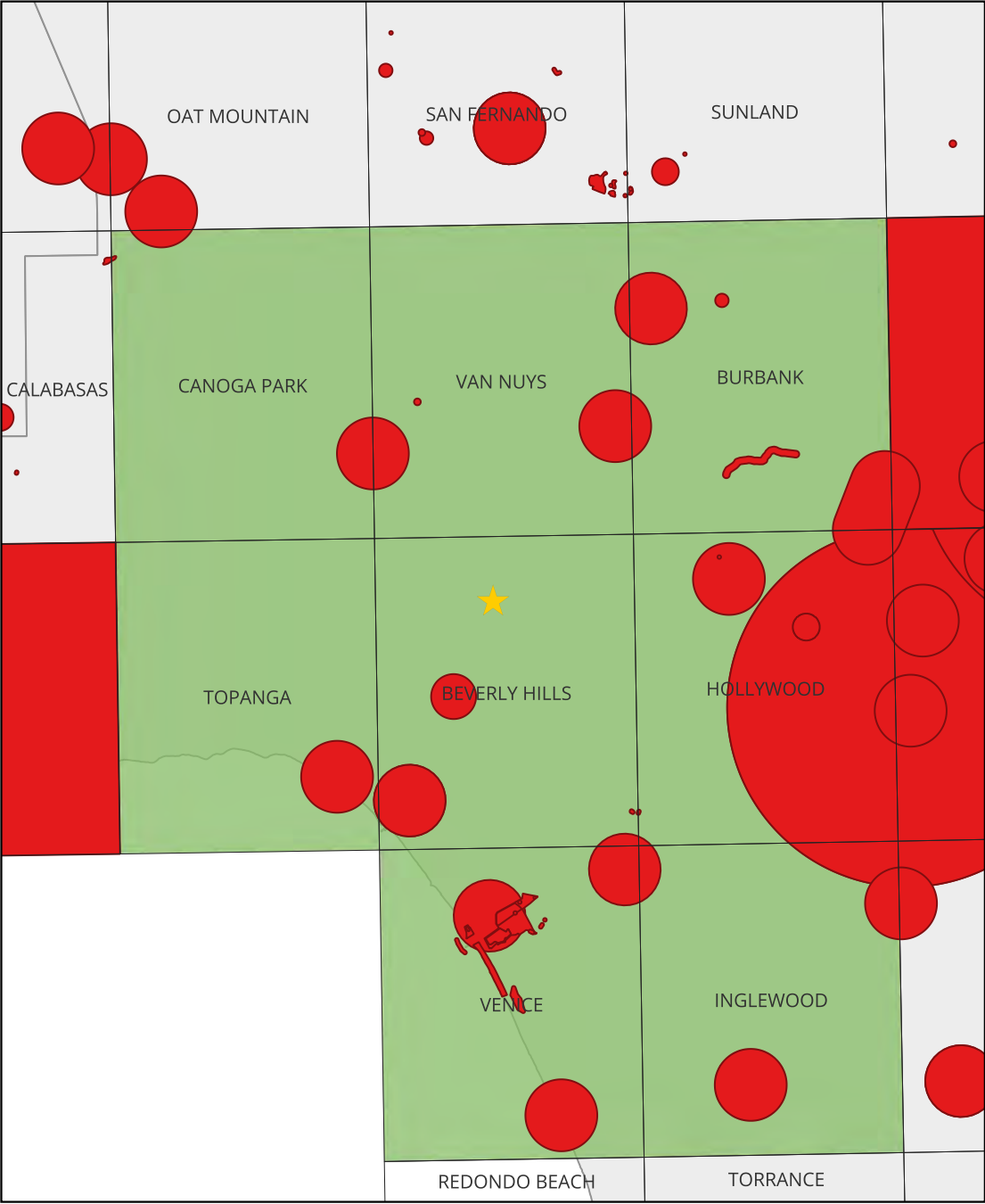
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (<i>Aechmophorus occidentalis</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Clark's Grebe (<i>Aechmophorus clarkii</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Brown Pelican (<i>Pelecanus occidentalis californicus</i>)	CNDDB(1)	FD, CD, S3	COLONIAL NESTER ON COASTAL ISLANDS JUST OUTSIDE THE SURF LINE. NESTS ON COASTAL ISLANDS OF SMALL TO MODERATE SIZE WHICH AFFORD IMMUNITY FROM ATTACK BY GROUND-DWELLING PREDATORS. ROOSTS COMMUNALLY.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (<i>Circus hudsonius</i>)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Prefers open habitats such as grasslands and marshes.
Swainson's Hawk (<i>Buteo swainsoni</i>)	CNDDB(4)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (<i>Aquila chrysaetos</i>)	IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Uses open habitats. Has minimal tolerance of urbanization and human activity. Only likely to be observed as a flyover.
American Peregrine Falcon (<i>Falco peregrinus anatum</i>)	CNDDB(2)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site. This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting. The Project would not have significant adverse effects on hunting habitat for Peregrine Falcon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Yellow Rail (<i>Coturnicops noveboracensis</i>)	CNDDB(2)	SSC, S2	SUMMER RESIDENT IN EASTERN SIERRA NEVADA IN MONO COUNTY. FRESHWATER MARSHLANDS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
California Black Rail (<i>Laterallus jamaicensis coturniculus</i>)	CNDDB(1)	CT, FP, S2	INHABITS FRESHWATER MARSHES, WET MEADOWS AND SHALLOW MARGINS OF SALTWATER MARSHES BORDERING LARGER BAYS. NEEDS WATER DEPTHS OF ABOUT 1 INCH THAT DO NOT FLUCTUATE DURING THE YEAR AND DENSE VEGETATION FOR NESTING HABITAT.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Snowy Plover (<i>Charadrius nivosus nivosus</i>)	CNDDB(2), CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 6.5 miles to the southwest. No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Gull (<i>Larus californicus</i>)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No nearby bodies of water.
Western Gull (<i>Larus occidentalis</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No nearby bodies of water or other gull attractants.
California Least Tern (<i>Sternula antillarum browni</i>)	CNDDB(3), IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Screech-Owl (<i>Megascops kennicottii</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Western Screech-Owl if construction occurs during the nesting season.
Burrowing Owl (<i>Athene cunicularia</i>)	CNDDB(2)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Allen's Hummingbird (<i>Selasphorus sasin</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	Present	Low	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Outside of CWHR range because of range expansion by taxon. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Allen's Hummingbird if construction occurs during the nesting season.
Nuttall's Woodpecker (<i>Dryobates nuttallii</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	Present	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Nuttall's Woodpecker if construction occurs during the nesting season.
Olive-sided Flycatcher (<i>Contopus cooperi</i>)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon. While the Project Site is not in the breeding or wintering range of Olive-sided Flycatcher, this species occurs locally (if fleetingly) during migration. The Project would not have significant adverse effects on potential migratory stopover habitat.
Southwestern Willow Flycatcher (<i>Empidonax traillii extimus</i>)	CNDDDB(1)	FE, CE, S3	RIPARIAN WOODLANDS IN SOUTHERN CALIFORNIA.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Bank Swallow (<i>Riparia riparia</i>)	CNDDDB(1)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (<i>Baeolophus inornatus</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Oak Titmouse if construction occurs during the nesting season.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Coastal California Gnatcatcher (<i>Poliophtila californica californica</i>)	CNDDDB(8), IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (<i>Chamaea fasciata</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Low	Low	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No chaparral habitat on or in the immediate vicinity of the Project Site. Unlikely to occur on the Project Site. f present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Wrentit if construction occurs during the nesting season.
California Thrasher (<i>Toxostoma redivivum</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Low	Low	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No chaparral habitat on or in the immediate vicinity of the Project Site. Unlikely to occur on the Project Site. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting California Thrasher if construction occurs during the nesting season.
Least Bell's Vireo (<i>Vireo bellii pusillus</i>)	CNDDDB(9)	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Saltmarsh Common Yellowthroat (<i>Geothlypis trichas sinuosa</i>)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (<i>Aimophila ruficeps canescens</i>)	CNDDDB(1)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Belding's Savannah Sparrow (<i>Passerculus sandwichensis beldingi</i>)	CNDDB(2), IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Channel Island Song Sparrow (<i>Melospiza melodia graminea</i>)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (<i>C. GIGANTEA</i>) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (<i>Agelaius tricolor</i>)	CNDDB(2)	CT, SSC, S2	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (<i>Icterus bullockii</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	Medium	Moderate	Low	Shown as outside of range in CWHR, though does occur locally, especially during migration.No CWHR predicted habitat is mapped on the Project Site. Most likely to occur during migration. The Project would not have significant adverse effects on potential migratory stopover habitat.
Lawrence's Goldfinch (<i>Spinus lawrencei</i>)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

Mammals

The section of the report summarizes the potential for occurrence on the Project Site of 12 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

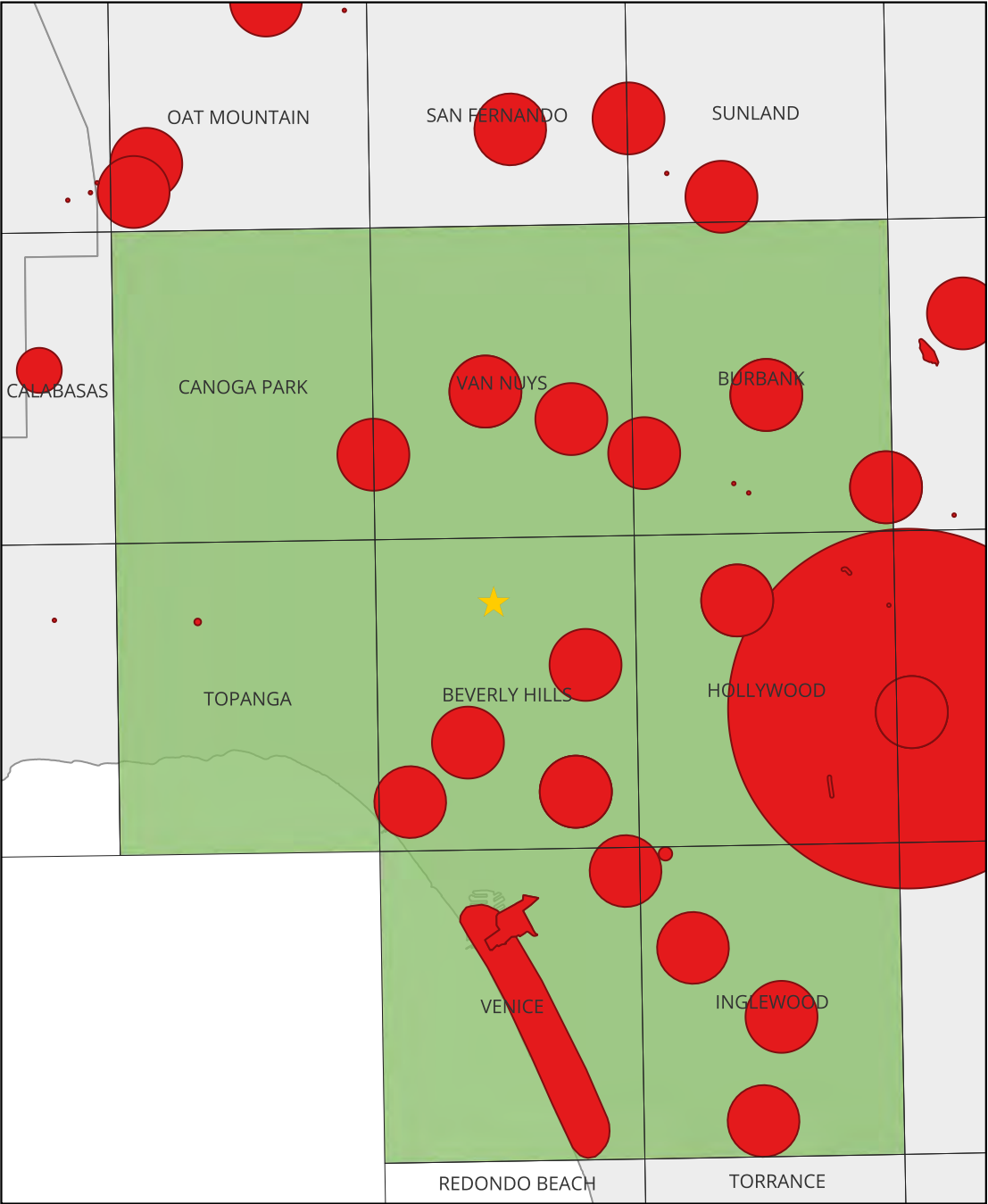
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.

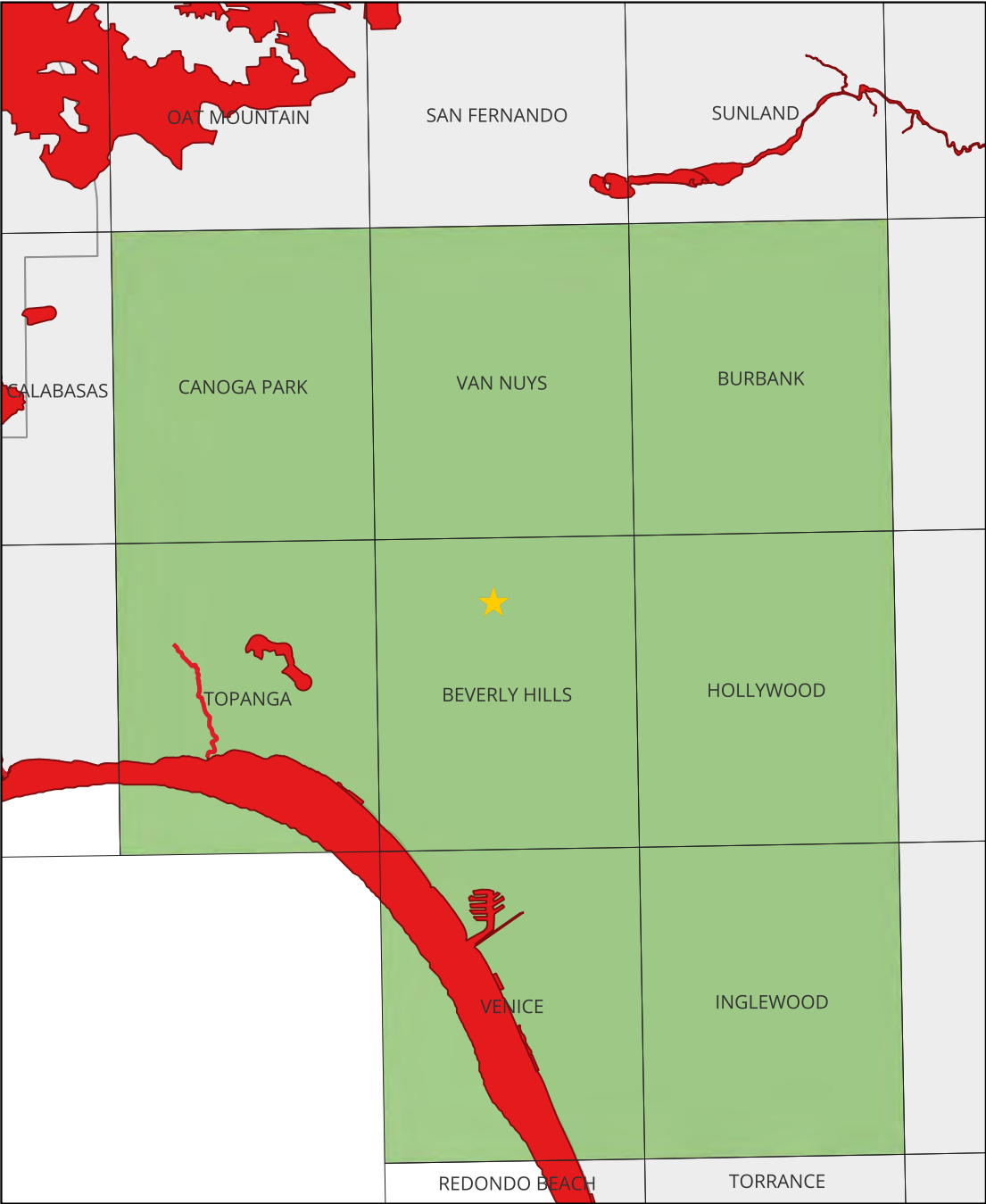


Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Salt Marsh Ornate Shrew (<i>Sorex ornatus salicornicus</i>)	CNDDDB(1)	SSC, S1	COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES. REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.	No	N/A	None	None	Subspecies range based on 42 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow Bat (<i>Lasiurus xanthinus</i>)	CNDDDB(1)	SSC, S3	FOUND IN VALLEY FOOTHILL RIPARIAN, DESERT RIPARIAN, DESERT WASH, AND PALM OASIS HABITATS. ROOSTS IN TREES, PARTICULARLY PALMS. FORAGES OVER WATER AND AMONG TREES.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (<i>Antrozous pallidus</i>)	CNDDDB(4)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Potential roosting habitat is present in trees on the Project Site. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project. A Bats measure is provided to avoid significant effects on bat roosts if such roosts are present.
California Bonneted Bat (<i>Eumops perotis californicus</i>)	CNDDDB(8)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	Low	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Potential roosting habitat is present in trees on the Project Site. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project. A Bats measure is provided to avoid significant effects on bat roosts if such roosts are present.
Pocketed Free-tailed Bat (<i>Nyctinomops femorosaccus</i>)	CNDDDB(1)	SSC, S3	VARIETY OF ARID AREAS IN SOUTHERN CALIFORNIA; PINE-JUNIPER WOODLANDS, DESERT SCRUB, PALM OASIS, DESERT WASH, DESERT RIPARIAN, ETC. ROCKY AREAS WITH HIGH CLIFFS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Big Free-tailed Bat (<i>Nyctinomops macrotis</i>)	CNDDDB(2)	SSC, S3	LOW-LYING ARID AREAS IN SOUTHERN CALIFORNIA. NEED HIGH CLIFFS OR ROCKY OUTCROPS FOR ROOSTING SITES. FEEDS PRINCIPALLY ON LARGE MOTHS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Los Angeles Pocket Mouse (<i>Perognathus longimembris brevinasus</i>)	CNDDDB(1)	SSC, S1S2	LOWER ELEVATION GRASSLANDS AND COASTAL SAGE COMMUNITIES IN AND AROUND THE LOS ANGELES BASIN. OPEN GROUND WITH FINE, SANDY SOILS. MAY NOT DIG EXTENSIVE BURROWS, HIDING UNDER WEEDS AND DEAD LEAVES INSTEAD.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Pacific Pocket Mouse (<i>Perognathus longimembris pacificus</i>)	CNDDDB(1)	FE, SSC, S2	INHABITS THE NARROW COASTAL PLAINS FROM THE MEXICAN BORDER NORTH TO EL SEGUNDO, LOS ANGELES COUNTY. SEEMS TO PREFER SOILS OF FINE ALLUVIAL SANDS NEAR THE OCEAN, BUT MUCH REMAINS TO BE LEARNED.	No	N/A	None	None	Subspecies range based on 360 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern Grasshopper Mouse (<i>Onychomys torridus ramona</i>)	CNDDDB(1)	SSC, S3	DESERT AREAS, ESPECIALLY SCRUB HABITATS WITH FRIABLE SOILS FOR DIGGING. PREFERS LOW TO MODERATE SHRUB COVER. FEEDS ALMOST EXCLUSIVELY ON ARTHROPODS, ESPECIALLY SCORPIONS AND ORTHOPTERAN INSECTS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
San Diego Desert Woodrat (<i>Neotoma lepida intermedia</i>)	CNDDDB(2)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Stephens' California Vole (<i>Microtus californicus stephensi</i>)	CNDDDB(3)	SSC, S2	TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. CWHR habitat is for full species. Subspecies found only in coastal species.
American Badger (<i>Taxidea taxus</i>)	CNDDDB(1)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Critical Habitat

This page visually depicts the presence or absence of US Fish and Wildlife Service or National Marine Fisheries Service proposed or designated critical habitat in the Regional Study Area. If critical habitat is present in the Regional Study Area that taxon is included in the preceding pages and marked as having critical habitat. Critical habitat is also discussed in the main text of the report.



LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

DO NOT USE THIS FORM to initiate an appeal of a determination made under the Planning and Zoning Code (LAMC Chapter 1) or a determination made by a proprietary department (Airports, Harbor or Water and Power). To initiate an appeal of a determination made under the Planning and Land Use Code or by a proprietary department, please contact the department or individual who made the determination.

USE THIS FORM to initiate an appeal to City Council (pursuant to Los Angeles Municipal Code (LAMC) §197.01) of a nonelected decisionmaking body or individual's (1) certification of an environmental impact report; (2) adoption of a negative declaration or mitigated negative declaration; or (3) written determination that a project is not subject to the California Environmental Quality Act (CEQA).

1. LOWER NONELECTED DECISIONMAKING BODY/INDIVIDUAL INFORMATION

Lower Nonelected Decisionmaking Body/Individual (check one):

☒ Board of Public Works ☐ Board of Recreation and Parks Commissioners

☐ Bureau of Engineering ☐ Department of Transportation

☐ Other (print): _____

Regarding Case Number: BPW-2024-0635

Project Title: 10453 Sandal Lane

Project Address: 10453 Sandal Lane, Los Angeles, CA 90077

Check type of Environmental Determination (only these can be appealed to City Council):

☐ Environmental Impact Report ☐ Negative Declaration/Mitigated Negative Declaration

☒ Written Determination That Project Is Not Subject To CEQA

Date of approval of Environmental Determination: November 13, 2024

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

2. APPELLANT INFORMATION

Appellant's name (print): Bruno Naylor

Company: _____

Mailing Address: 10505 Mars Lane

City: Los Angeles State: CA Zip: 90077

Telephone: 310-502-5354 Email*: bruno.naylor@gmail.com

** By submitting this form electronically, you agree to accept communications from the City at the electronic mail address provided.*

- Is the appeal being filed on your behalf or on behalf of another party or organization?

☒ Self ☐ Other (print): _____

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Jamie T. Hall

Company: Channel Law Group, LLP

Mailing Address: 8383 Wilshire Blvd., Suite 750

City: Beverly Hills State: CA Zip: 90211

Telephone: 310-982-1760 Email*: jamie.hall@channellawgroup.com

** By submitting this form electronically, you agree to accept communications from the City at the electronic mail address provided.*

4. LEGAL BASIS FOR THE CEQA APPEAL

Attach a separate sheet providing a brief summary of the legal basis for the CEQA Appeal.

5. APPELLANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant's Signature:  Date: November 22, 2024

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- The following documents are required for each appeal filed:
 - Complete appeal application (this form completely filled in)
 - Legal basis for the CEQA Appeal (attached to this form)
 - Copy of the challenged decision to certify an environmental impact report, adopt a negative declaration or mitigated negative declaration, or written determination that the project is not subject to CEQA (attach to this form)

LOS ANGELES CITY CLERK APPLICATION FORM FOR CEQA APPEAL TO CITY COUNCIL (LAMC §197.01)

- All documents comprising this appeal must also be filed concurrently with the nonelected decisionmaking body or individual whose environmental determination is being appealed [LAMC 197.01 D]
- A CEQA Appeal can only be filed if the challenged decision is not otherwise appealable to the City Council [LAMC 197.01 B]
- A CEQA Appeal can only be filed within the earliest of: (i) 10 days following the filing of either a Notice of Exemption or Notice of Determination in compliance with CEQA; or (ii) 180 days following the Environmental Determination if no Notice of Exemption or Notice of Determination is filed [LAMC 197.01 C]
- Within 10 days of filing the CEQA Appeal, Appellant shall submit to the City Clerk all documentary evidence, other supporting material, and argument that Appellant wishes to present to the City Council [LAMC 197.01 E.2]

This Section for City Clerk Staff Use Only	
Reviewed & Accepted by (City Clerk):	Date:
<input type="checkbox"/> Internal review completed	
Deemed Complete/Referred for Assignment by (City Clerk):	Date:

THIS NOTICE WAS POSTED

ON November 15 2024

UNTIL December 16 2024

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Articles II and III - City CEQA Guidelines)

2024 235969



FILED

Nov 15 2024

Don S. Logan, Registrar - Recorder/County Clerk

Electronically signed by 2024 235969

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles Bureau of Street Services Urban Forestry Division 1149 S. Broadway, Suite 400 Los Angeles, CA 90015	COUNCIL DISTRICT 5
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PROJECT TITLE: 10453 Sandal Lane	LOG REFERENCE BPW-2024-0635
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PROJECT LOCATION: 10453 Sandal Lane Los Angeles Ca. 90077

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Construction of a new 3,036 square-foot single-family dwelling with pool; removal of 1 protected Coast Live Oak tree, 1 protected Southern California black walnut tree and 1 protected Toyon shrub both in the public right-of-way, and 2 unprotected trees; planting of 4 new Coast Live Oak trees, 4 new Southern California black walnut trees, 4 new Toyon shrubs; street widening per City BHO and additional 3-foot emergency pathway as required by the City.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD AGENCY:

Joseph Investments Inc.

CONTACT PERSON

Jennifer Parker, Owner Representative

TELEPHONE NUMBER

(05) 216-3677

EXEMPT STATUS: (Check One)

- ☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☐ GENERAL EXEMPTION
☒ CATEGORICAL EXEMPTION*
☐ STATUTORY*

**CITY CEQA
GUIDELINES**

Art. II, Sec. 2.b
Art. II, Sec. 2.a(1)
Art. II, Sec. 2.a(2)(3)
Art. II, Sec. 1
Class 32,
Art. ____, Sec. ____, Class ____, Cat ____

**STATE CEQA
GUIDELINES**

Sec. 15268
Sec. 15269(a)
Sec. 15269(b)(c)
Sec. 15061(b)(3)
Sec. 15332, 15303
Sec. ____

* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

JUSTIFICATION FOR PROJECT EXEMPTION:

On November 13, 2024 the Board of Public Works, as reflected in the agenda and staff report, did "FIND that this project is categorically exempt under Section 15332, Class 32 of the State Environmental Quality Act Guidelines and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA) and FIND that none of the exceptions to the use of categorical exemption as set forth in Section 15300.2 of State CEQA Guidelines apply" and approved the project. Additional justification attached.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:	TITLE: Tree Surgeon Supervisor 2 Albert Vera	DATE: 11/14/2024
FEE: \$	RECEIPT NO.	REC'D BY
		DATE

DISTRIIBUTION: (1) County Clerk (2) City Clerk (3) Agency Record

2024 235969



FILED

Nov 15 2024

Deen C. Lagan, Registrar - Recorder/County Clerk

Electronically signed by 1333 TIAN

Findings in Support of
A CATEGORICAL EXEMPTION

10453 SANDAL LANE

CITY OF LOS ANGELES

Unofficial

Prepared for:

Copy

City of Los Angeles
Department of Public Works
Bureau of Streets & Services
Urban Forestry Division
1149 South Broadway, 4th Floor
Los Angeles, CA 90015

Prepared by:

Meridian
Consultants

860 Hampshire Road, Suite P
Westlake Village, CA 91361
www.meridianconsultantsllc.com

MAY 2024

2024 235969



FILED

Nov 16 2024

Dean G. Logan, Registrar - Recorder/County Clerk

Electronically signed by 10308 10/16/24

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Appendices

- A Geology and Soils Report
- B Protected Tree Report

Unofficial Copy



A. INTRODUCTION

A new single-family residence has been proposed to be constructed on an existing vacant property identified as 10453 Sandal Lane (the Project) in the City of Los Angeles (the City). The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 square feet (sq. ft.), and total living area of 3,036 sq. ft. A pool would also be constructed as part of the Project. The Project would require the removal of one (1) protected tree on the property, as well as one (1) protected tree and one (1) protected shrub within the right-of-way (ROW) on Sandal Lane, which are protected by the City of Los Angeles Native Tree Protection Ordinance (Ordinance 186873). Therefore, the Project triggers the requirement for a tree removal permit from the Urban Forestry Division (Urban Forestry) of the Bureau of Street Services, a division within the City's Department of Public Works (Department). This action is considered by the Department to be a discretionary approval. Additionally, the Project would widen a portion of Sandal Lane fronting the property to a minimum of twenty (20) feet, in compliance with the City's Baseline Hillside Ordinance (BHO);¹ as well as an additional emergency three (3)-foot pathway, required by the City's Bureau of Engineering (BOE).

The California Environmental Review Act (CEQA) requires the review of projects that involve the exercise of discretionary powers by a public agency that would result in a physical change in the environment. Therefore, this Project would be subject to CEQA. However, Section 50130 of the CEQA Guidelines provides that a lead agency shall next determine if a project, otherwise subject to CEQA, may be exempt from CEQA pursuant to one or more of the thirty-three (33) categorical exemption classes and the application of that categorical exemption is not barred by one of the exceptions set that are set forth in CEQA Guidelines Section 15300.2. This document briefly describes the Project, identifies its relationship to the eligibility criteria for a Class 3 exemption established by CEQA Guidelines Section 15303, and evaluates it against the exemption.

B. QUALIFICATION

Meridian Consultants has been providing environmental planning consulting services to public agencies and private sector clients throughout southern California for over a decade, and is currently on the City of Los Angeles Department of City Planning's List of Consultants for the fiscal year 2024 and beyond. Meridian Consultants is approved to provide Environmental Consulting Services for Development Projects in the City of Los Angeles. Meridian Consultants has prepared numerous environmental review documents, including Environmental Impact Reports (EIRs), Sustainable Community Environmental Assessments (SCEAs), Categorical Exemption Findings, Mitigated Negative Declarations (MNDs), and Negative Declarations (NDs), as well as Addendums to NDs, MNDs, and EIRs for a wide range of projects throughout the City.

1. City of Los Angeles, Bureau of Engineering. "09 - BHO / Hillside Ordinance (Street(s) Along Lot Frontage(s) Minimum 20' Wide)." Accessed May 2024. <https://engpermitmanual.lacity.org/building-safety-clearances/technical-procedures/clearance-summary-worksheet-clearances/09-bho>.



C. FINDINGS

Based on the information provided in this document, the Project meets the criteria for a Class 3 Exemption and is not subject to any of the exceptions set forth in CEQA Guidelines Section 15300.2. Therefore, the Project is exempt from CEQA.

D. PROJECT BACKGROUND

1. Site Location

The property is located on Sandal Lane, which branches off from Bel Air Road to the west and terminates at Lisbon Lane to the east within the City (Project site). The Project site is located on a vacant parcel approximately 0.68 miles southeast of the Stone Canyon Reservoir and approximately 1.1 miles south of Beverly Glen Park. The San Diego 405 Freeway is located approximately 1.9 miles west of the Project site and a neighborhood of single-family residences surround the Project site to the east. The Project site is currently undeveloped and contains a rudimentary dirt driveway along Sandal Lane.

2. Site Conditions

The approximately 5,461.5 sq. ft. Project site is within the Bel Air-Beverly Crest neighborhood in the City of Los Angeles identified as Assessor Parcel Number (APN) 4371-011-020.

The Project site is an existing vacant lot irregular in shape. The Project site is located on the eastern end of Sandal Lane, before the road terminates unto Lisbon Lane, at the top of a natural steep hill sloping in east-west and north-south directions. On the Project site there are a total of nine (9) native trees: three (3) mature Southern California black walnut trees and four (4) mature and two (2) young Coast Live oak trees, all of which are protected by the City's tree ordinance. Another smaller Southern California black walnut tree of non-protected size is also located on the Project site. Within the Sandal Lane ROW there are three (3) trees and one (1) shrub, consisting of one (1) protected Southern California black walnut tree, one (1) protected Toyon (*Heteromeles arbutifolia*) shrub, and two (2) young non-native trees (a Jacaranda tree (*Jacaranda mimosifolia*) and Silk tree (*Albizia julibrissin*)). The Southern California Black walnut tree, Toyon shrub, and Jacaranda tree are located along Sandal Lane fronting the southeast corner of the Project site, and the Silk tree is located along Sandal Lane fronting the southwest corner of the Project site.

3. Planning and Zoning

In the Bel Air-Beverly Crest Community Plan of the Los Angeles General Plan, the Project site occupies the middle portion of the plan area in Bel-Air, and is designated as Very Low II Residential, or RE-15-1-HCR, which indicates "residential estate" zoning.² The Project site is within the jurisdiction of the Los Angeles Department of Building and Safety (LADBS) regarding grading, hauling, and construction activity

² City of Los Angeles. "Bel Air-Beverly Crest Generalized Zoning Map". Accessed April 2024.
<https://planning.lacity.gov/odocument/8a6ea15f-3a06-486e-9780-52967b83729a/BARplanmap.pdf>.



in residential hillside areas. According to the Los Angeles City Fire Department (LAFD) Fire Zone Map, the Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ), which establishes brush clearance and landscaping requirements.³ Additionally, the Project site is designated within a landslide zone.⁴ A Geology and Soils Report was prepared for the Project by Schick Geotechnical, Inc. (provided as Appendix A). Upon approval by LADBS, no further geotechnical investigations are required.⁵

E. PROJECT DESCRIPTION

1. Program

The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 sq. ft., and total living area of 3,036 sq. ft. The Project would also include construction of a pool located adjacent to the northern boundary of the Project site. Driveway access would be developed on Sandal Lane.

The Project as proposed is consistent with the planning and zoning designations of the City. To implement the Project, permits have been applied for from LADBS for grading and backfill, and the new single-family residence. As disclosed, due to the proposed removal of one (1) protected tree on the Project site, as well as one (1) protected tree and one (1) protected shrub within the ROW on Sandal Lane, the Project would require a tree removal permit from Urban Forestry. Additionally, the BMD requires street widening of the portion of Sandal Lane fronting the Project site to twenty (20) feet, and the City's BOE would require an additional emergency three (3)-foot pathway.

2. Tree Removal

The City of Los Angeles Protected Tree Preservation Ordinance No. 18-073 (Chapter IV, Article 6 of the Los Angeles Municipal Code) has identified coast live oak, western yamore, Southern California black walnut, California bay laurel, Mexican elderberry, and bayon with trunk diameters (measured at 4.5 feet above grade) of four (4) inches or greater as protected species. To remove any of these trees, the City's tree removal permit process must be complied with.

The Protected Tree Preservation Ordinance requires preparation of a Protected Tree Report by a qualified "tree expert." A tree survey was conducted on the Project site in December 2023 and a Protected Tree Report was prepared (See Appendix B: Protected Tree & Shrub Removal Report.)⁶ The survey, performed entirely at ground level as part of Appendix B, identified twelve (12) total trees and one (1) shrub on the Project site and within the ROW on Sandal Lane. Within the Project site, the survey identified nine (9)

3 Los Angeles Fire Department (LAFD). "Fire Zone Map." Accessed April 2024. <https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map>.

4 California Department of Conservation. "Earthquake Zones of Required Investigation." Accessed April 2023. <https://maps.conservation.ca.gov/cgs/EQZapp/app/>.

5 See Appendix A.

6 Arsen Margossian, ISA, ASCA, CTRA, TRAQ, Bardez Landscape Services, Inc. Protected Tree & Shrub Removal Report 10453 Sandal Lane, Los Angeles. December 14, 2023. (See Appendix B.)

Findings in Support of a Categorical Exemption

protected trees—specifically, three (3) mature Southern California black walnut (*Juglans californica*) trees, and four (4) mature and two (2) young Coast Live oak (*Quercus agrifolia*) trees. Within the public ROW, the survey identified three (3) trees and one (1) shrub, consisting of one (1) protected Southern California black walnut tree, one (1) protected Toyon (*Heteromeles arbutifolia*) shrub, and two (2) young nonnative trees. The arborist concluded that the native trees must all be naturally occurring, because the neighboring lots also have the same trees.⁷ On the abutting properties, there are no visible native shrubs, but there are visible Southern California black walnut trees, which would not be impacted by the Project as they are a significant distance from the land development footprint.

The Project would retain and protect eight (8) of the nine (9) protected trees on the Project site. The retained trees are located along the property line, from the western boundary continuing to the northern and eastern boundaries. A Tree Protection Zone (TPZ), which includes a fence with a minimum of four to five feet high, would be maintained around these retained trees before start of and during the entire construction phase. One (1) protected Coast Live Oak tree located adjacent to the eastern boundary of the Project site would require the presence of a Certified Arborist during excavation.⁸ For these reasons, the retained trees on the Project Site would not be impacted from implementation of the proposed Project.

The Project would only remove one (1) Coast Live Oak (*Quercus agrifolia*) on the Project Site, located centrally toward the street side of Sandal Lane, within the southern portion of the Project site. As mentioned above, eight (8) of the nine (9) protected trees on the Project Site would be retained. The Coast Live Oak tree to be removed was observed to be in average condition.⁹ Within the ROW on Sandal Lane, the Project would remove one (1) protected Southern California black walnut tree, one (1) protected Toyon native shrub, and two (2) young nonnative trees. No trees or shrubs would be retained within the ROW on Sandal Lane fronting the Project Site. The Toyon shrub and Southern California Black Walnut trees were observed to be in average condition, while the other two nonnative street trees were observed as being in fair or average condition.¹⁰ Of the trees that would be removed by the Project, three (3) are protected trees and shrubs: one (1) within the Project site and two (2) within the ROW. The Arborist concluded that it is not practical to incorporate these trees and shrub on the Project site or public ROW into the design of the Project due to their location, which would conflict with the building footprint and development of the Project.¹¹

In order to comply with the Protected Tree Preservation Ordinance, new trees would be planted in a ratio of four new trees or shrubs for each protected tree or shrub that is removed. The Protected Tree and Shrub Removal Report recommends four (4) Coast Live oak, four (4) Southern California Black Walnut

7 See Appendix B.

8 See Appendix B.

9 See Appendix B.

10 See Appendix B.

11 See Appendix B.



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Nov 15 2024

Tom C. Lopez, Registrar—Elected County Clerk

Electronically signed by TCCD 11/15/24

trees, and four (4) Toyon shrubs be planted on the Project site. The four (4) Coast Live Oak trees would be planted along the northwest boundary of the Project Site; four (4) Southern California Black Walnut trees would be planted along the western boundary of the Project Site; and four (4) Toyon shrubs would be planted on the southeast corner of the proposed residence, fronting the concrete driveway and Sandal Lane. There is sufficient area for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future.¹² Therefore, with the planting of these trees and shrubs, the conditions of the tree removal permit would be met.

3. Street Widening

The BHO applies to all properties that are zoned R1, RS, RE (9, 11, 15, 20, and 40), and RA and are designated as Hillside Area on the Department of City Planning Hillside Area Map, as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

New structures will not be permitted unless they comply with the development standards on Street Access and Minimum Roadway Width of the BHO.¹³ The BHO requires that for any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to the LAMC.¹⁴ The BHO applies to the Project site as it is zoned RE 15-1-CP and designated as Hillside Area. Therefore, the Project would require street widening of the portion of Sandal Lane fronting the Project site to 20 feet to meet the development standards of the BHO, as well as an additional emergency 3-foot pathway to comply with the requirements of the City's BOE.

F. CATEGORICAL EXEMPTION CRITERIA

Public Resources Code Section 21084 provides that the CEQA Guidelines shall include a list of classes of projects that have been determined not to have a significant effect on the environment and that shall be exempt from CEQA. Sections 15300 to 15333 of the CEQA Guidelines sets forth the list of exemption classes.

Class 3, described in Section 15303 of the CEQA Guidelines, consists of construction of small structures. Section 15303(a) of the CEQA Guidelines states that this exemption includes "One single-family residence, or a second dwelling unit in a residential zone."¹⁵

The Project is the construction of a new single-family residence in a residential zone. As such, the Project meets the criteria for a Class 3 Categorical Exemption.

¹² See Appendix B.

¹³ City of Los Angeles, Los Angeles Municipal Code (LAMC), Section 12.21 C.10.(1)(2).

¹⁴ City of Los Angeles, LAMC, Section 12.24 X.28.

¹⁵ California Environmental Quality Act (CEQA) Statute and Guidelines, Section 15303(a), 2024.



G. EXCEPTIONS TO CATEGORICAL EXEMPTIONS

A project that meets the criteria for an exemption can nonetheless be subject to CEQA if it falls within one of the six exceptions listed in CEQA Guidelines Section 15300.2. The following identifies each exception as listed in the CEQA Guidelines and evaluates its applicability to the Project.

1. Location

CEQA Guidelines Section 15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project site is located on a vacant lot within an existing residential area of the Bel Air-Beverly Crest neighborhood within the Santa Monica Mountains. Therefore, the Project site is within locally designated areas of environmental concern associated with its setting in the Santa Monica Mountains.

The Project site is within the jurisdiction of the City of Los Angeles regarding grading, building, and construction activity in residential hillside areas. Development of the Project would comply with the requirements of the LADBS, as well as other zoning requirements. As such, the Project would not have an impact relative to its location within the City and the Santa Monica Mountains.

As mentioned previously, the Project would retain most protected trees and would plant four (4) new trees and four (4) new shrubs for each of the two protected trees and one protected shrub to be removed—for a total of eight (8) new trees and four (4) new shrubs—which meets the minimum 4:1 replacement standard as outlined in current Department policy. As mentioned previously, there is sufficient area on the Project site for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future. Additionally, according to the LAFD Fire Zone Map, the Project site is within the City's VHFHSZ.¹⁶ Therefore, the Project would comply with specific requirements relative to landscaping and brush clearance by the LAFD and other local, State, and federal regulations. For these reasons, the Project would not have an impact relative to its location within the VHFHSZ.

Moreover, the Project site is within the boundaries of the Santa Monica Mountains Conservancy Zone.¹⁷ The Eastern Santa Monica Mountains Natural Resource Protection Plan was adopted by the Santa Monica Mountains Conservancy (SMMC) in December 2021.¹⁸ This plan provides a baseline for land and habitat protection within the portion of Santa Monica Mountains between Griffith Park and Topanga Canyon. The

¹⁶ LAFD, "Fire Zone Map," Accessed April 2024.

¹⁷ Santa Monica Mountains Conservancy, Eastern Santa Monica Mountains Natural Resource Protection Plan. Accessed April 2024. <https://smmc.ca.gov/wp-content/uploads/2021/12/ESSM-NRPP.pdf>.

¹⁸ Santa Monica Mountains Conservancy, "Document Library - Santa Monica Mountains Conservancy". Accessed April 2024. <https://smmc.ca.gov/document-library/>.



plan focuses on connectivity of existing habitat blocks and pathways that wildlife might use to reach them. The SWMC has prepared maps of these habitat blocks and pathways and, while the City has not adopted these maps or generally considered them in its development review, the combined Natural Resource Protection Plan (NRPP) map provides a baseline to consider parcel-specific impacts.

Based on the NRPP maps, the Project site is not within a habitat block or wildlife corridor, nor is it positioned in a connecting gap between these areas. The NRPP does show a wildlife corridor, approximately 0.2 miles south of the Project Site, connecting habitat blocks at the end of the cul-de-sac of Bel Air Road traveling east across Beverly Glen Road an adjacent habitat block. A second wildlife corridor is located approximately 0.2 miles north of the Project site, connecting habitat blocks at the end of the cul-de-sac on Rial Lane to an adjacent habitat block traveling east across Beverly Glen Boulevard. These identified habitat blocks begin at the base of the Santa Monica Mountains within the Bel Air-Beverly Crest Community Plan area and continue north towards Stone Canyon Reservoir, surrounding the residential neighborhood along Beverly Glen Boulevard and Angelo Drive, which travel in a generally north-south direction. Development of the new single-family dwelling would be contained on the Project site and would not alter or impact the habitat blocks surrounding the Project site. Therefore, the Project location would not have an impact relative to habitat blocks or wildlife corridors.

In 2016, the City of Los Angeles initiated a Wildlife Pilot Study to create an ordinance with land use that would maintain wildlife connectivity in the City. On June 24, 2022, the proposed Wildlife Ordinance was approved by the City's Council's Planning and Land Use Committee (PLUM) with some additional modifications and is now under review by the City's Attorney's Office.¹⁹ While not yet adopted, this effort is indicative of the location of environmental resource concern within the City's portion of the Santa Monica Mountains. Based on mapping provided by the Department of City Planning for the Wildlife Ordinance, the Project site is not within a Resource Buffer or Ridge Top Buffer.²⁰ An Open Space Resource Buffer is located 0.04 miles east of the Project site, at the eastern end of Sandal Lane; and a second Open Space Resource Buffer is approximately 0.3 miles north of the Project site, at the end of Viretta Lane which branches off of Bel Air Road in an eastward direction. Implementation of the Project, including construction activities, would be confined to the development footprint of the Project site and would not intersect with nearby open space resource buffers. Therefore, impacts to open space resource buffers would be less than significant.

Based on the above, the Project would not have an impact on an environmental resource of hazardous or critical concern that has been officially designated, mapped, or listed by federal, State, or local agencies. Therefore, this exception does not apply.

¹⁹ Los Angeles City of Planning. Wildlife Ordinance. Accessed April 2024. <https://planning.lacity.gov/node/133058>.

²⁰ Los Angeles City Planning. Wildlife Pilot Study. Accessed April 2024. <https://planning.lacity.gov/plans-policies/wildlife-pilot-study>.



2. Cumulative Impact

CEQA Guidelines Section 15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

This exception applies when the impact of successive projects of the same type and in the same place is significant over time. This definition of cumulative impacts considers whether repeated occurrences of the same action within the same area would have effects that should be considered as a whole.

The Project consists of development of an existing vacant residential lot with a new single-family residence within an existing single-family residential neighborhood. The construction of a new single-family residence would not change the general land use pattern or density of the neighborhood. In fact, the Project is the form of development envisioned by the zoning and planning framework applied to the location by the City. In addition, newer residences would be designed to the current energy and seismic codes.

Removal of existing protected trees, street widening, and other development within existing residential lots in the neighborhood would be subject individually to the City's permit process and the planting of replacement trees. Successive projects of the same type in the same place could result in gradual replacement of existing mature trees with an increased number of new trees. Given that the Project replaces two (2) protected trees and one (1) protected shrub with eight (8) additional new trees and four (4) additional new shrubs consistent with the minimum 4:1 replacement standard as outlined by current Department policy, the Project would not have a substantial effect on the inventory of the neighborhood. As discussed under the previous exception, the Project does not intersect with defined wildlife corridors or habitat areas. As such, the Project would not have a substantial effect on the biological resources of the neighborhood. Additionally, the components of the Project (removal of the two (2) protected trees and one (1) protected shrub, street widening, and construction of a new single-family residence) are site-specific and would not contribute to significant cumulative impacts in the area.

Based on the above, the Project would not have a considerable contribution to significant cumulative impacts within the area and successive projects of the same type within the same neighborhood would not result in significant effects. Therefore, this exception does not apply.

3. Unusual Circumstances

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

The Project site is located on an existing vacant lot and proposes construction of a new single-family residence within an existing single-family residential neighborhood. As the Project is zoned RE-15-1-HCR (single-family "residential estate"), the Project complies with the existing zoning. The surrounding



properties have been developed in a similar manner with similar uses. Construction of a new single-family residence would not change the general land use pattern or density of the neighborhood. Additionally, as discussed, the Project also includes street widening as well as an additional emergency 3-foot pathway to comply with the requirements of the City's BOE. As compared to the surrounding lots and uses, there are no unusual circumstances associated with the Project site or the proposed changes to the Project site. Therefore, this exception does not apply.

4. Scenic Highways

CEQA Guidelines Section 15300.2(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

Beverly Glen Boulevard, approximately 0.1 miles east of the Project site; the 405 Freeway heading north, approximately 1.9 miles west of the Project site; Mullholand Drive, approximately 2.2 miles north of the Project site; and Pacific Crest Highway, or California State Route 1, approximately 6.5 miles south of the Project site are classified as scenic highways.²¹ The Project, which includes the development of the new single-family residence and the other site work as discussed, is not visible from Beverly Glen Boulevard, as the Project sits on a vacant lot that slopes downward in an eastern direction towards Beverly Glen Boulevard, blocked by existing single-family residences and mature trees. Moreover, the Project would not be visible from other listed scenic highways at these distances and thus would not obstruct or alter any views from these roadways. The proposed alteration of the Project site would not create substantial enough visual change to affect any visual resource. Therefore, this exception does not apply.

5. Hazardous Waste Sites

CEQA Guidelines Section 15300.2 Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

California Government Code Section 65962.5 requires State agencies, including but not limited to the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB), to compile a list of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection. Based on a review of the databases compiled in accordance with Section 65962.5 by the DTSC and SWRCB,^{22,23} the Project site is not located on a hazardous waste site. There is one (1) Leaking Underground Storage Tank

21 City of Los Angeles. "Map A3 - West Subarea." Mobility Plan 2035, An Element of the General Plan, 2016.

22 Department of Toxic Substances Control. "EnviroStor." Accessed April 2024. <https://geotracker.waterboards.ca.gov/>.

23 State Water Resources Control Board. "GeoTracker." Accessed April 2024. <https://www.envirostor.dtsc.ca.gov/public/>.

Findings in Support of a Categorical Exemption

(LUST) Cleanup Site, located 0.7 miles north of the Project site on Beverly Glen Boulevard, that has been completed and closed as of December 1994, indicating that the site has been remediated and no further regulatory oversight activities are required.²⁴ Additionally, the LUST Cleanup Site's impact is site-specific and, at this distance to the Project site, would not result in impacts on the Project site. Therefore, this exception does not apply.

6. Historical Resources

CEQA Guidelines Section 15300.2(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project site is not identified as a potential historic resource in SurveyLA,²⁵ HistoricPlacesLA,²⁶ or on other parcel reports or references. The surrounding neighborhood does include residences considered to be historic resources. Historic resources within approximately 1/2-mile of the Project include: 1609 N Beverly Glen Boulevard, 909 Beverly Glen Boulevard, 1811 Bel Air Road, 10274 Chrysanthemum Lane, 1053 Stone Canyon Road, 10575 Vestone Way, and 1231 Stone Canyon Road.

Of these, 1609 North Beverly Glen Boulevard, commonly known as Glen Market, is the closest historic resource, as it is at the base of the eastward slope of the Project fronting Beverly Glen Boulevard, approximately 0.05 miles northeast of the Project site. Glen Market at 1609 North Beverly Glen Boulevard is considered significant as it was developed in 1926 and is the only local market serving the neighborhood.²⁷ Though within the surrounding area of the Project site, the Project would not directly alter the features of this off-site property and would not indirectly affect the character, integrity, or design of 1609 North Beverly Glen Boulevard. Given the intervening residences and topography, the development of the Project site would not have any effect on this property or other historic resources in the neighborhood. Specifically, the Project as a whole would not alter any physical characteristics or context of any historic resources in the surrounding community.

For these reasons, the Project is consistent with CEQA 15300.2(f), as there would be no substantial adverse change in the significance of a historical resource. Therefore, this exception does not apply.

2024 235969



FILED
Nov 15 2024

David S. Ligon, Registrar - Recorder/County Clerk

Electronically signed by 15017 10/04

²⁴ Department of Toxic Substances Control. "EnviroStor." Accessed May 2024.

²⁵ Historic Resources Group. SurveyLA. Los Angeles Historic Resources Survey Report. Brentwood - Pacific Palisades Community Plan Area. November 2013. Accessed April 2024. [https://planning.lacity.gov/odocument/e4a918f7-e513-4e69-9ec4-21342262f232/Brentwood_Pacific_Palisades_Report_\(2\).pdf](https://planning.lacity.gov/odocument/e4a918f7-e513-4e69-9ec4-21342262f232/Brentwood_Pacific_Palisades_Report_(2).pdf).

²⁶ City of Los Angeles. Los Angeles Historic Resources Inventory. HistoricPlacesLA. Accessed April 2024. <https://hpla.lacity.org/search>.

²⁷ Historic Resources Group. SurveyLA. Los Angeles Historic Resources Survey Report. Bel Air - Beverly Crest Community Plan Area. Accessed April 2024. https://planning.lacity.gov/odocument/8653ceb3-0d57-4e95-8659-cf0a867bbc26/Final_Survey_Report_-_Bel_Air-Beverly_Crest_HPLAEdit.pdf.

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*ALSO Admitted in Texas

November 22, 2024

VIA ELECTRONIC MAIL

Los Angeles City Clerk
200 N. Spring Street
Los Angeles, CA 90012-4801
clerk.cps.ceqa@lacity.org

Board of Public Works
Room 350 City Hall
200 North Spring Street
Los Angeles, California 90012-4801

**Re: CEQA Appeal for Project Located at 10453 Sandal Lane;
BPW-2024-0635**

Dear City Clerk:

This firm represents Bruno Naylor ("Appellant") with respect to the City of Los Angeles's ("City") consideration of the proposed single-family home located at 10453 Sandal Lane in Mars Canyon ("Project"). On or about November 13, 2024, the Board of Public Works ("Board") approved a tree removal permit for the removal of six trees including three protected native trees to facilitate the Project. The Board also determined that the Project was exempt from the California Environmental Quality Act ("CEQA").

Pursuant to Ordinance No. 186254 (LAMC Section 197.01) and Public Resources Code Section 21151(c), Mr. Naylor hereby appeals the determination that the Project is exempt from CEQA. This section of the Public Resources Code allows any interested party to file an appeal of a CEQA determination to the public agency's elected decision-making body. PRA Section 21151(c) states as follows:

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division,

that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."

My client provides the following information pursuant to Ordinance No.186254.

Authorizing Statute: Los Angeles Municipal Code Section 197.01

Nonelected Decision-making Body: Board of Public Works

Date of Decision-making Body's Environmental Decision: November 13, 2024

Contact Information for Appellant:

Name: Bruno Naylor

Address: c/o 8383 Wilshire Blvd., Suite 750, Beverly Hills, CA 90211

Telephone: (310) 982-1760

Legal Basis for Appeal: Application of the Class 3 Categorical Exemption (the so-called "single family home exemption") is limited by the factors described in CEQA Guidelines section 15300.2. In this case, the Project is not eligible for the Class 3 Exemption both because of the Project's location in a "particularly sensitive environment" and "unusual circumstances." The Project is located in the Santa Monica Mountains Zone which has been declared by the Legislature to be an environmental resource of critical concern. Moreover, the loss of this habitat constitutes a significant impact on the environment that is not mitigated by the mere replacement of trees. The Project also fails to conform with [LAMC 12.21.C.10\(i\)\(3\)](#) which requires, for any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street, a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area. The City has failed to disclose this fact in the project description as required by CEQA or evaluate the "whole of the action." As such, the City has engaged in unlawful piecemealing. My client's objection letter justifying its contentions that the Project is not exempt from CEQA is attached hereto as **Exhibit 1**.

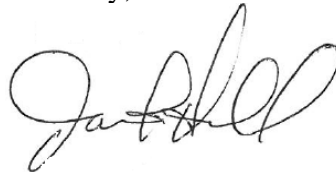
A complete copy of this appeal is being filed concurrently with the Board of Public Works – the nonelected decision-making body whose Environmental Determination is being appealed.

The filing of this appeal stays the approval of the Project. The Ordinance states as follows: "*Stay of Project Approval. If a timely CEQA Appeal has been filed, then pending resolution of the CEQA Appeal, the action by the nonelected decision-making body or individual shall be stayed and no permits may issue and no work based thereon may proceed.*" This appeal has been timely filed.

Los Angeles City Clerk
November 22, 2024

My client reserves the right to supplement the basis for appeal submitted herein. I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name "Jamie" being more prominent than the last name "Hall".

Jamie T. Hall

Encl: Exhibit 1 CEQA Objection Letter

EXHIBIT 1

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*ALSO Admitted in Texas

November 22, 2024

VIA PERSONAL DELIVERY

Los Angeles City Clerk
200 N. Spring Street
Los Angeles, CA 90012-4801
clerk.cps.ceqa@lacity.org

Board of Public Works
Room 350 City Hall
200 North Spring Street
Los Angeles, California 90012
tj.knight@lacity.org

**Re: CEQA Appeal for Tree Removal Project Located at 10453 Sandal Lane;
BPW-2024-0635**

Dear City Clerk:

This firm represents Bruno Naylor, a resident in the immediate neighborhood of the proposed new one-story 3,036 square foot single-family dwelling with a pool, on a vacant lot of approximately 5,469 square feet ("Project"). On or about November 13, 2024 the Board of Public Works ("BPW") or "Board") approved a request to remove three protected trees and two street trees which include one Southern California Black Walnut tree, one Coast Life Oak tree, one Toyon tree, one Jacaranda tree, and one Silk tree for the construction of the Project and required street widening. Mr. Naylor and his counsel appeared at the hearing and objected to the approval of the Project on environmental grounds. This letter is intended to inform the City Council that the Project is not exempt from the California Environmental Quality Act ("CEQA") and is inconsistent with local law.

I. The Location of the Project is in a Sensitive Natural Community and The City Has Failed to Provide Sufficient Mitigation

California Department of Fish and Wildlife (“CDFW”) has prepared a list of “sensitive natural communities” in California and their need for preservation.¹ CDFW states that all natural communities on its list with ranks of 1-3 are considered “sensitive.” Notably, California Black Walnut woodlands, including Coast Live Oak woodlands, are on the list and are designated as “sensitive.”

California Natural Community List		Thursday, June 1, 2023	
This document provides the current list of vegetation Alliances, Associations, and Special Stands. State and Global rarity ranks are indicated for Alliances and some Associations; those with ranks of 1-3 are considered Sensitive. Associations considered Sensitive are marked with a Y in the rightmost column. A "?" indicates our best estimate of the rank when we know we have insufficient samples over the full expected range of the type, but existing information points to this rank. Semi-Natural Stands are included but not ranked and are denoted as GNA/SNA (global/state rank not applicable). Pending additions are at the bottom of the list. For more information, or to check for updates, please see: https://www.wildlife.ca.gov/Data/VegCAMP/Natural-Communities https://explorer.natureserve.org/AboutTheData/Statuses			
Juglans californica		Alliance	
72.100.00	California walnut groves	G3	S3
72.100.03	Juglans californica / annual herbaceous	G3	S3 Y
72.100.04	Juglans californica / Artemisia californica / Leymus condensatus	G3	S3 Y
72.100.05	Juglans californica / Ceanothus spinosus	G3	S3 Y
72.100.06	Juglans californica / Heteromeles arbutifolia	G3	S3 Y
72.100.07	Juglans californica / Malosma laurina	GNR	Y
72.100.08	Juglans californica - Quercus agrifolia	G3	S3 Y

Figure 1.0 – Natural Communities List of Life Forms from
www.wildlife.ca.gov/data/vegcamp/natural-communities via CDFW website

As noted in Staff Report for the Project, there are multiple Southern California Black Walnut trees (five) located either on the lot itself or on the public right-of-way. There are also multiple Coast Live Oaks (seven) located either on the lot itself or within the public right-of-way. The abundance of such native trees within such a confined area constitutes a **woodland** and the Staff Report fails to take into consideration the existence of both a Southern California Black Walnut woodland and a Coast Live Oak/Walnut Woodland in the area and the irreparable harm of disturbing such an area. My client commissioned a qualified biologist to map the habitat of his adjacent properties, Dr. Dan Cooper, a biologist with the Resource Conservation District of the Santa Monica Mountains, and Dr. Cooper determined that the adjacent properties contain both a walnut woodland and an oak-walnut woodland on it (both sensitive natural communities). It stands to reason – based on the abundance of native trees on the property in question – that they also contain such woodlands. A screenshot from the habitat mapping prepared by my client is shown below. As you can see, the property on the other side of Sandal Lane contain both Oak-Woodlands and Oak Walnut Woodlands.

¹ <https://wildlife.ca.gov/data/vegcamp/natural-communities#sensitive%20natural%20communities>

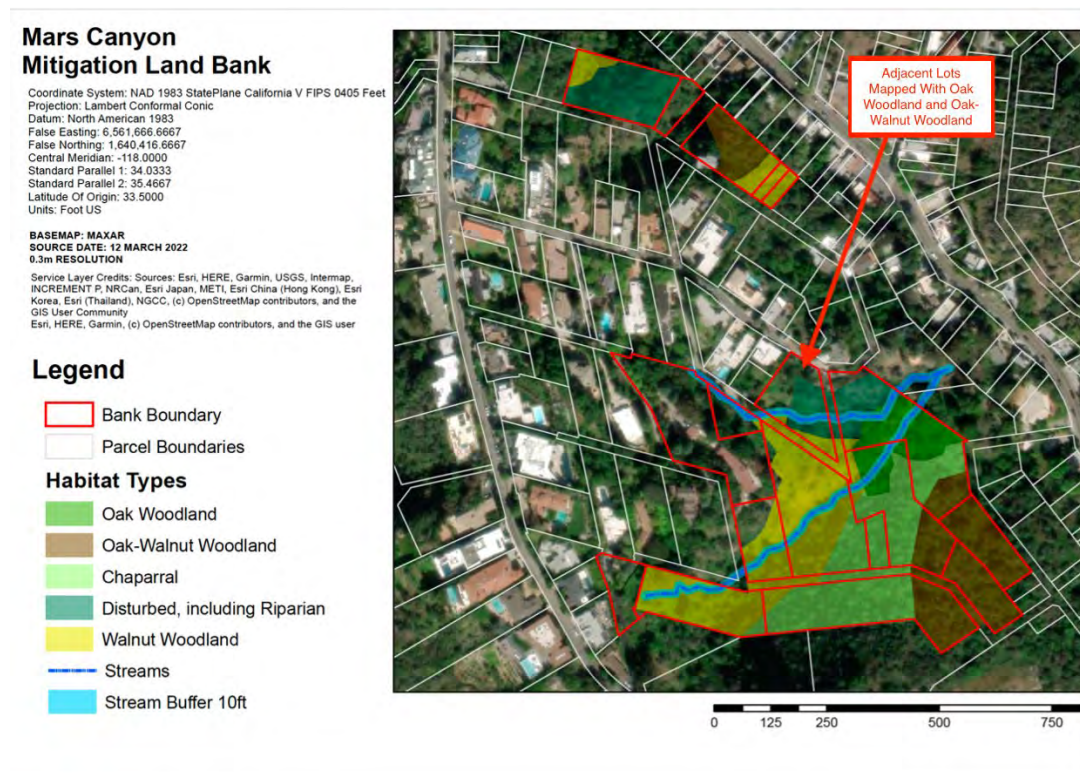


Figure 1.1- Mars Canyon Mitigation Land Bank Image

Woodlands provide a unique ecosystem for local habitat and are also extremely difficult to recreate with simple replacement tree because mitigation takes the form of “area” not just replacement trees. Dr. Travis Longcore has authored a report entitled "*Conservation of California Walnut in the Eastern Santa Monica Mountains*" that is highly relevant². This report details the failings of the City’s current procedures to mitigate for the loss of walnut woodlands. As noted by Dr. Longcore, meaningful mitigation for impacts to a Sensitive Natural Community should involve on-or off-site permanent protection or restoration of the same habitat type at a specified mitigation ratio. A typical mitigation ratio for loss of a Sensitive Natural Community ranked S3 (all of those with *Juglans californica*) as usually recommended by CDFW would be 5:1 (in area/acreage). Avoidance of significant impacts on rare species and Sensitive Natural Communities is always the most desirable outcome. If impacts are unavoidable, an area-based mitigation scheme is required, with permanent protection, performance criteria, and enforceability, as part of CEQA compliance. The current mitigation measures proposed by staff do not require area-based mitigation.

Again, California Department of Fish and Wildlife (“CDFW”) has repeatedly advised the City that replacement trees alone do not provide adequate mitigation for impacts to sensitive

² This report can be accessed at <https://www.urbanwildlands.org/Resources/ConservationCaliforniaWalnutUWG.pdf>

natural communities. A screenshot from a comment letter from CDFW for a project in Northeast Los Angeles³ is shown below:

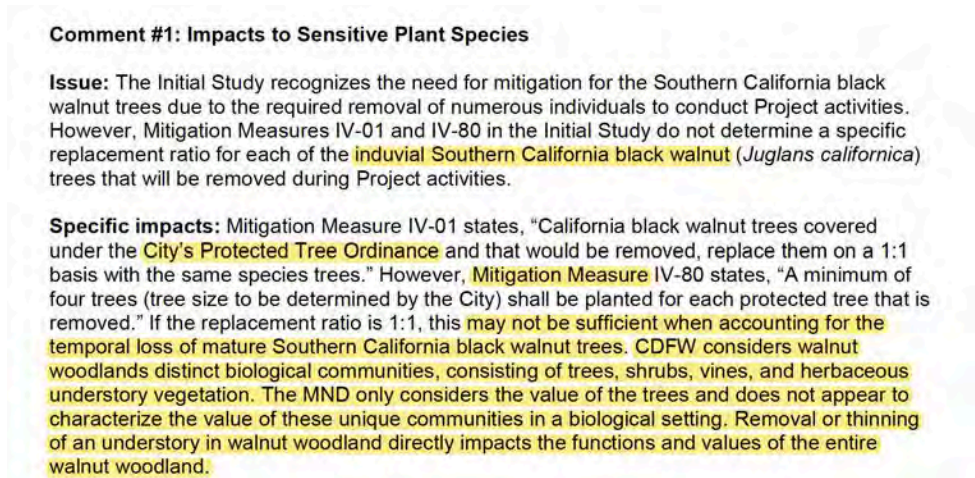


Figure 1.2 – CDFW Comment Letter for Northeast Los Angeles Project

Without adequate mitigation, the Project *will* have a significant effect on the environmental and therefore the Project is not eligible for a categorical exemption from CEQA.

II. The City Owes a Duty to Consult with CDFW and Failed to Do So

The CDFW is a trustee agency and the City owes a duty to consult with and notify CDFW. Per California Code of Regulations § 15386, a trustee agency “*means a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee agencies include: (a) The California Department of Fish and Game with regard to the fish and wildlife of the state, to designated rare or endangered native plants, and to game refuges, ecological reserves, and other areas administered by the department.*”

The Southern California Black Walnut is assigned a California Rare Plant Rank (CRPR) of 4.2 by the California Native Plant Society. The CDFW, a trustee agency, has concluded that the Southern California Black Walnut meets the definition of a “rare, threatened or endangered species. CDFW has published a document entitled “*Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Nature Communities.*”⁴ CDFW states at page three of that document that plants tracked by the California Natural Diversity Database and California Native Plant Society as California Rare Plant Rank 3 or 4 meet the definition of rare or endangered under CEQA Guidelines 15380, subdivisions (b) and (d) and warrant consideration under CEQA on the basis of declining trends, recent taxonomic

³ This letter is attached as **Exhibit A**.

⁴ This document is attached as **Exhibit B** and available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>

information and other factors. The City owes a duty to consult with the CDFW. Public Resources Code Section 21080.3 states as follows: “Prior to determining whether a negative declaration or environmental impact report is required for a project, the lead agency shall consult with all responsible agencies and trustee agencies.”

The City cannot claim there are no significant impacts and use this as a basis not to consult with or notify a trustee agency. This was decided in *Gentry v. Murrieta* (1995) 36 Cal.App.4th 1359, 1387. (“We conclude that natural resources can be “affected by” a project, and hence the lead agency may have duties toward “trustee agencies,” *even if the lead agency believes the project will have no significant effect on the environment*. This broad construction of “trustee agency” serves the statutory purpose of fostering interagency consultation. Potential trustee agencies should have input at an early stage in the process into the question of whether the project affects resources within their jurisdiction, and hence into the very question of whether they are, in fact, trustee agencies.”). As explained above, the mitigation measures proposed by the City (namely, replacement at a 4:1 ratio) are insufficient to mitigate the impacts to the species and native woodlands deemed sensitive by CDFW.

III. The City Has Failed to Consult with the Santa Monica Mountains Conservancy

In 2022, the Los Angeles City Council adopted a Resolution acknowledging that the Santa Monica Mountains Conservancy, a state agency, must be consulted with regard to environmentally impactful projects such as the one in question. A screenshot from that Resolution is shown below. See Council File No. 21-1284.⁵ There is no evidence that the City has engaged in the required consultation. In fact, staff from the Bureau of Street Services admitted at the November 13, 2024 BPW hearing that no such consultation occurred. One of the core purposes of consultation is to ensure that environmental mitigation measures are adequate. The Board of Public Works failed to proceed in the manner required by law when it approved the Project and adopted an environmental determination under CEQA without consulting with the Santa Monica Mountains Conservancy. A copy of the Resolution Adopted by the City in 2022 is attached hereto as **Exhibit C**.

IV. The Project is in The Santa Monica Mountain Zone, a Sensitive Environmental Area of Concern and a Class 3 Categorical Exemption Cannot Be Used

The City asserts that the Project is categorically exempt from CEQA under Article III, Section 1, Class 3, Category 1 (new construction of small structures – single family residences not in conjunction with the building of two or more units). However, the Project is not eligible for the “single family home” exemption because of its location in the Santa Monica Mountain Zone (“Zone”). The Legislature has declared that the Zone is an environmental resource of critical concern. The Zone was established by the Legislature via the Santa Monica Mountains Conservancy Act, which is codified at Section 33001 of the Public Resources Code. Under these circumstances (where a project may impact on an environmental resource of critical concern) a party need only demonstrate a “fair argument” that a project may have significant effect on the

⁵ The Council File can be accessed at <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-1284>.

environment. This standard of review was outlined in *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880. The court stated that once it is determined that a project is located in an environmentally sensitive area the “fair argument” standard of review applies. *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880, 890.

There should be no doubt that the Santa Monica Mountains Zone comprise an environmental resource of critical concern. As noted in *Berkeley Hills Watershed Coalition*, a “resource” is a “natural source of wealth or revenue,” or a “natural feature or phenomenon that enhances the quality of human life.” *Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 880, 891. The Legislature’s explicit findings regarding the characteristics of the Zone in the Santa Monica Mountains Conservancy Act more than meet this definitional requirement.

An objector need only demonstrate a “fair argument” that the project “may impact” the mapped resource. *Id.* at 894. Stated another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an Environmental Impact Report (“EIR”) even though it may also be presented with other substantial evidence that the project will not have a significant effect. *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. Again, under the “fair argument” standard an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Friends of “B” St. v. City of Haywood* (1980) 106 Cal.App.3d 988, 1002. This standard sets a “low threshold” for preparation of an EIR. *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928.

In sum, the use of the Class 3 single-family home exemption cannot be used for this project because it is located within the Santa Monica Mountains Zone. Environmental review pursuant to CEQA is required because the mountains are an environmental resource of critical concern that have been designed and precisely mapped pursuant to state law.

V. The Project is Not Exempt from CEQA as a Class 3 Activity Due to Unusual Circumstances

The Class 3 exemption is also not available due to “unusual circumstances.” Application of the so-called “single family home exemption” is limited by the factors described in section 15300.2.” An exemption should be denied if one of the exceptions listed in section 15300.2 of the Guidelines applies. Section 15300.2, subdivision (c), of the Guidelines provides for one such exception and states that if there is a “reasonable possibility” of a “significant effect on the environment due to unusual circumstances,” then the categorical exception cannot apply. A “circumstance is ‘unusual’ . . . judged relative to the typical circumstances related to an otherwise typically exempt project.” *Voices for Rural Living v. El Dorado Irr. Dist.* (2012) 209 Cal.App.4th 1096, 1108–09.

a. The Presence of Southern California Black Walnut and Coast Live Oak-California Walnut Woodland is an Unusual Circumstance

As pointed out by the California Supreme Court in the *Berkeley Hillside Preservation* case:

“A party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance.”

Berkeley Hillside Pres., *supra*, 60 Cal.4th at p. 1105.

The California Supreme Court, in *Berkeley Hillside Preservation*, continued its analysis:

Alternatively, under our reading of the guideline, a party may establish an unusual circumstance with evidence that the project will have a significant environmental effect. That evidence, if convincing, necessarily also establishes “a reasonable possibility that the activity will have significant effect on the environment due to unusual circumstances.”

Berkeley Hillside Pres., *supra*, 60 Cal.4th at p. 1105

Thus, if it can be shown, as is the case here, that the Project will have a significant effect on the environment, that alone is sufficient to eliminate the applicability of the categorical exemption. Southern California Black Walnut trees are included in the City CEQA Thresholds Guide’s “Sensitive Species Compendium.”⁶

⁶ The Threshold Guide may be accessed at <http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf>

Exhibit C-7, continued
SENSITIVE SPECIES COMPENDIUM - CITY OF LOS ANGELES

SCIENTIFIC NAME	COMMON NAME	STATUS	ZONE *	HABITAT
Plants (Con't)				
<i>Deinandra minthornii</i> (<i>Hemizonia parryi australis</i>)	southern tarplant	1B	Unknown	ET, GL, VP
<i>Dichondra occidentalis</i>	western dichondra	4	4	CH,OW,CS, GL
<i>Dithyrea maritima</i>	beach spectacled pod	ST, 1B	4	CD,CS
<i>Dodecahema leptoceras</i>	slender-horned spineflower	SE, FE, 1B	1	AF,CH
<i>Dudleya b. blochmaniae</i>			3	CS,CB,CH, GL
<i>Dudleya cymosa marcescens</i>		1B	3	CH
<i>Dudleya cymosa ovatifolia</i>			3,4	CH,CS
<i>Dudleya multicaulis</i>			2	CH,CS,GL
<i>Dudleya virens</i>			4	CH,CS
<i>Erysimum insulare suffrutescens</i>	suffrutescent wallflower	4	unknown	CB,CD,CS
<i>Fremontodendron mexicanum</i>	Mexican flannelbush	SR, FE, 1B	1,2,3	MF,CH,OW
<i>Galium angustifolium gabrielense</i>	San Antonio Canyon bedstraw	4	1	MF
<i>Galium cliffsonsmithii</i>	Santa Barbara bedstraw	4	2,4	OW
<i>Galium johnstonii</i>	Johnston's bedstraw	4	unknown	MF
<i>Goodmania luteola</i>	golden goodmania	4	Unknown	DW,PL,GL
<i>Helianthus nuttallii parishii</i>	Los Angeles sunflower	1A	3	CM,FM
<i>Heuchera abramsii</i>	Abram's alumroot	4	Unknown	MF
<i>Heuchera elegans</i>	urn-flowered alumroot		Unknown	MF
<i>Hulsea vestita gabrielensis</i>	San Gabriel Mtns. sunflower	4	1	MF
<i>Juglans c. v. californica</i>	So. Cal. black walnut	4	1,2,3	CH,OW,AF
<i>Juncus acutus leopoldii</i>	southwestern spiny rush	4	4	CD,CM
<i>Juncus duranii</i>	Duran's rush	4	Unknown	MF
<i>Lasthenia glabrata coulteri</i>	Coulter's goldfields	1B	Unknown	CM,PL,VP
<i>Lepechinia fragrans</i>	fragrant pitcher sage	4	3	CH
<i>Lilium humboldtii ocellatum</i>	ocellated Humboldt lily	4	1,2,3	CH,OW,CO
<i>Linanthus orcuttii</i>	Orcutt's linanthus	1B	Unknown	CH,MF
<i>Lupinus elatus</i>	silky lupine	4	Unknown	MF
<i>Lupinus excubitus v. johnstonii</i>	interior bush lupine	4	Unknown	MF
<i>Lupinus peirsonii</i>	Peirson's lupine	1B	Unknown	CH,CS,RW
<i>Malacothamnus davidsonii</i>	Davidson's bush mallow	1B	1,3	CS,RW
<i>Microseris douglasii v. platycarpa</i>	small-flowered microseris	4	Unknown	OW,CS,GL
<i>Monardella cinerea</i>	gray monardella	4	Unknown	MF

Refer to Exhibit C-1

Figure 1.3 – Threshold Guide Sensitive Species Compendium Class Status

The status of this tree is listed as “4” – which means “Plants of limited distribution – a watch list.” A footnote describing this species category is included that states “Very few of the plants constituting List 4 meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for listing. Nevertheless, many of them are significant locally, and the [Department of Fish and Game] recommends that List 4

plants be evaluated for consideration during preparation of environmental documents relating to CEQA. This may be particularly appropriate for the type locality of a List 4 plant, for populations at the periphery of a species' range or in areas where the taxon is especially uncommon or has sustained heavy losses, or for populations exhibiting unusual morphology or occurring on unusual substrates." A marked-up screenshot of the Sensitive Species Compendium Key Chart from the Thresholds Guide is shown below:

C. Biological Resources

Exhibit C-7, continued
SENSITIVE SPECIES COMPENDIUM - CITY OF LOS ANGELES

KEY (continued)

California Native Plant Society (CNPS)	
1A	Plants presumed extinct in California ³
1B	Plants that are rare, threatened, or endangered in California or elsewhere ³
2	Plants that are rare, threatened, or endangered in California, but more common elsewhere ³
3	Plants about which more information is needed - a review list ⁴
4	Plants of limited distribution - a watch list ⁵

Habitat Code Designations - California Natural Diversity Database (CNDD)

AF	Alluvial Fan Sage Scrub
BW	Brackish Water
CB	Coastal Bluff Scrub
CD	Coastal Dunes
CH	Chaparral
CL	Coastal Lagoon

³ All of the plants constituting Lists 1A, 1B, and 2 meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for listing. According to the DFG, if the taxa on List 1A are rediscovered, they should be fully considered during preparation of environmental documents relating to CEQA. List 1B and 2 plants should be fully considered during preparation of environmental documents relating to CEQA.

⁴ Some of the plants constituting List 3 meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for listing. The DFG recommends that List 3 plants be evaluated for consideration during preparation of environmental documents relating to CEQA.

⁵ Very few of the plants constituting List 4 meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for listing. Nevertheless, many of them are significant locally, and the DFG recommends that List 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA. This may be particularly appropriate for the type locality of a List 4 plant, for populations at the periphery of a species' range or in areas where the taxon is especially uncommon or has sustained heavy losses, or for populations exhibiting unusual morphology or occurring on unusual substrates.

The Southern California Black Walnut is a "plant of limited distribution" that "should be evaluated under CEQA."

City of Los Angeles
2006

L.A. CEQA Thresholds Guide
Page C-28

Figure 1.4 – Threshold Guide Sensitive Species Compendium Continued

Based on the threat to this native tree, in 2006 the City adopted Ordinance 177404 to amend its Protected Tree Ordinance. The Southern California Black Walnut was added to the list of protected trees and their removal was prohibited without the issuance of a tree removal permit and a determination from the Board of Public Works that removal was “necessary” in order to allow for “reasonable development.”

Notably, the City Planning Commission made the following finding when it recommended approval to the City Council for the amended Protected Tree Ordinance⁷:

“In accordance with Charter Section 556, the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan. It implements Policy 3 of Section 6: Endangered Species of the Conservation Element⁸ of the General Plan by *revising regulations concerning endangered species*; and Policy 4 of Section 10⁹: Habitats of the Conservation Element of the General Plan by creating legislation that encourages and facilitates protection of local native plant and animal habitats. It also implements the California Environmental Quality Act by designating *Juglans californica var californica* as a protected species, consistent with the recommendations of the California Native Plant Society (6th. Inventory of Endangered Species, RED Code 4-4-4) that this “locally significant” species be “evaluated for consideration during the preparation of environmental documents relating to CEQA.”

The City Council adopted the Planning Commission’s findings. Policy 3 of Section 6: Endangered Species of the Conservation Element of the General Plan states:

“Policy 3: continue to support legislation that encourages and facilitates protection of endangered, threatened, sensitive and rare species and their habitats and habitat corridors.”

Policy 4 of the Habitats portion of the Conservation Element of the General Plan states:

⁷ The case file for the amended Protected Tree Ordinance can be found at <http://clkrep.lacity.org/onlinedocs/2003/03-1459.PDF>

⁸ The Conservation Element clearly lays out the rationale for regulation and protection: “Without protection of habitats suitable for species propagation, entire species of native plants and animals gradually will decline or become extinct. A couple of hundred plants and animals that live in Los Angeles habitats are listed on the federal and/or state endangered, threatened or species of special concern lists. Within the Santa Monica Mountains National Recreation Area alone 26 plants and animals are classified as rare, threatened or endangered and 58 more have been placed on the list of species of special concern by the National Park Service. Within the city more than 180 plant and animal species are listed by the Environmental Affairs Department for the city as a whole.”

⁹ It appears that the original source document incorrectly states the section number where the “Habitats” portion of the Conservation Element is found. The “Habitats” section is located in Section 12 (not Section 10).

“Policy 4: continue to support legislation that encourages and facilitates protection of local native plant and animal habitats.

Here, the unusual circumstances are the existence of *juglans californica* var. *californica* species individuals and Coast Live Oak (*Qeucus agrifolia*) species on the Project site which the Project would negatively impact. Both of these trees are locally protected species. The City Council’s findings and the implementing City’s official CEQA Thresholds Guide quoted above constitute an authorized and definitive legislative finding that this particular project’s special circumstances would have a significant impact on biological resources.

The City’s official CEQA Thresholds Guide states:

A project would normally have a significant impact on biological resources if it could result in:

- The loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, or candidate species, or a Species of Special Concern or federally listed critical habitat;
- The loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community;

It is clear that this is a parallel to the definition of a “sensitive biological resource” found in that same document:

For the purposes of the Thresholds Guide, a sensitive biological resource is defined as follows:

- A plant or animal that is currently listed by a state or federal agency(ies) as endangered, threatened, rare, protected, sensitive or a Species of Special Concern or federally listed critical habitat;
- A plant or animal that is currently listed by a state or federal agency(ies) as a candidate species or proposed for state or federal listing; or
- A locally designated or recognized species or habitat.

The quoted statement from the CEQA Thresholds Guide above, in combination with the definition of a sensitive biological resource and the requirement that the description of the environmental setting include a “statement of the potential for existing sensitive resources, *based*

upon review of Exhibit C-7” make it clear that California Black Walnut trees are a sensitive resource in the City of Los Angeles and that, therefore, the presumption is that the Project *will* have a significant impact on biological resources. This certainly meets the required showing that there is “a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances” as required by *Berkeley Hillside Pres., supra*, 60 Cal.4th at p. 1105.

VI. The Project Fails to Comply with LAMC 12.21.C.10(i)(3) Continuous Paved Roadway Requirements

The Project also fails to comply with Los Angeles Municipal Code 12.21.C.10(i)(3) (“LAMC”). Per LAMC requirements, the following must be met:

(3) Minimum Roadway Width (Continuous Paved Roadway):
For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision 10 or has been approved by a Zoning Administrator pursuant to LAMC 12.24.X.28 of this Code.

The applicant has indicated that they plan on widening Sandal Land adjacent to 10453 Sandal Lane. However, the roadway adjacent to 10455 Sandal Lane is less clearly less than 20 feet wide and there no evidence that the applicant has either applied for a Zoning Administrator’s Determination to deviate from the CPR Requirement set forth at LAMC Section 12.21.C.10(i)(3) or obtained a B Permit to widen that portion of the road leading up to 10453 Sandal Lane. A picture of the substandard roadway from Google Streetview is shown below.



Figure 1.5 – Picture from Google Street View

VII. Inadequate Project Description

The Notice of Exemption prepared by the City describes the Project as follows:

“Construction of a new 3,036 square-foot single-family dwelling with pool; removal of 1 protected Coast Live Oak tree, 1 protected Southern California black walnut tree and 1 protected Toyon shrub both in the public right-of-way, and 2 unprotected trees; planting of 4 new Coast Live Oak trees, 4 new Southern California black walnut trees, 4 new Toyon shrubs; street widening per City BHO and additional 3-foot emergency pathway a [sic] required by the City.”

The City has failed to adequately describe the Project. As explained above, the roadway adjacent to 10455 Sandal Lane is less than 20 feet wide. Therefore, the applicant will either need to widen that portion of the road (which has its own environmental impacts) or obtain a ZAD in order to deviate from the Continuous Paved Roadway requirement set forth in the LAMC. Either way, this aspect of the Project has failed to be disclosed or described in the NOE. As such, the City has failed to comply with CEQA.

VIII. Piecemealing

The City has also engaged in piecemealing and failed to analyze the “whole of the action.” There “is no dispute that CEQA forbids ‘piecemeal’ review of the significant environmental impacts of a project.” *Berkeley Keep Jets Over the Bay Com. v. Board of Port Commissioners* (2001) 91 Cal. App. 4th 1344, 1358. CEQA requires the lead agency to “consider the effects, both individual and collective, of all activities involved in a project.” Pub. Res. Code § 21002.1(d). By piecemealing the project, “consideration of the cumulative impact on the environment may never occur.” *City of Santee v. County of San Diego* (1989) 214 Cal. App. 3d 1438, 1452. See also Pub. Res. Code § 21065 (project defined); Guidelines § 15378(a) (project means “the whole of an action”). A “project” may be subject to several discretionary approvals by governmental agencies; it does not mean each separate governmental approval. Guidelines § 15378(c). What constitutes the “whole of an action” is a question of law that courts independently decide. *Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007), 155 Cal. App. 4th 1214, 1224. “[T]he requirements of CEQA cannot be avoided by chopping up proposed projects into bite-size pieces which, when taken individually, may have no significant adverse effect on the environment.” *Id.* at 1222-1223 (quotes and citations omitted).

Here, the City has failed to consider the “whole of the action.” As explained above, the “project” will require not only the widening of the road adjacent to 10453 Sandal Lane, but also the widening of the road at 10455 Sandal Lane (or obtaining a ZAD to deviate from the CPR requirement). By excluding this aspect of the “project,” the City has engaged in piecemealing and failed to consider the “whole the action.”

IX. Conclusion

The Project is not exempt from CEQA because the Project *will* have a significant effect on the environment. Among other things, the City has failed to apply the appropriate mitigation for impacts to a sensitive natural community. Further, the Project is located in an environmentally sensitive location and therefore is not eligible for categorical exemption pursuant to CEQA Guidelines Section 15300.2(a). Finally, the City has failed to engage in the required consultation with trustee agencies, including CDFW and the SMMC. The City has also failed to adequately describe the project and engaged in unlawful piecemealing. Even after street widening adjacent to the project site, portions of Sandal Lane at 10455 Sandal Lane will remain less than 20 feet. Either a Zoning Administrator’s Determination will be required to deviate from LAMC Section 12.21.C.10(i)(3) or a B Permit will need to be obtained to widen this portion of the street. Either way, this aspect of the Project was not disclosed in the project description nor was it evaluated as required under CEQA. Based on the foregoing, the appeal should be granted.

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Los Angeles City Clerk
November 22, 2024

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name "Jamie" being more prominent and the last name "Hall" following in a similar style.

Jamie T. Hall

Exhibit A



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



Governor's Office of Planning & Research

April 17, 2020

APR 17 2020

STATE CLEARINGHOUSE

Jane Choi
City of Los Angeles
City Planning
200 N. Spring St. Room 621
Los Angeles, CA 90012
jane.choi@lacity.org

Subject: Onyx32 – 32 Small Lot Homes, Mitigated Negative Declaration (MND), SCH #2020039066, Los Angeles County

Dear Ms. Choi:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Onyx32 – 32 Small Lot Homes Project (Project). The Initial Study's supporting documentation includes a *Biological Assessment* (Assessment) and a *Protected Tree Report* (Tree Report). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by state law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), or state-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 et seq.) authorization as provided by the applicable Fish and Game Code will be required.

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Project Description and Summary

Objective: The proposed Project would consist of the subdivision of the existing 186,956 square foot vacant site (four parcels) into 32 parcels that range in area from 1,673 square feet to 15,381 square feet. The development of 32 small lot residences (one per parcel) would also include the construction of related improvements [new public roads, curb and gutters, retaining walls, driveways, common access areas (public access staircases and private pocket parks), and utilities]. Earthwork for the proposed Project would result in approximately 22,474 cubic yards of cut, 4,960 cubic yards of fill, and 17,514 cubic yards of soil export. Project construction would also require removal of 31 Protected Trees (California Black walnut trees), which would be replaced, with review and approval by the Board of Public Works.

Location: The subject property is located at 4103 E. Supreme Court, 4108 E. Superior Court, 4102 E. Supreme Court, and 2730 N. Onyx Drive, Los Angeles, California, 90032. The Project site occupies an east-southeast-facing slope within the watershed of the Los Angeles River. Elevation on the property ranges from approximately 965 feet at the northeastern corner of the property to 1,160 feet at the western tip. Forest Park Drive runs roughly north/south through the western part of the property.

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the City of Los Angeles (City) in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

Comment #1: Impacts to Sensitive Plant Species

Issue: The Initial Study recognizes the need for mitigation for the Southern California black walnut trees due to the required removal of numerous individuals to conduct Project activities. However, Mitigation Measures IV-01 and IV-80 in the Initial Study do not determine a specific replacement ratio for each of the individual Southern California black walnut (*Juglans californica*) trees that will be removed during Project activities.

Specific impacts: Mitigation Measure IV-01 states, "California black walnut trees covered under the City's Protected Tree Ordinance and that would be removed, replace them on a 1:1 basis with the same species trees." However, Mitigation Measure IV-80 states, "A minimum of four trees (tree size to be determined by the City) shall be planted for each protected tree that is removed." If the replacement ratio is 1:1, this may not be sufficient when accounting for the temporal loss of mature Southern California black walnut trees. CDFW considers walnut woodlands distinct biological communities, consisting of trees, shrubs, vines, and herbaceous understory vegetation. The MND only considers the value of the trees and does not appear to characterize the value of these unique communities in a biological setting. Removal or thinning of an understory in walnut woodland directly impacts the functions and values of the entire walnut woodland.

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Why impact would occur: Project implementation includes grading, vegetation clearing, building construction, and other activities that may result in direct mortality, population declines, or local extirpation of sensitive plant species.

Evidence impact would be significant: Southern California black walnut is a sensitive and declining habitat type, is difficult to restore, and takes many years before habitat functions and values in restoration areas are equivalent to impacted areas. The Southern California black walnut is also designated S-3, which is considered vulnerable in the state due to a restricted range with relative few populations. An S-3 ranking indicates there are 21 to 80 occurrences of this community in existence in California, S-2 has 6 to 20 occurrences, and S-1 has less than 6 occurrences. CDFW considers plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3 and S-4 as sensitive and declining at the local and regional level (Sawyer et al. 2008). In addition, the Southern California black walnut tree (*Juglans californica*) is covered under the City of Los Angeles Protected Tree Ordinance. Given that these species meet the CEQA definition of Endangered, Rare or Threatened Species that may qualify for listing (CEQA Guidelines, § 15380(d)), impacts to these locally rare resources and adequate mitigation measures that reduce the impacts to less than significant should be described and incorporated into the final environmental document (CEQA Guidelines, § 15125(c)).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: The Tree Report, which is to be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, City of Los Angeles, should provide a thorough discussion on the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from Project-related direct and indirect impacts.

For example, larger southern California black walnut trees may be over 100 years old and are not readily replaced, which would be considered significant under CEQA. CDFW recommends the Tree Report clarify the size and number of individuals anticipated to be permanently impacted, analyze the significance of impact within the Project footprint, and provide adequate mitigation, if necessary, to reduce impacts to less than significant. Feasible mitigation could include long-term protection in place; on-site nuts/seed collection for an on- or off-site mitigation enhancement/restoration area suitable to the species; and/or off-site land acquisition of similar or better habitat, all to be preserved in perpetuity with the necessary management and endowment funds.

Mitigation Measure #2: CDFW also recommends avoiding any sensitive natural communities found on the Project. If avoidance is not feasible, mitigating at a ratio of no less than 5:1 for impacts to S-3 ranked communities and 7:1 for S-2 communities should be implemented. This ratio is for the acreage and the individual plants that comprise each unique community. CDFW also recommends 'tree removal' be mitigated at a community-level that has been impacted. This mitigation should include a combination of native trees and/or appropriate understory and lower canopy plantings.

All revegetation/restoration areas that will serve as mitigation should include preparation of a restoration plan, to be approved by U.S. Fish and Wildlife Service and CDFW prior to any ground disturbance. The restoration plan should include restoration and monitoring methods; annual success criteria; contingency actions should success criteria not be met; long-term

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management and maintenance goals; and, a funding mechanism to assure for in perpetuity management and reporting. Areas proposed as mitigation should have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands pursuant to Assembly Bill (AB) 1094 (2012), which amended Government Code sections 65965-65968.

Recommendation #3: Please note, in 2007, the State Legislature required CDFW to develop and maintain a vegetation mapping standard for the state (Fish & Game Code, § 1940). This standard complies with the National Vegetation Classification System, which utilizes alliance- and association-based classification of unique vegetation stands. CDFW utilizes vegetation descriptions found in the Manual of California Vegetation (MCV), found online at <http://vegetation.cnps.org/>. To determine the rarity ranking of vegetation communities on the Project site, the MCV alliance/association community names should be provided as CDFW only tracks rare natural communities using this classification system.

Comment #2: Impacts to Bat Species

Issue: The Project includes activities that will result in the removal of Southern California black walnut trees and surrounding environment that may provide roosting or foraging habitat for bat species. A review of California Natural Diversity Database (CNDDB) indicates occurrences of bat species within five (5) miles east of the Project site. In addition, Table A (Special-Status Species) identifies two bat species, both of which are California Species of Special Concern (including pallid bat (*Antrozous pallidus*) and western mastiff bat (*Eumops perotis* ssp. *californicus*)) as possible likelihood to occur on site.

Specific impacts: Project activities include the removal of trees, vegetation, and/or structures that may provide maternity roost (e.g., in cavities or under loose bark) or foraging habitat, and therefore has the potential for the direct loss of bats.

Why impacts would occur: The removal of trees and conversion of open space to a residential area will potentially result in the loss of habitat for bats.

Evidence impacts would be significant: Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment, (Fish & G. Code, § 4150; Cal. Code of Regs, § 251.1). Bat species, such as the western yellow bat, can be found year-round in urban areas throughout the south coast region (Miner & Stokes, 2005). Several bat species are considered California Species of Special Concern and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines, § 15065). Take of California Species of Special Concern could require a mandatory finding of significance by the Lead Agency (CEQA Guidelines, § 15065).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: To the extent feasible, tree removal or relocation should be scheduled between October 1 and February 28, outside of the maternity roosting season. Maternity season lasts from March 1 to September 30. Trees and/or structures determined to be maternity roosts should be left in place until the end of the maternity season.

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Mitigation Measure #2: If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist should conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. CDFW recommends the use of acoustic recognition technology to maximize detection of bat species to minimize impacts to sensitive bat species. Each tree and/or structure identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

Mitigation Measure #3: If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree should be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be sawn up or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. Bats should be allowed to escape prior to demolition of buildings. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.

The bat specialist should document all demolition monitoring activities and prepare a summary report to the City upon completion of tree disturbance and/or building demolition activities.

Comment #3: Mitigation Replacement and Landscaping

Issue #1: The Tree Report identified two individuals of *Schinus molle* or Peruvian pepper tree (erroneously called California pepper tree) and one Blue Gum (*Eucalyptus globulus*). These trees were designated as "Significant tree[s]" under the City's Department of Planning policy, due to Diameter at Breast Height (DBH) greater than eight (8) inches. These Significant Trees will be mitigated as such: "The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species." It is unclear if these trees will be replaced with the same species. *Schinus molle* and *Eucalyptus globulus* are designated as an invasive species by the California Invasive Pest Plant Council (Cal-IPC).

Issue #2: Landscaping throughout the Project site is indicated in the Initial Study. There does not appear to be a landscaping plan available at this time. It is, therefore, unclear the types of plant species that will be utilized for landscaping purposes on the Project site.

Specific impact: Habitat loss and invasive plants are a leading cause of native biodiversity loss. Invasive plant species spread quickly and can displace native plants, prevent native plant growth, and create monocultures. Invasive plants reduce native plant species diversity.

Why impact would occur: Planting invasive trees or plant species would further degrade natural open space or riparian habitats. In addition, without replacing native trees with similar native tree species, the function and value of the impacted native trees replacement trees would not be fully mitigated.

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Evidence impact would be significant: Invasive species have contributed to the decline of forty-two percent of U.S. threatened and endangered species (USDA Forest Service 2019). Invasive species compete directly with native species for moisture, sunlight, nutrients, and physical space. Cumulative impacts may result due to the City's tree policy and ordinance recommending an invasive tree be planted throughout areas including sensitive, natural habitat.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends that the Project prohibit the planting of any species contained in the Cal-IPC Invasive Plant Checklist listed for any region.

Mitigation Measure #2: CDFW recommends the use of native tree species or non-invasive drought tolerant tree species be used to replace the non-native trees being impacted by the Project.

Mitigation Measure #3: CDFW recommends that all open space preservation/mitigation land be protected in perpetuity with minimal human intrusion. This can be accomplished by recording and executing a perpetual conservation easement in favor of an approved agent dedicated to conserving biological resources. In addition, CDFW recommends all mitigation lands be owned or managed by an entity with experience in managing habitat. CDFW has encountered problems with using portions of privately-owned lots as open-space-habitat mitigation under CEQA because homeowners may grade and remove vegetation on their land with little legal recourse to remedy this loss under CEQA. Mitigation lands should be owned or managed by a conservancy or other land management entity to allow for legal remedies should trespass and clearing/damage occur. A management and monitoring plan, including a funding commitment, should be developed for any conserved land, and implemented in perpetuity to protect existing biological functions and values. Permeable wildlife fencing should be erected around any conserved land to restrict incompatible land uses and signage posted and maintained at conspicuous locations communicating these restrictions to the public.

Filing Fees

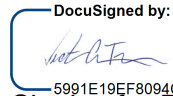
The Project, as proposed, could have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

Conclusion

We appreciate the opportunity to comment on the Project to assist the City in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the City has to our comments and to receive notification of any forthcoming hearing date(s) for the Project. Questions regarding this letter and further coordination on these issues should be directed to Felicia Silva, Environmental Scientist, at Felicia.Silva@wildlife.ca.gov or (562) 430-0098.

Jane Choi
City of Los Angeles
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April 17, 2020

Sincerely,

DocuSigned by:


5991E19EF8094C3...
Signing for Erinn Wilson
Environmental Program Manager I

ec: CDFW

Victoria Tang – Los Alamitos
Felicia Silva – Los Alamitos
Andrew Valand – Los Alamitos
Malinda Santonil – Los Alamitos
Susan Howell – San Diego
CEQA Program Coordinator - Sacramento

State Clearinghouse

References:

Miner, Karen L. & Stokes, Drew C. 2005. Bats in the South Coast Ecoregion: Status, Conservation Issues, and Research Needs. USDA Forest Service General Technical Report PSW-GTR-195.
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Sawyer, J.O., Keeler Wolf, T., and Evens J.M. 2008. A manual of California Vegetation, 2nd ed. ISBN 978 0 943460 49 9.

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State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CDFW recommends the following language to be incorporated into a future environmental document for the Project.

Biological Resources			
	Mitigation Measure	Timing	Responsible Party
MM-BIO-1- Impacts to Sensitive Plants	<p>The Tree Report, which is to be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, City of Los Angeles, shall provide a thorough discussion on the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from project-related direct and indirect impacts.</p> <p>The Tree Report shall clarify the size and number of individuals anticipated to be permanently impacted, analyze the significance of impact within the Project footprint, and provide adequate mitigation, if necessary, to reduce impacts to less than significant. Feasible mitigation could include long-term protection in place; on-site nuts/seed collection for an on- or off-site mitigation enhancement/restoration area suitable to the species; and/or off-site land acquisition of similar or better habitat, all to be preserved in perpetuity with the necessary management and endowment funds.</p>	Prior to Construction	City of Los Angeles Project Proponent
MM-BIO-2- Sensitive Natural Communities	<p>Avoid any sensitive natural communities found on the Project. If avoidance is not feasible, mitigating at a ratio of no less than 5:1 for impacts to S-3 ranked communities. This mitigation shall include a combination of native trees and/or appropriate understory and lower canopy plantings.</p> <p>All revegetation/restoration areas that will serve as mitigation shall include preparation of a restoration plan, to be approved by U.S. Fish and Wildlife Service and CDFW prior to any ground disturbance. The restoration</p>	Prior to construction and throughout Project	City of Los Angeles Project Proponent

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	plan shall include restoration and monitoring methods; annual success criteria; contingency actions shall success criteria not be met; long-term management and maintenance goals; and, a funding mechanism to assure for in perpetuity management and reporting.		
MM-BIO-3-Bat Species	To the extent feasible, tree removal or relocation shall be scheduled between October 1 and February 28, outside of the maternity roosting season. Maternity season lasts from March 1 to September 30. Trees and/or structures determined to be maternity roosts shall be left in place until the end of the maternity season.	Prior to Construction	City of Los Angeles
MM-BIO-4-Bat Species	If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist shall conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Acoustic recognition technology shall be used to maximize detection of bat species to minimize impacts to sensitive bat species. Each tree and/or structure identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.	Prior to Construction	City of Los Angeles
MM-BIO-5-Bat Species	If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and shall remain in place until it is inspected by a bat specialist.	Prior to Construction	City of Los Angeles

Jane Choi
City of Los Angeles
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	Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 24 hours, and preferably 48 hours, shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.		
MM-BIO-6-Prohibit Invasive Plants	Prohibit the planting of any species contained in the Cal-IPC Invasive Plant Checklist listed for any region.	Prior to Construction	City of Los Angeles
MM-BIO-7-Nonnative tree replacement	Native tree species or non-invasive drought tolerant tree species be used to replace the non-native trees being impact by the Project.	During Construction	City of Los Angeles
MM-BIO-8-Conserved land	All open space preservation/mitigation land be protected in perpetuity with minimal human intrusion. This can be accomplished by recording and executing a perpetual conservation easement in favor of an approved agent dedicated to conserving biological resources. In addition, all mitigation lands shall be owned or managed by an entity with experience in managing habitat. Mitigation lands shall be owned or managed by a conservancy or other land management entity to allow for legal remedies in the event trespass and clearing/damage occur. A management and monitoring plan, including a funding commitment, shall be developed for any conserved land, and implemented in perpetuity to protect existing biological functions and values. Permeable wildlife fencing shall be erected around any conserved land to restrict incompatible land uses and signage posted and maintained at conspicuous locations communicating these restrictions to the public.	Post Construction	City of Los Angeles Project Proponent

Exhibit B

A decorative pattern of stylized, overlapping leaf outlines in a light beige color, set against a dark background, spanning the top of the page.

CONSERVATION OF CALIFORNIA WALNUT

IN THE EASTERN SANTA MONICA MOUNTAINS

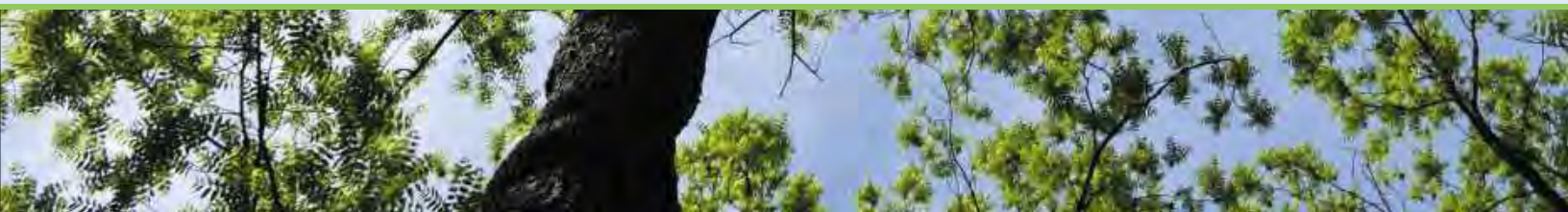


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CONSERVATION OF CALIFORNIA WALNUT

IN THE EASTERN SANTA MONICA MOUNTAINS

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March 2022



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Cover photo: Claude Laprise



EXECUTIVE SUMMARY

California walnut (*Juglans californica*) is a rare species and keystone component of two Sensitive Natural Communities designated by the State of California: Coast Live Oak–California Walnut Woodland and California Walnut Groves. The species is under assault from residential and commercial development throughout its remaining range in southern California. In this report we address a region within the eastern Santa Monica Mountains that is subject to ongoing development pressure in which steep parcels are now being targeted for residential construction, threatening the remaining walnut groves and oak–walnut woodlands. The City of Los Angeles issues permits to remove California walnut trees at a rate of one mature tree every 7.2 days.

We present background information about the ecology, distribution, and conservation status of California walnut and review the mechanisms that should be, but are not, protecting it in the environmental review process under California law. Although the City of Los Angeles has a native tree protection ordinance, in practice the ordinance does not preclude removal of trees for development, does not provide for any replacement of habitat area, which would be essential

for mitigation of biological impacts, and does not even require that any replacement trees are of the same species as the species removed. As a result, the area supporting California walnut and its associated natural communities continues to shrink and become more fragmented.

To assist in conservation planning for California walnut, we developed screening maps for the species and its two related Sensitive Natural Communities. The maps are derived from high-resolution color aerial photographs of the study area. We used the location of known examples of many different tree species to create descriptions of the color characteristics of those species. We then used a series of spatial analysis techniques to create maps showing the locations of trees that share similar spectral profiles with confirmed California walnuts and coast live oaks and that therefore have an elevated likelihood of being one of the two species. We cross-checked these maps with existing efforts that mapped larger blocks of forest and woodland habitats. The maps should serve the role of screening during development and informing conservation planning for these rare habitats. If the maps show the likely presence of one or the other

species, on-the-ground surveys should be undertaken to ascertain if the site does indeed support individual California walnut trees and either Coast Live Oak–California Walnut Woodland or California Walnut Groves and therefore require heightened scrutiny during development or priority for conservation.

Based on our review and analysis, we recommend steps to improve the chances of California walnut avoiding further declines and associated degradation in its conservation status:

- **Encourage community documentation of presence of California walnut trees** to spread awareness about their protected status and inform environmental impact analysis;
- **Fix the City of Los Angeles CEQA review process** that currently exempts as “urban infill” projects that would have a significant adverse impact on the environment through loss of a rare species and Sensitive Natural Community;
- **Improve information available to consultants and landowners** to inform biological constraints analyses for properties within the range of California walnut;
- **Prioritize purchase of Coast Live Oak–California Walnut Woodland and California Walnut Groves** even if they are not part of the identified wildlife corridors that have motivated recent conservation purchases by State agencies; and
- **Expand analysis and conservation strategies to encompass the full geographic range of California walnut**, building from the techniques and analysis in this report.

Action is urgently needed because existing regulatory mechanisms, at least in the City of Los Angeles, are failing to protect this species.



1 INTRODUCTION



California walnut (*Juglans californica*) is recognized by the State of California as a rare species and is at risk of becoming endangered if the trends of habitat loss for the species continues. Yet, over the past three years, the City of Los Angeles has permitted the removal of this species at the rate of one mature tree every 7.2 days.¹ Although the City has a native tree protection ordinance, these trees are routinely permitted for removal to make way for new construction and expansion of existing homes. No habitat-based mitigation is required for these removals, and “replacement” trees for California walnut under the City ordinance are often of a different species unless conservation advocates intervene.

The City of Los Angeles has actively opposed protection of California walnut in court. When residents challenged the removal of California

walnut associated with construction of a new home, the Los Angeles City Attorney asserted in briefs that California walnut did not qualify as a rare species.² To the contrary, the California Department of Fish and Wildlife (CDFW) recognizes California walnut as a rare species and the vegetation communities where it is present (Coast Live Oak–California Walnut Woodland and California Walnut Groves) as Sensitive Natural Communities that specifically must be considered during the environmental review process.

A substantial portion of the range of California walnut lies within the City of Los Angeles, where it faces a crisis. Planning and environmental review processes as implemented by current leadership have failed to afford the species the consideration required under State law, and rapid development and redevelopment of residential properties eats inexorably away at remaining

1. According to a review of reports from the Urban Forestry Division, removals were recommended to be approved by the Board of Public Works for 50, 95, and 30 California walnuts in the years 2018–2020, and 60 through mid-October 2021, representing one every 7.3, 3.8, 12.2, and 5.3 days (mean = 7.2 days).

2. Respondent’s and Real Parties’ Opposition Brief, *Friends of Westwanda Drive v. City of Los Angeles et al.*, Case No. 19STCP04113.

walnut habitats. An effective conservation approach is needed; these trends are accelerating in the current political climate that prioritizes housing development over sustainability.

The time to take conservation action to protect biodiversity is before a species becomes endangered. California walnut is a rare species that risks becoming endangered if current trends continue. The effective conservation of the natural communities associated with California walnuts depends on identifying their distribution so they can be appropriately mapped for environmental review and to identify candidate areas for land conservation. Current vegetation maps of the eastern Santa Monica Mountains identify larger habitat blocks, but the significant habitats remaining on developed and undeveloped parcels of smaller size are not mapped.

To provide additional guidance, we developed a high-resolution map of California walnut and coast live oak distribution in the eastern Santa Monica Mountains as a screening tool for environmental review and conservation. The purpose of the map is to identify trees within the study area that have a substantial probability of being either coast live oak or California walnut

trees and consequently are either rare (California walnut) or make up natural communities that are considered sensitive. Given the large area compared with the resolution of the mapping effort (individual trees), a ground-verified survey was not possible. The maps, however, could be used early in the environmental review process to trigger site-level surveys to establish the identity of trees flagged on the maps.

In the sections that follow, we first provide background on California walnut and its ecology and conservation as an emblematically rare species in the City of Los Angeles. A substantial portion of its historical range lies within the City of Los Angeles, which increases the need for the City to protect it from existing threats. We then present the screening maps for California walnut and coast live oak vegetation communities, summarize the outputs compared with other descriptions of the distribution of coast live oak and California walnut, and discuss the potential use of the maps in conservation planning and environmental review. In the Appendix, we describe the approach for developing the screening maps, including the data and methods used and estimates of their accuracy compared with previous vegetation maps.

2 ECOLOGY & DISTRIBUTION OF CALIFORNIA WALNUT



FIGURE 1. Characteristic deciduous leaves of California walnut in the eastern Santa Monica Mountains.

California walnut, also known as Southern California black walnut and California black walnut, is endemic to California, found naturally no other place on the planet. Plants are 10 to 70 feet tall (Jepson 1910, Munz 1973, Keeley 1990), in either tree form or as a shrub form of “really imposing size” (Jepson 1910).

California’s walnut trees are unique in that they never form a single-species forest and only rarely a grove, but rather are often found in concert with oak trees (*Quercus* spp.). Unlike the shrubs of the coastal sage scrub, California walnut is a winter deciduous plant, losing its leaves in the winter (*Figure 1*).



FIGURE 2. California walnut in the eastern Santa Monica Mountains resprouting from root crown after being cut.

Lifespan ranges to 100 years (Swanson 1967, Munz 1973, Keeley 1990). Trunk size and height are closely and significantly correlated with age (Quinn 1989, Keeley 1990). As the tree gets older, the blackish-brown bark becomes deeply furrowed (Munz 1973). Seed set begins at 5–8 years (Brinkman 1974). Seeds do not become dormant, but typically germinate within 4 weeks of dispersal (Brinkman 1974). Many seeds never grow because they are consumed by animals or carried by gravity, animals, or flood waters to unfavorable locations (Swanson 1967, Anderson 2002).

Habitat for the species is often described as north-facing slopes with deep soils and high

clay content (Quinn 1989). In the Santa Monica Mountains, California walnut occurs with annual grasslands, native herbaceous vegetation, coastal sage scrub, north slope chaparral, or oaks (Quinn 1989, Tiszler and Rundel 2007). Studies regarding the Santa Monica Mountains and Los Angeles County report successful growth to occur on slopes with deep soil at elevations below 1,066 m (Horton 1949, Anderson 2002) (*Figure 2*). Walnut woodlands are suggested to occur in locations with springs or subsurface water available (Tiszler and Rundel 2007). As a winter deciduous plant that holds its leaves through the hot summer and fall months, access to water is important and the root system is extensive, often with a deep taproot (Miller 1976). This water

need leads to an association between California walnut and riparian zones, intermittent streams, and moist canyons (Swanson 1967, Keeley 1990, Anderson 2002) (*Figure 3*), with reduced presence in drier locations or locations prone to drought and frequent fire (Anderson 2002). Nevertheless, walnuts can persist in drier areas with subsoil seepage and good water retention (Anderson 2002), such as through high clay content.

Planting of California walnut as a food source outside of its native range complicates the description of its native range. Once plants that were deliberately introduced are excluded, the native range of the species is focused in Ventura, Los Angeles, Orange, Riverside, and

San Bernardino counties. Outlying stands are found in San Diego and Santa Barbara counties (Griffin and Critchfield 1972) (*Figure 4*). Within Los Angeles County, the largest contiguous range stretches across the Santa Monica Mountains and then north through northeast Los Angeles to the San Rafael Hills and Verdugo Hills (*Figure 5*). East of downtown Los Angeles, the range historically would have extended southeastward across the hills toward the Puente Hills and San Jose Hills, where another portion of the range is found (Ethington et al. 2020). Swanson (1967) reports the range extending across the San Fernando Valley northward from the northern slope of the Santa Monica Mountains (*Figure 6*). Similarly, California walnut is found in the foothills of the San Gabriel Mountains. It is difficult to

FIGURE 3. Example of fresh growth on a small grove of California walnuts along the bottom of a drainage on the southern slope of the eastern Santa Monica Mountains.



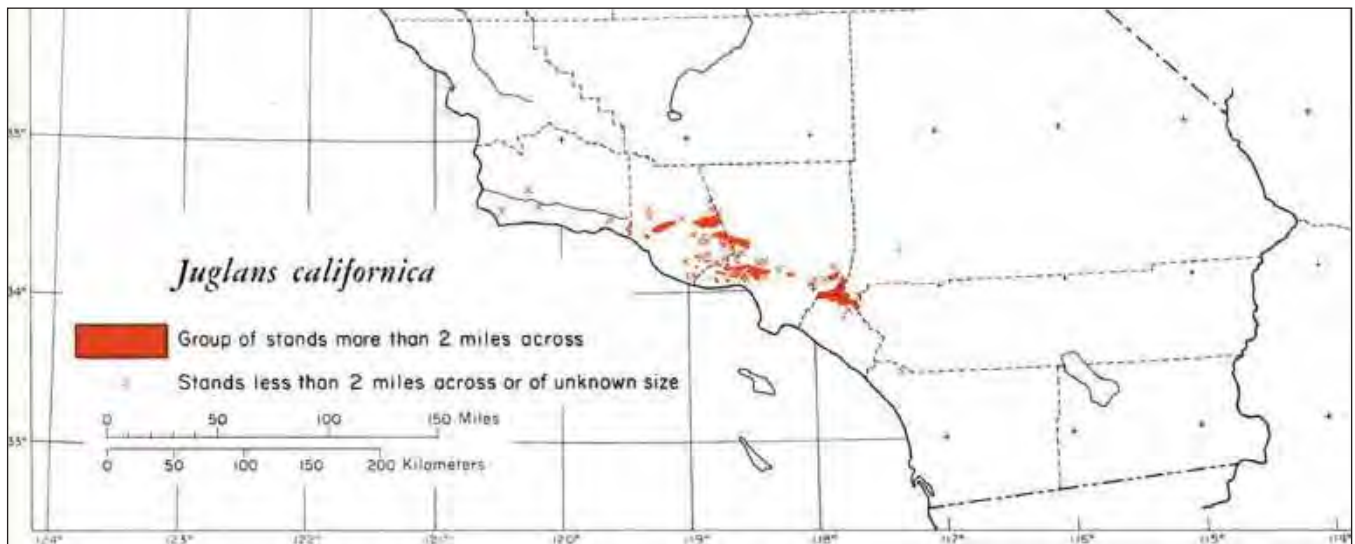


FIGURE 4. Rangewide distribution of *Juglans californica* (Griffin and Critchfield 1972).

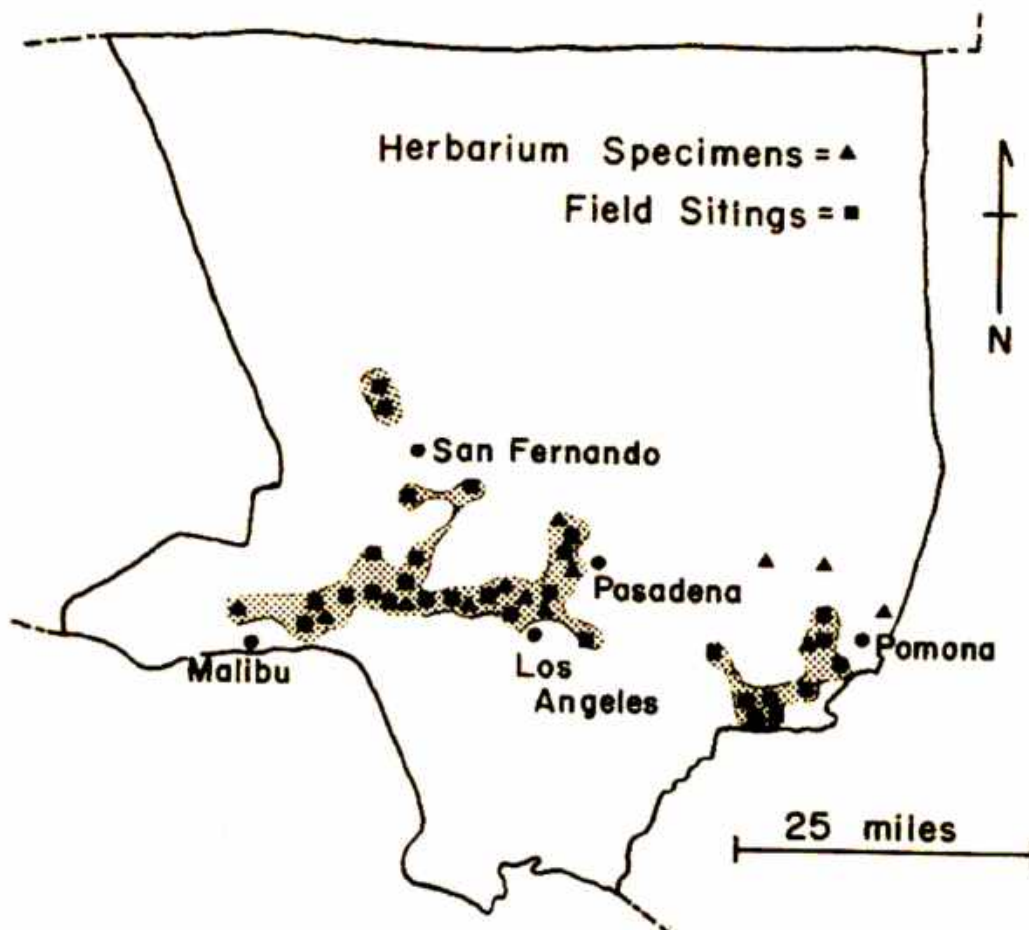


FIGURE 5. Distribution of *Juglans californica* in Los Angeles County (Swanson 1967).

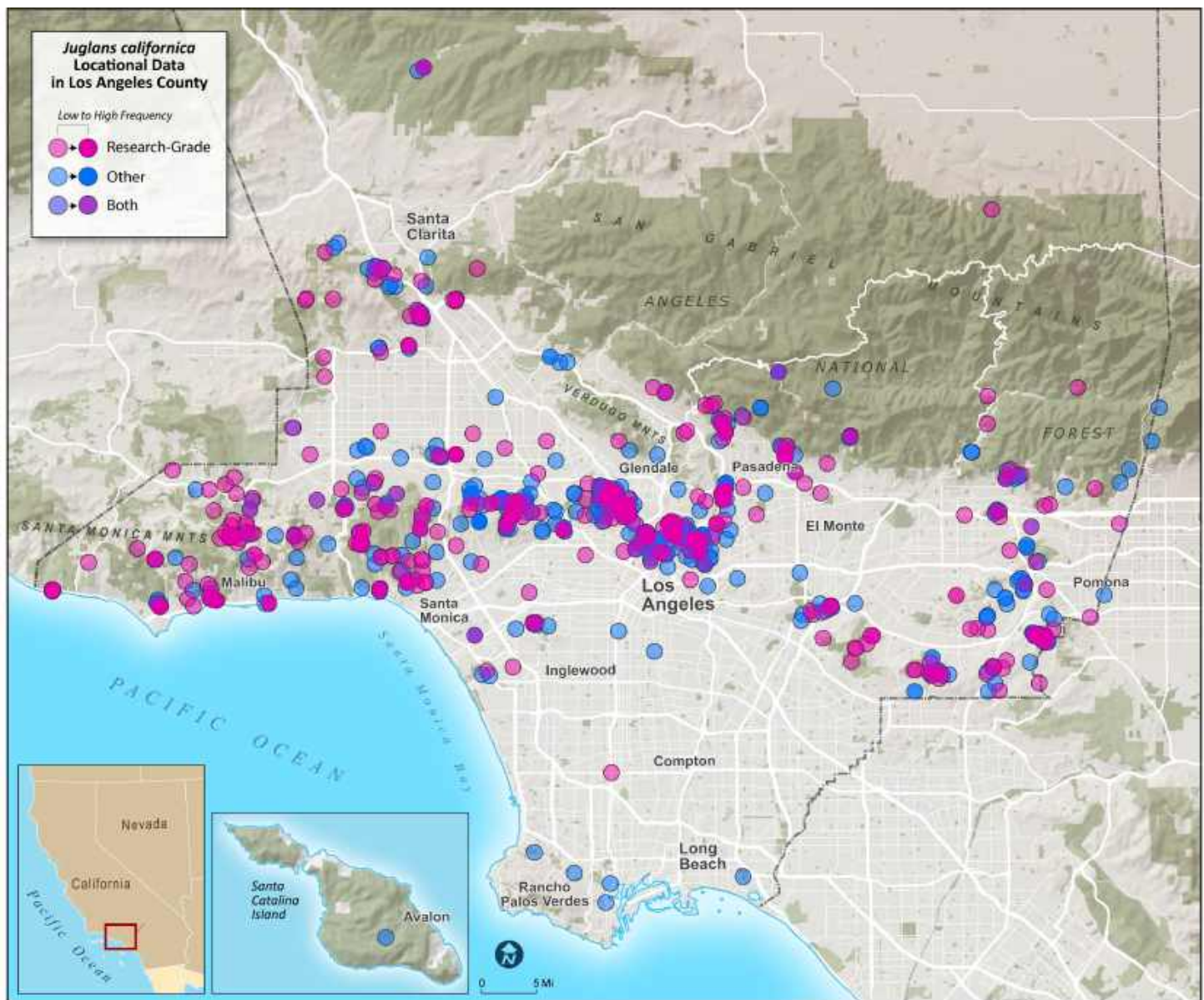


FIGURE 6. Summary of research-grade and other location data from herbarium and iNaturalist records for *Juglans californica* in Los Angeles County.

infer the full historical range of the species because so many localities were cleared for agriculture before any systematic surveys were undertaken. It is possible that the species found appropriate habitat and persisted along washes that extended from mountains into the alluvial fans and plains within these regions but those instances were lost without being documented. The Santa Monica Mountains include stands that are “among the largest remaining woodlands of *Juglans californica*” (Keeler-Wolf et al. 2007).

Walnuts are a food source for wildlife and the trees provide important three-dimensional complexity that transforms a grassland or shrubland into a forest. Their arching branches provide an interior environment that is excellent habitat for deer, nesting birds, and other wildlife (Quinn 1989). Western gray squirrels (*Sciurus griseus*) may still be present in the focal area of this study, and historically they would have consumed and dispersed walnuts. It appears unlikely that any of the fossorial rodent species (pocket gopher,

California ground squirrel) have jaws sufficient to open walnuts (Swanson 1967). California Scrub-Jay collects and buries just about any spherical object and therefore may play an important role in dispersal of walnuts (Grinnell 1936).



3 CONSERVATION STATUS OF CALIFORNIA WALNUT



The rarity and declining persistence of California walnut has been well documented for decades (Swanson 1967, Quinn 1989, Riordan et al. 2015). The IUCN ranks the species as “Near Threatened,” which places it on the international Red List (Stritch and Barstow 2019). California walnuts occur mostly on private land and their small natural range has already been highly fragmented by urban development (Anderson 2002). As summarized 20 years ago:

So far, the ability of California walnut to thrive on steep slopes has protected it, and much of its population survives in the Los Angeles conurbation on islands of habitat too steep and unstable on which to build. However, current “level-the-mountains” construction has wiped it out from even these habitats in many areas, especially the Puente Hills, and its future is uncertain (Anderson 2002).

Urbanization, and channelization of riverbeds and dry washes, has eliminated suitable habitat and fragmented persisting populations (Munz 1973). Using a climate-only habitat modeling approach, Riordan et al. (2015) mapped the presumed suitable conditions for *Juglans californica*

and found that 31% of the mapped area was already urbanized. This result is almost certainly an underestimate of habitat loss because the climate-only model did not consider factors such as slope, aspect, and soils that restrict the species distribution, thereby overestimating the original habitat extent (Riordan et al. 2015).

Drought, exacerbated by climate change, habitat loss, and fragmentation all threaten the survival of California walnut (Munz 1973, Quinn 1989, Anderson 2002, Riordan et al. 2015). Adult trees resprout after fire and if cut down (Keeley 1990), which gives them some resilience in the face of fire and vegetation management to reduce fire risk. Increased fire frequency, however, threatens the species, because young trees are killed by fire (Anderson 2002).

To ascertain the potential threat of climate change on California walnut in the eastern Santa Monica Mountains, we compiled the downscaled and projected average maximum temperature and annual precipitation for a representative location in the middle of our focal area (Figures 7-8). We plotted data from the RCP 8.5 scenario, which envisions that greenhouse gases will continue to increase through 2050 and plateau by 2100.

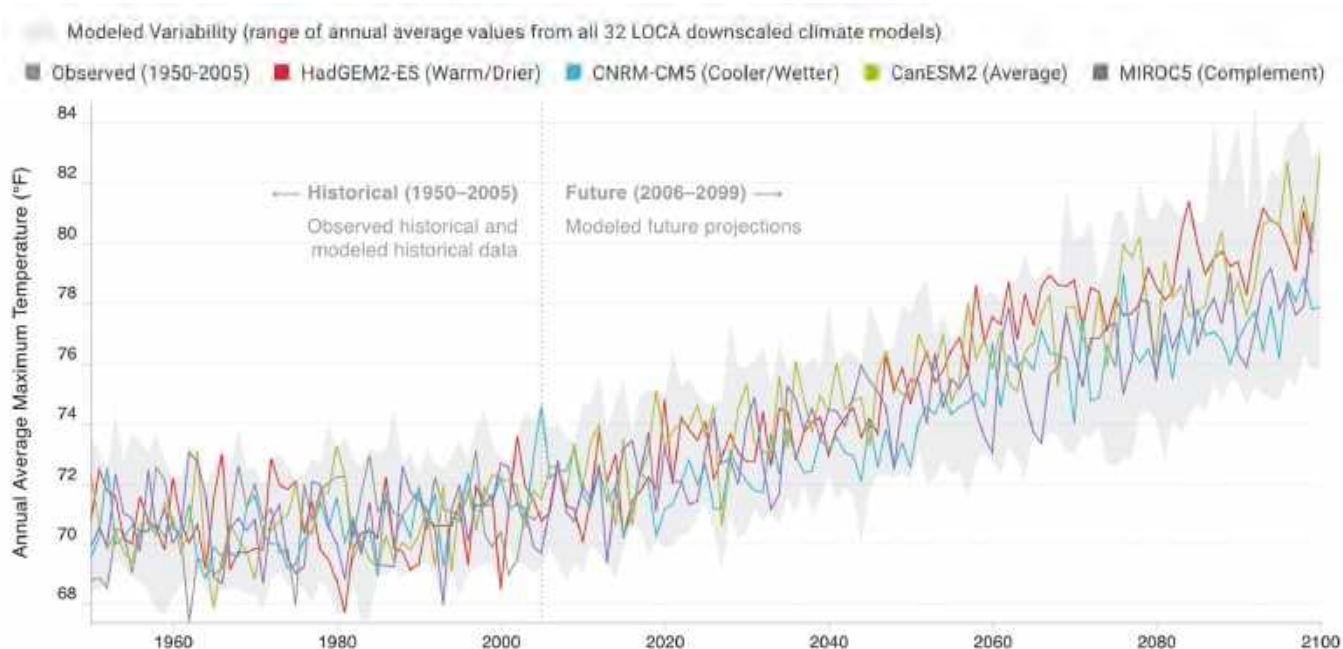


FIGURE 7. Average maximum temperature in the eastern Santa Monica Mountains. Observed record from 1950–2005. RCP 8.5 models simulated since 1950 and projected through 2100. Source: cal-adapt.org.

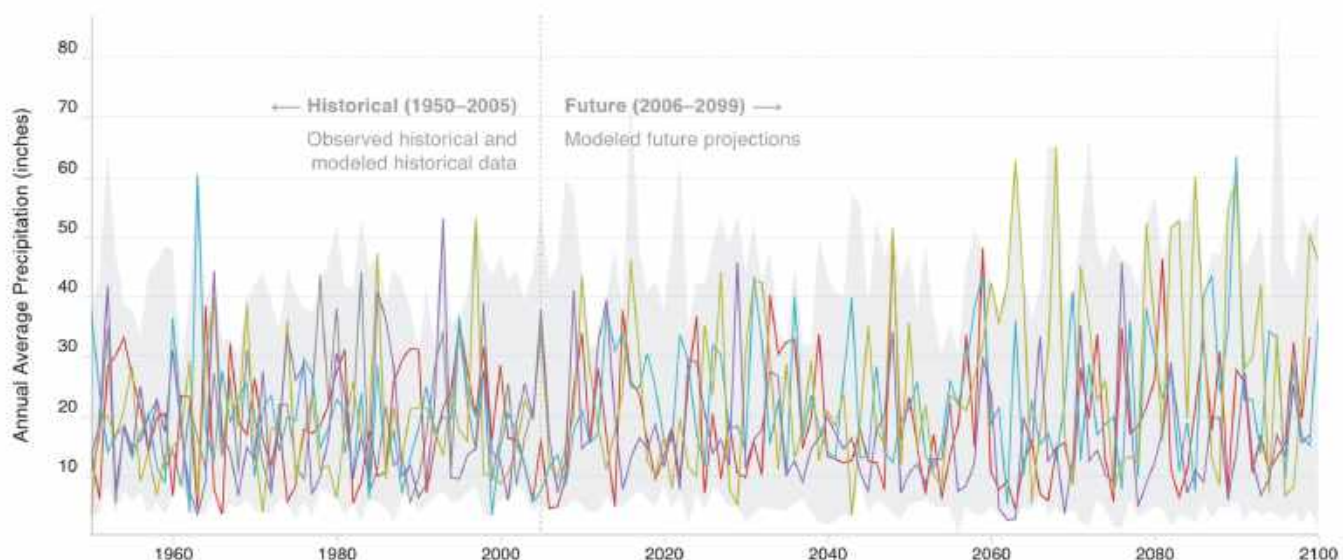


FIGURE 8. Average annual precipitation in the eastern Santa Monica Mountains. Observed record from 1950–2005. RCP 8.5 models simulated since 1950 and projected through 2100. Source: cal-adapt.org.

For average maximum temperature the predicted trend is uniformly upward, indicating a risk of greater drought stress, especially for seedlings that have not yet tapped into groundwater. For annual precipitation the models diverge considerably and on average predict a slight increase in precipitation. Together, assuming higher temperatures and equal or slightly higher precipitation, regeneration could be affected, and conservation of the cooler and moister north-facing slopes

will be necessary. As climate changes, the period between regeneration opportunities will likely be longer as a result of higher temperatures resulting in higher moisture stress on seedlings. Preservation of existing mature trees will become more important so that they are producing walnuts that can establish when appropriate regeneration conditions are present. Multi-year droughts, when they occur, will present a threat, as has been previously identified (Keeley 1990).

4 CALIFORNIA WALNUT IN ENVIRONMENTAL REVIEW



California walnut has a California Rare Plant Rank of 4.2 (limited distribution and moderately threatened in California). This meets the definition of a rare species, and its status as a rare species has long been documented (Swanson 1967, Quinn 1989, Riordan et al. 2015). It is present on the official California “Special Vascular Plants, Bryophytes, and Lichens List”¹ for this reason. It is standard practice for species with a California Rare Plant Rank of 4 to be evaluated for impacts under CEQA as a sensitive natural resource, and this is routinely done in CEQA reviews issued by the City of Los Angeles for its own projects (*Table 1*).

California walnut must be considered in CEQA review because it meets the criteria listed in Section 15380 of the CEQA Guidelines (14 CCR § 15380 (b)(2)), which defines a species as “rare” if:

(A) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or (B) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered “threatened” as that term is used in the Federal Endangered Species Act.

1. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383>

COMMON NAME (Scientific Name)	STATUS FEDERAL/STATE/CRPR	SPECIES DESCRIPTION
Southern California Black Walnut (<i>Juglans californica</i>)	-/-/4.2	The Southern California black walnut is a perennial deciduous tree that is found in chaparral, cismontane woodland, coastal scrub, and riparian woodland on slopes, and in canyons and alluvial habitats; 50–900 meters (164–2,952 feet). Blooming period: March – August.

TABLE 1. Example of consideration of California walnut as a rare species in CEQA analysis by the City of Los Angeles for its own program (Citywide Cat Program Draft Environmental Impact Report, 2019). This shows that the City of Los Angeles Bureau of Engineering, which prepared the report, recognizes the California Rare Plant Rank of 4.2 as requiring attention during review.

A species need not be formally listed as endangered or threatened to meet the criteria of Section 15380 of the CEQA Guidelines, even though the Los Angeles City Attorney recently argued exactly the opposite (incorrectly) in court.²

The City of Los Angeles, and other local jurisdictions, should look to the California Department of Fish and Wildlife for guidance on consideration of California walnut during review. CDFW has a special role as the Trustee Agency for biological resources during CEQA review (Fish and Game Code §§ 711.7 (a), 1802; Public Resources Code § 21070; California Environmental Quality Act [CEQA] Guidelines § 15386 (a)). CDFW unequivocally states that California walnut is a rare species under Section 15380 of the CEQA Guidelines:

Southern California black walnut (*Juglans californica*) trees found on the Project site should be considered as a locally and regional rare, unique and/or uncommon (and/or) regionally rare plant species; that is, species that are rare or uncommon in a local or regional context, as such, would meet the CEQA definition of a rare species (CEQA § 15380). CEQA directs that a special emphasis be placed on “environmental resources” that are rare or unique to the region and would be affected by a proposed project [CEQA § 15125 (c)] or is so designated in local or regional plans, policies or ordinances (CEQA Guidelines, Appendix G). Public agencies have a duty under CEQA to avoid or minimize environmental damage and to give major consideration to preventing environmental damage (CEQA § 15021). Southern California black walnuts are California Native Plant Society (CNPS) Rank 4.2 and are considered locally sensitive species. In addition, the southern California black walnut is designated S3, which is considered vulnerable in the state

due to a restricted range with relative few populations. CDFW would consider loss of on-site populations of southern California black walnut to be potentially significant from a project and cumulative perspective under CEQA. Accordingly, impacts to these locally rare resources and adequate mitigation measures that reduce the impacts to less than significant should be described and incorporated ...³

The need to review impacts to California walnut habitat is further established through the status of the vegetation associations that have the species as a component part. All natural communities (defined as vegetation Alliances and Associations) that include *Juglans californica* are identified as Sensitive Natural Communities in the California Natural Community List from the California Department of Fish and Wildlife (Table 2).⁴ CDFW requires consideration of impacts to Sensitive Natural Communities in environmental review:

Natural Communities with ranks of S1-S3 are considered Sensitive Natural Communities to be addressed in the environmental review processes of CEQA and its equivalents.⁵

The City of Los Angeles has in recent years relied on compliance with its Protected Tree Ordinance to claim that impacts on California walnut and its Sensitive Natural Communities are mitigated. The ordinance, however, does not have mechanisms to mitigate such impacts. Measures that are tied to replacing individual protected trees, such as the City’s Protected Tree Ordinance, do not provide adequate mitigation for Sensitive Natural Communities. Tree protection ordinances focus on individual trees, but CEQA analysis requires recognition of the whole

2. Respondent’s and Real Parties’ Opposition Brief, *Friends of Westwanda Drive v. City of Los Angeles, et al.*, Case No. 19STCP04113.

3. Letter from California Department of Fish and Wildlife commenting on Mt. San Antonio College 2015 Facilities Master Plan Update (FMPU) Supplemental Environmental Impact Report), dated August 8, 2016.

4. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398>

5. <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive%20natural%20communities>

CALIFORNIA CODE	ALLIANCE OR ASSOCIATION NAME	RARITY	SENSITIVE	HSV CLASS BREAK
61.130.18	<i>Populus fremontii</i> – <i>Juglans californica</i> Association			Y
72.100.00	California Walnut Groves Alliance	G3	S3	Y
72.100.03	<i>Juglans californica</i> / annual herbaceous Association	G3	S3	Y
72.100.04	<i>Juglans californica</i> / <i>Artemisia californica</i> / <i>Leymus condensatus</i> Association	G3	S3	Y
72.100.05	<i>Juglans californica</i> / <i>Ceanothus spinosus</i> Association	G3	S3	Y
72.100.06	<i>Juglans californica</i> / <i>Heteromeles arbutifolia</i> Association	G3	S3	Y
72.100.07	<i>Juglans californica</i> / <i>Malosma laurina</i> Association	GNR		Y
72.100.08	<i>Juglans californica</i> – <i>Quercus agrifolia</i> Association (includes former <i>Quercus agrifolia</i> – <i>Juglans californica</i> Association)	G3	S3	Y
74.100.11	<i>Umbellularia californica</i> – <i>Juglans californica</i> / <i>Ceanothus spinosus</i> Association	G3	S3	Y

TABLE 3. California Natural Communities (defined as vegetation Alliances and Associations) containing *Juglans californica* that are considered “sensitive” by California Department of Fish and Wildlife. G3: At moderate risk of extinction or elimination due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors. S3: Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation. GNR: Global rank not yet assessed. Fremont Cottonwood – California Walnut Woodland (*Populus fremontii* – *Juglans californica* Association) is not currently assigned a rarity rank, but is identified as a Sensitive Natural Community, meaning that CDFW considers it to be at least S3 rarity.⁶

community of organisms that live within an area, in this instance within the oak–walnut woodland or walnut grove. Replacement of specimen trees on a site that has its habitat area significantly reduced to accommodate large structures does not offset the impacts to the recognized Sensitive Natural Community. The tree-based “replacement” program under the City of Los Angeles ordinance also does not require replacement of California walnuts with California walnuts, but rather routinely and nearly exclusively allows their replacement with coast live oak, resulting in a permanent and unmitigated loss of California walnut and its associated Sensitive Natural Communities (Figure 9). Furthermore, the Protected Tree Ordinance pertains only to trees that have a 4-inch diameter at breast height and allows routine removal of California walnuts that are smaller than this size. As a result, California walnuts within fuel modification areas and on parcels that might be developed are never allowed to grow into mature trees and reproduce, impeding the ability of the species to sustain its numbers.

Replacing individual trees (even when they are the same species) but not habitat area is ineffective as a mitigation measure. Scientists have firmly established the predictable relationship between habitat area and the number of species supported by that area (Arrhenius 1921, Preston 1948). The relationship, referred to as the “species–area curve,” is expressed by the equation $S = cA^z$ where S is number of species, A is area, and c and z are constants that vary by the ecosystem type and the geographic configuration of the area. If A decreases, then S also decreases. Some of the rich complement of oak–walnut woodland species will be eliminated from a site where the area of habitat is reduced, even if individual trees are planted as “replacements,” because they do not make up for the loss of area. Furthermore, replacing individual trees does not replicate the preexisting structure and biodiversity of a vegetation Association. This has been known for years, and has previously been reviewed for oak woodlands:

6. *Id.* Elaborating on the methods for describing rarity, CDFW writes, “We have not ranked all associations with specific G and S ranks, except those defined from specific projects where they are well-understood geographically and so are more accurately ranked than placed within the broader “Sensitive” category. Natural Communities with ranks of 1–3 are considered sensitive and marked with a Y in the rightmost column.”



FIGURE 9. The City of Los Angeles Protected Tree Ordinance routinely allows removal of California walnuts such as these and their replacement by coast live oaks crowded into a much smaller area.

Local jurisdictions also allow the removal of mature oaks in exchange for planting some greater number of smaller, sapling oaks. This contributes to the degradation of overall habitat values in three ways. First, the structural complexity of mature oaks will not be achieved by replacement specimens for decades. Second, mitigation plantings are often installed at sites that are not ecologically appropriate or in locations that will not be optimum for long-term viability. Monitoring of such mitigation plantings usually ceases after five years, far before replacement of the habitat values of the removed trees could ever even hope to be achieved. Third, mitigation plantings never include the associated understory species of an intact oak woodland (Longcore and Rich 2003).

Meaningful mitigation for impacts to a Sensitive Natural Community might involve on- or off-site permanent protection or restoration of the same

habitat type at a specified mitigation ratio. A typical mitigation ratio for loss of a Sensitive Natural Community ranked S3 (all of those with *Juglans californica*) as usually recommended by CDFW would be 5:1 (in area/acreage). Avoidance of significant impacts on rare species and Sensitive Natural Communities is always the most desirable outcome. If impacts are unavoidable, an area-based mitigation scheme is required, with permanent protection, performance criteria, and enforceability, as part of CEQA compliance.

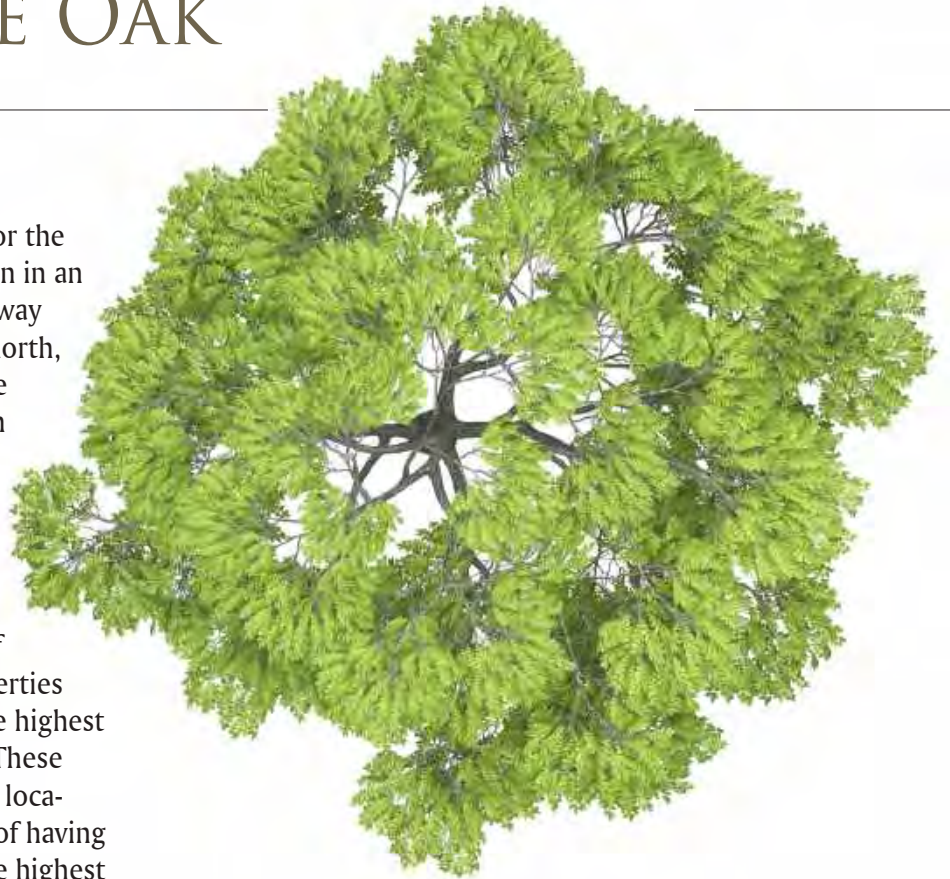
5

SCREENING MAPS FOR CALIFORNIA WALNUT AND COAST LIVE OAK

We developed screening maps for the eastern Santa Monica Mountain in an area bounded by the 405 Freeway on the west, Ventura Boulevard on the north, the 101 Freeway on the east through the Cahuenga Pass, and Sunset Boulevard on the south (*Figures 10-11*). We produced maps with a 10-m grid showing the areas that are most likely to have either California walnut or coast live oak present within each grid cell. These represent the cells where our analysis of the vegetation height and spectral properties of each pixel within the cell returned the highest values for each species (see Appendix). These maps indicate, at the parcel scale, those locations that have the greatest probability of having each species present. They represent the highest confidence locations from the analysis.

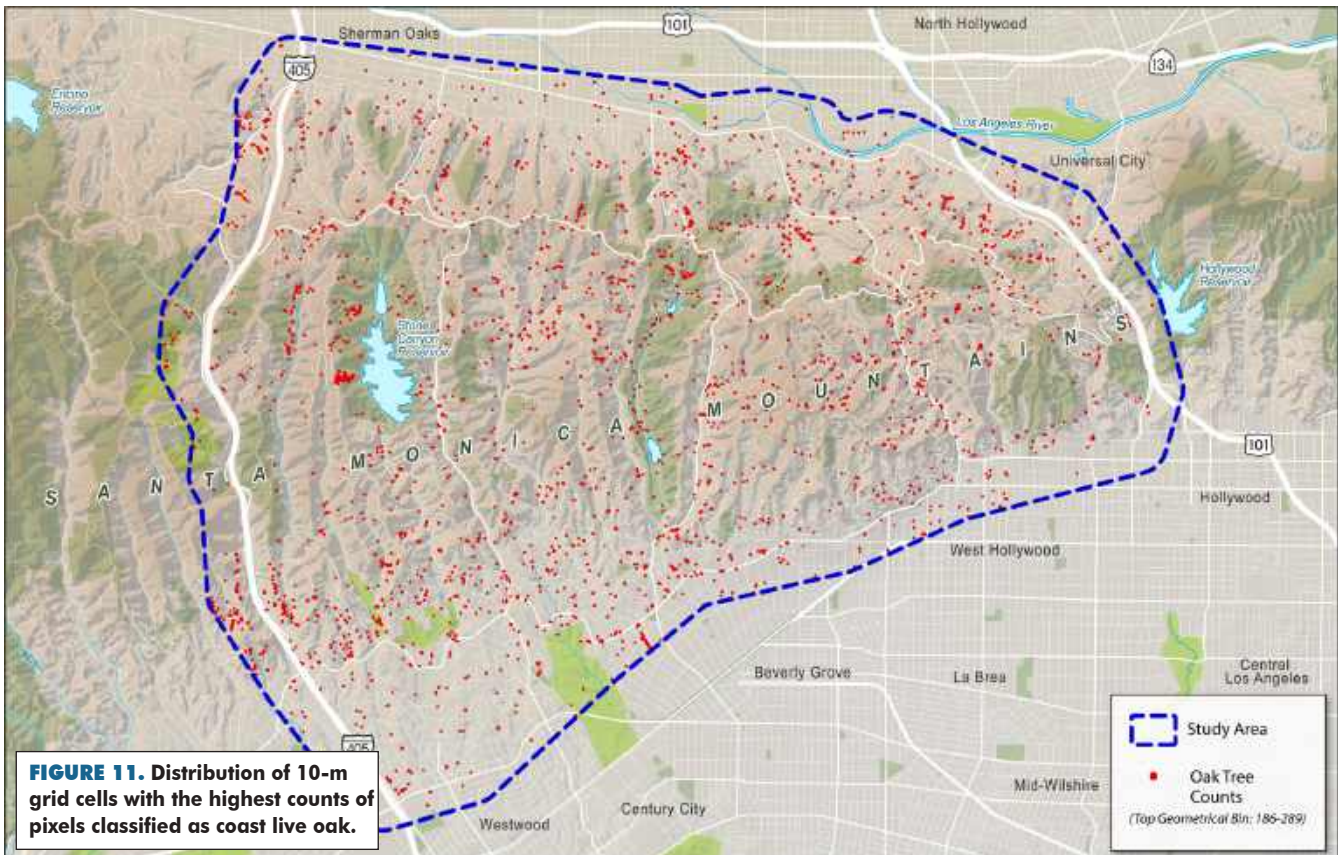
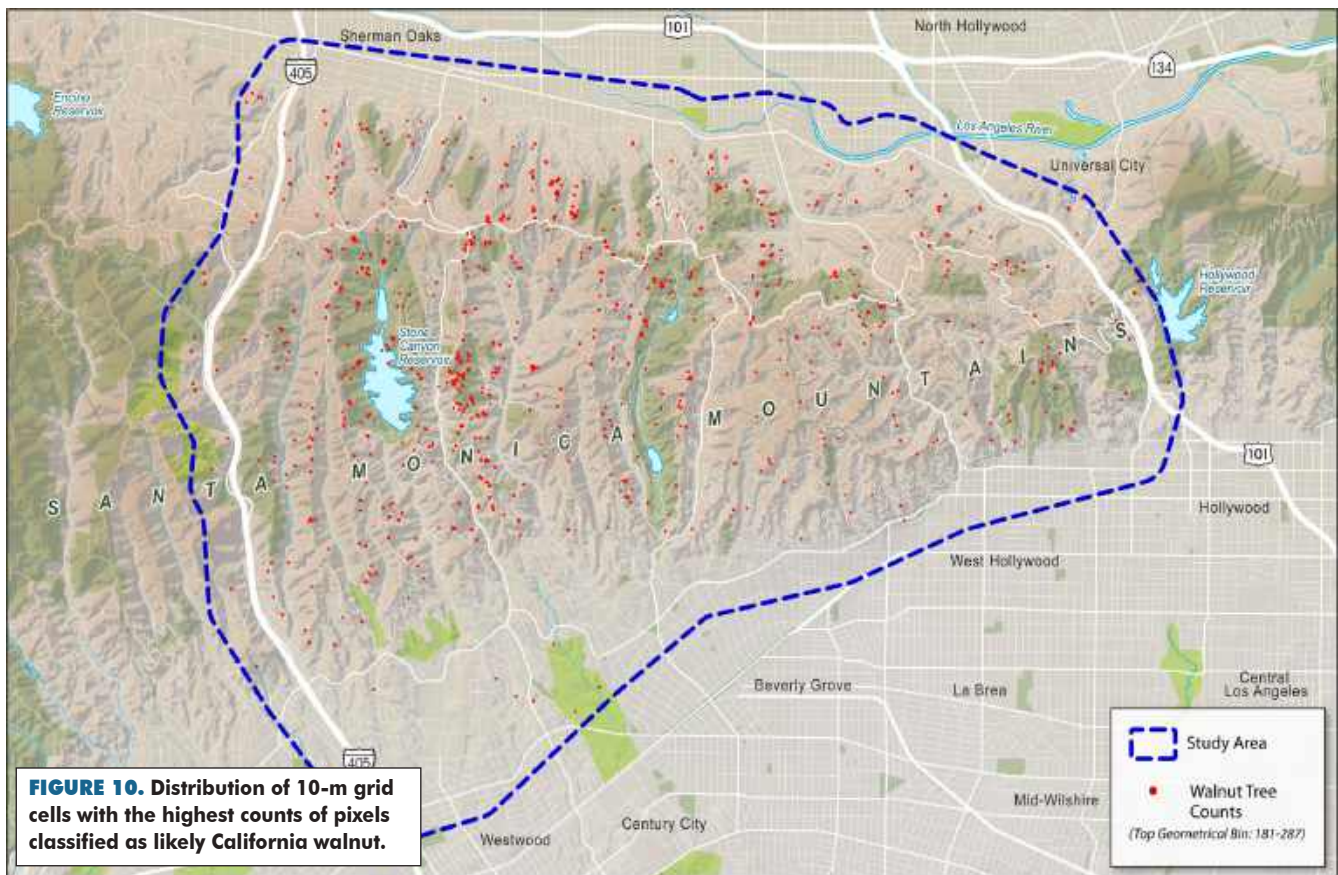
For walnuts, the areas with the highest values are at greater elevation than the oaks. They include scattered 10-m cells within areas mapped on the north-facing slopes as walnut woodlands by the National Park Service, as would be expected. Substantial concentrations of probable walnut trees also are visible in Beverly Glen Canyon, Benedict Canyon, and Stone Canyon on the south-facing slope, along with pockets within residential neighborhoods on the north-facing slope in Studio City.

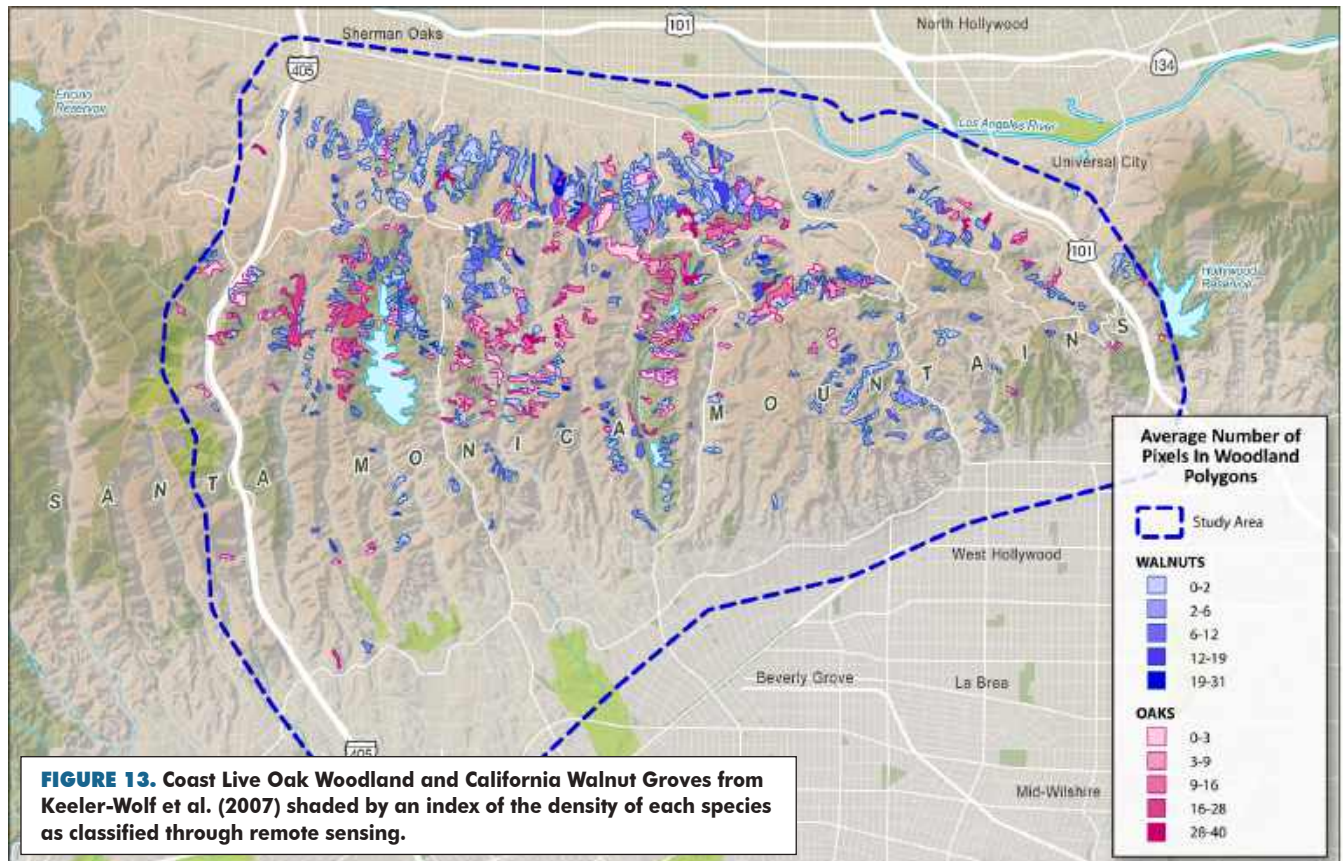
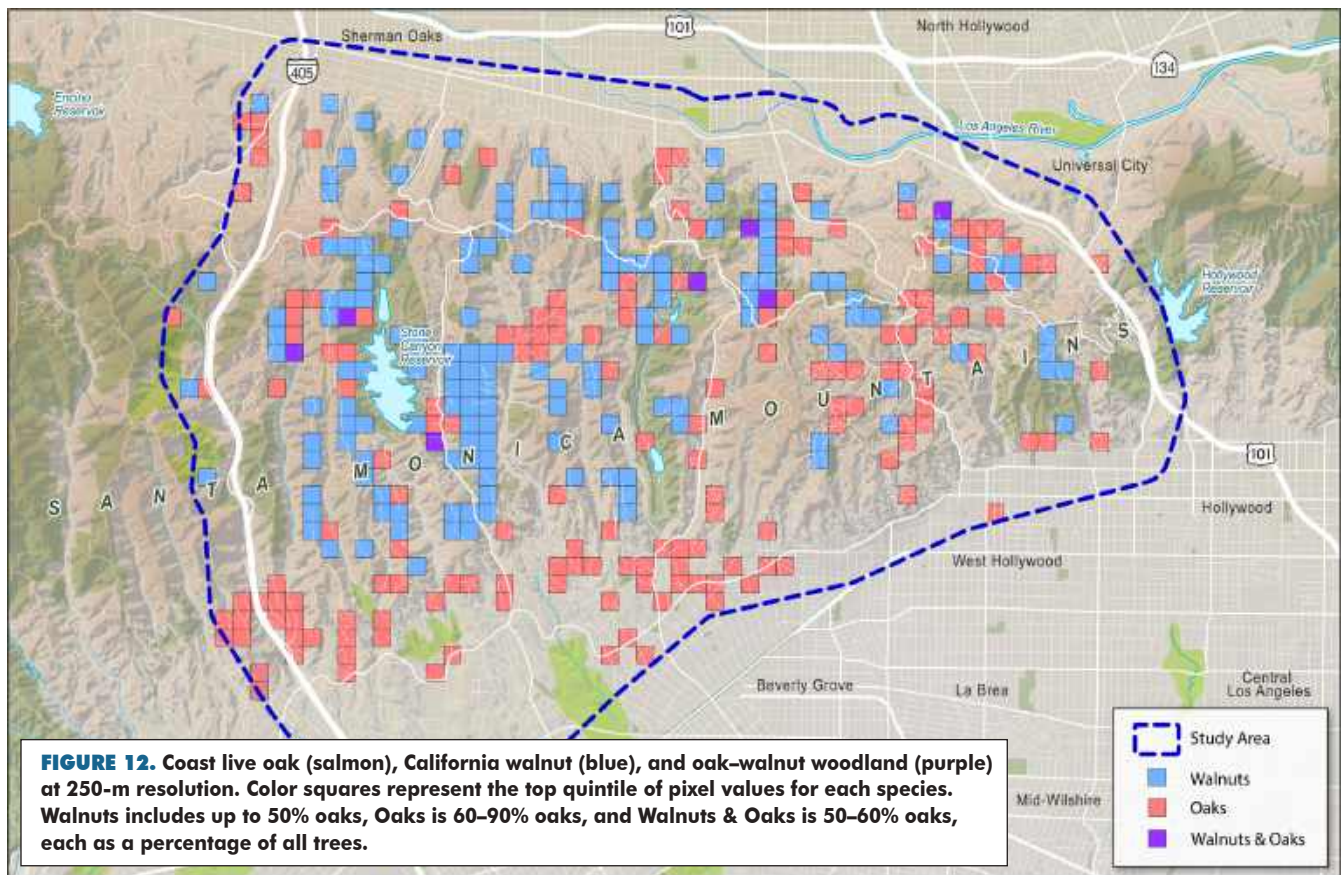
The distribution for 10-m grid cells with many probable oak tree pixels differs by extending farther south into the foothill neighborhoods just north of Sunset Boulevard and being more prevalent at these elevations. This pattern is



consistent with descriptions of the historical ecology of the region that show a band of oak woodlands that extended historically east-west across the Santa Monica Mountains foothills, and which Indigenous peoples tended to maximize acorn production before European settlement (Ethington et al. 2020).

The differences between the areas of greater dominance of oaks and walnuts are visible in the 250-m resolution map (*Figure 12*). At this resolution, the oak woodland band in the foothills is quite apparent, while walnuts have a greater extent at higher elevations. It should be noted, however, that even in those areas mapped as walnut woodlands, oaks are also found, and vice versa. This result should inform those doing field surveys for vegetation mapping to be prepared





to find mixed oak–walnut woodlands throughout the eastern Santa Monica Mountains and not only on north-facing slopes, which are typically associated most with walnut woodlands.

Our remote sensing approach focused on identifying locations that were likely to be individual walnut or oak trees and not on mapping and classifying vegetation communities. These are two different activities—vegetation mapping involves dividing the landscape up into relatively homogeneous and mutually exclusive units and then assigning each unit to a vegetation type based on the dominant species. Because rules for membership in a vegetation classification focus on the tallest vegetation, trees may define a mapped unit without having continuous cover. However, the two native species that we mapped certainly should be found within the vegetation communities California Walnut Groves and Coast Live Oak Woodland. We extracted these two communities from the vegetation map of the Santa Monica Mountains (Keeler-Wolf et al. 2007) and mapped the average number of pixels within 10-m grid cells in each polygon that we classified as either California walnut or coast live oak (Figure 13). The resulting map shows the results graphically for walnuts within walnut woodlands and oaks within oak woodlands. We see that a few, but not many, of the walnut woodland polygons and a few of the oak woodland polygons have low counts for their respective species. Low pixel counts classified as walnut trees are more common for the walnut woodlands, which can be attributed to areas where walnuts are the dominant tree species but are spaced sparsely within the area.

As another assessment of our results compared with the NPS vegetation maps, we compared the average number of pixels of our presumed oak and walnut trees in each mapped walnut woodland and oak woodland polygon (Figure 14). The average number of oak pixels in oak woodlands was significantly higher than walnut pixels. The median number of walnut pixels in walnut groves was higher with no significant difference from

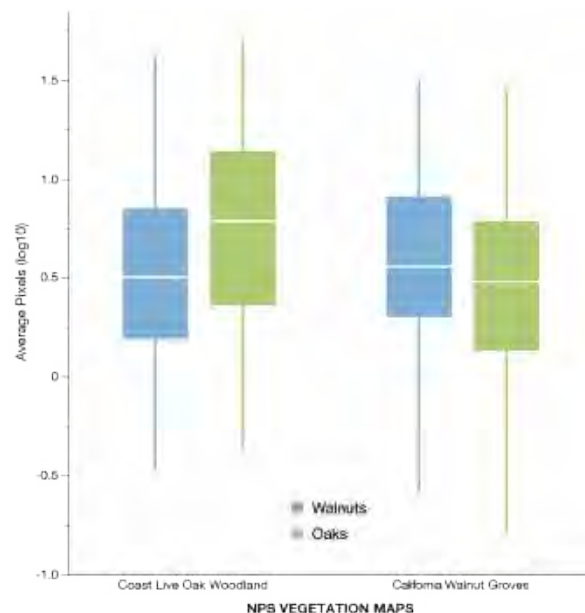


FIGURE 14. Average oak or walnut pixels (log scale) in polygons mapped as Coast Live Oak Woodland or California Walnut Groves.

oak pixels. This result is consistent with the membership criteria for walnut groves, in which walnuts only have to be 30% of relative cover if oaks are present (Sawyer et al. 2009). High presence of oak trees in vegetation mapped as walnut groves is to be expected.

6

RECOMMENDATIONS



Encourage Documentation of Walnut Trees by Community

The screening maps suggest a distribution of California walnut beyond the historical description of habitat on the north face of the Santa Monica Mountains. Confirmation of the screening maps and additional detail about the distribution of California walnut within the eastern Santa Monica Mountains would aid in planning and conservation efforts. Many of the locations used in this study were recorded in the iNaturalist app (*Figure 15*). California walnut is conspicuous

and easy to identify by residents and visitors. It may also be an indicator species for biological diversity within open spaces and neighborhoods. Conservation organizations, local jurisdictions, and CDFW should undertake an education campaign to inform the public, including municipal and county leaders, about the presence and importance of California walnut and encourage residents and visitors to photograph and upload geolocated observations of walnut trees across Ventura, Los Angeles, Orange, and Riverside counties to iNaturalist.



FIGURE 15. Example observation of *Juglans californica* on the iNaturalist website, indicating that it has a status of “vulnerable” (VU), is endemic to California (star), and that the observation has been confirmed by other naturalists (Research Grade).

Fix City of Los Angeles CEQA Review

Current City of Los Angeles CEQA practices exempt single-family home development from review, including in the eastern Santa Monica Mountains. A site that supports sufficient cover of California walnuts as part of a woodland should be recognized as being part of a State-recognized Sensitive Natural Community and mapped accordingly (see Sawyer et al. 2009). A Categorical Exemption from further review cannot be used for properties with a rare species or Sensitive Natural Community present because it can be concluded with certainty that loss of that habitat would constitute a significant adverse impact unless mitigated. The City of Los Angeles often points to its Protected Tree Ordinance in arguing that such development would not have impacts, but that regulatory tool only provides for replacement trees (which may not be of the same species), and not mitigation of the habitat area impacted at any ratio, let alone at the 5:1 mitigation ratio usually recommended by the California Department of Fish and Wildlife for

Sensitive Natural Communities of this rarity.¹

To stem the loss of this rare species and mitigate unavoidable losses, the City of Los Angeles should:

1. No longer use Categorical Exemptions for properties that contain vegetation that would be mapped as Sensitive Natural Communities (including all Alliances and Associations containing *Juglans californica*) under appropriate mapping protocols;

1. Kelly Schmoker-Stanphill, California Department of Fish and Wildlife, email to Travis Longcore dated November 27, 2019. Quoting from that email as an example of typical project-specific CDFW guidance on projects with Sensitive Natural Communities present: “The Department considers natural communities with ranks of S1–S3 to be sensitive natural communities that should be addressed in CEQA (CEQA Guidelines § 15125[c]). An S3 ranking indicates there are 21–80 occurrences of this community in existence in California, S2 has 6–20 occurrences and S1 has less than 6 occurrences. The Department recommends avoiding any sensitive natural communities found on the Project. If avoidance is not feasible, the Department recommends mitigating at a ratio of no less than 5:1 for impacts to S3 ranked communities and 7:1 for S2 communities. This ratio is for the acreage and the individual plants that comprise each unique community.”

2. Avoid impacts to Sensitive Natural Communities and rare species where possible; and
3. Mitigate any impacts to Sensitive Natural Communities by protection or restoration of the same habitat type at a 5:1 mitigation ratio by acreage *and* tree number.

Improve Information About California Walnuts for Consultants and Landowners

The California Natural Diversity Database (CNDDDB) and its online mapping tools are provided by CDFW to aid consultants and landowners in assessing the potential sensitive species that might be found on a particular property. For the eastern Santa Monica Mountains, the CNDDDB includes only one single stand of *Juglans californica*, in Wilacre Park. More complete data in appropriate GIS formats are available for easy incorporation into the CNDDDB and should be added, both from the map of the vegetation of the Santa Monica Mountains (Keeler-Wolf et al. 2007) and from the many research-grade observations on iNaturalist. The screening maps from this report and the National Park Service vegetation map will be shared with the public in an online tool (bit.ly/SMMwalnuts).

Prioritize Purchase of Sites Supporting California Walnut

Much of the current focus of local conservation efforts in the eastern Santa Monica Mountains is on the preservation of corridors for movement of large mammals (particularly mountain lion, bobcat, and mule deer). This goal is important but a focus solely on connectivity for larger mammals risks undermining conservation of rare species, including birds, that persist within the mosaic of developed and undeveloped parcels and have a greater conservation need in terms of species rarity. California walnut has a restricted range in southern California that is already dramatically reduced by urban development. It is threatened by both increasing temperatures and further residential construction within the very

topographically diverse landscapes that provide its greatest hope for suitable microclimates to persist in the face of climate change. Public and private conservation buyers should identify and target properties for acquisition or conservation easements that protect as much of the remaining distribution of California walnut as possible. This recommendation extends to parcels that are subject to fuel modification around structures because so long as the walnuts are not cut to the ground, they provide important habitat even with a cleared understory.

Expand Analysis and Conservation Strategies to Full Range of California Walnut

The mapping effort described here is limited to a portion of the range of California walnut as an example at the heart of the species range and to complement the current planning effort by the City of Los Angeles in its “Wildlife Pilot Study.” The species would benefit from a range-wide assessment of the current distribution and threats from development. It is likely that similar development patterns and environmental changes threaten the species in areas other than the Wildlife Pilot Study area, both in and out of the City of Los Angeles. For example, the rapidly redeveloping areas of Mount Washington, Monterey Hills, and southwest toward Rose Hills and the Puente Hills are also important centers of California walnut distribution and are at risk because of the ineffectiveness of the current environmental review process. There are also remnant walnut groves in alluvial soils in the San Fernando Valley that are neither mapped nor given appropriate consideration in environmental review. Currently, the Los Angeles Zoo is proposing to expand into California walnut habitat.

Cooperation between local land trusts, regional land conservation agencies (such as the State conservancies), the California Department of Fish and Wildlife, and municipal planners and decisionmakers should chart a course now to protect the remaining distribution of California walnut and ensure that it does not become more

imperiled than it already is. If coordinated action is delayed, stabilizing and recovering the species will become more difficult. Increased coordination and planning in support of this uniquely southern Californian species and its habitat is long overdue.

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APPENDIX: METHODS FOR DEVELOPMENT OF SCREENING MAPS



We used geospatial layers obtained from two different sources, the National Agriculture Imagery Program (NAIP) and the Los Angeles Region Imagery Acquisition Consortium (LARIAC).

NAIP imagery is collected during low cloud cover (<10%) during a “leaf-on” season with a 0.6-meter spatial resolution, and has four spectral bands corresponding to the blue, green, red, and near-infrared regions of the spectrum. The near-infrared region is especially valuable when studying vegetation because it provides information about chlorophyll content in plants and thus can be used to assess vegetation health, as well as to identify vegetation life forms and species. The 2016 imagery was collected during June, and the 2018 imagery during July. Both datasets were collected during a “leaf-on” season, but 2016 was a drought year and 2018 was not. These two datasets together facilitate use of differences in drought response of the target species to distinguish among them.

LARIAC data contained 4-band 4-inch ortho-imagery, collected in 2017, and a 0.9-meter digital elevation model (DEM) with its derivatives (Slope, Aspect, Height Above Ground (HAG)).

Training and testing locations for coast live oak and California walnut trees were obtained from GPS points collected by students involved in a research project at UCLA (Espitia et al. 2020), research-grade community observations recorded on the iNaturalist.org platform, and visual inspection using Google Street View.

In addition, we used habitat suitability maps created for the Los Angeles County Native Tree Restoration Mitigation and Priority Planting Plan (Dagit et al. 2019), vegetation maps for the Santa Monica Mountains National Recreation Area (Keeler-Wolf et al. 2007), and maps from a preliminary assessment of fire hazard from street trees in Beverly Hills (Dudek 2019).

Processing and Classification

Screening maps were created in several steps (Figure 16). The steps were as follows: 1) aligning and resampling available imagery, 2) building a tree mask, 3) creating a training set, 4) creating a raster dataset (data transformation), 5) image classification, and 6) evaluation of results. The whole process was iterative, with each step tightly intertwined with the other steps.

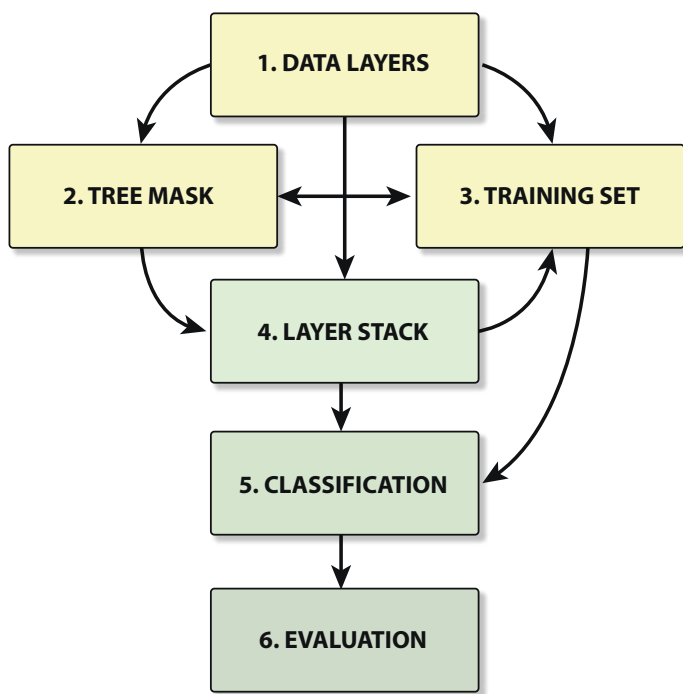


FIGURE 16. Schematic of workflow. Boxes 1, 2, and 3 describe three initial tasks that were carried out in parallel.

The data layers, such as 2-year NAIP imagery and HAG, were resampled to match NAIP pixel size. Each of the NAIP 4-band images was used to calculate a normalized difference vegetation index (NDVI) for its respective year. NDVI is a spectral ratio that is widely accepted by the remote sensing community to assess vegetation health via chlorophyll content (Tucker 1979, Houborg et al. 2015).

We then created a mask that excluded pixels of non-vegetated substrate and shorter vegetation types, such as grass and shrubs. In doing so, we applied a threshold to HAG and thresholds to both years of NDVI layers and reasoned that trees would have height greater than 6.5 feet AND have the NDVI value above 80% in at least one of the years. These parameters worked well to exclude short features (either natural or human-made) as well as tall features of a non-vegetative nature such as buildings and bridges. For example, a mask resulting from a threshold applied to NDVI only would include a grassy

sports field along with trees. The HAG layer alone, when thresholded with 6.5 feet, would include both trees and tall buildings, but when these two layers were added together, unwanted categories, such as grass and buildings, were eliminated (Figure 17).

Most data points for the locations of coast live oak and California walnut trees were downloaded from iNaturalist.org. Data from this website and its associated mobile device application are increasingly extensive as the platform grows in popularity with both community-based nature enthusiasts and professional scientists. The available data, however, must be carefully examined and filtered; GPS data collected for different purposes, with the use of different instruments, in some cases by enthusiasts with little expertise, may carry locational and identification errors. For example, a short tree that is growing under the crown of a larger tree would have no value for our project, in which we are interested in trees that are clearly seen from the sky. It may, however, may be very valuable for vegetation community studies. The iNaturalist dataset comes with rich metadata, including locations, photos, locational accuracy, quality (research grade or not), and other attributes. We thoroughly examined the dataset, leaving only points identified as research grade and with locational accuracy better than 20 meters. We further reduced the dataset to have only points that fall within our tree mask, were not overshadowed by other vegetation, and were confidently identified as target species. In addition to coast live oak and California walnut we built datasets for common species that occur in natural and urban parts of the study area: California sycamore (*Platanus racemosa*), arroyo willow (*Salix lasiolepis*), Mexican elderberry (*Sambucus mexicana*), blue gum tree (*Eucalyptus globulus*), Canary Island pine (*Pinus canariensis*), and cypress (*Cupressus sempervirens*).

We then built a training set that contained several tree species. That involved building a dendrogram and eliminating points that pre-

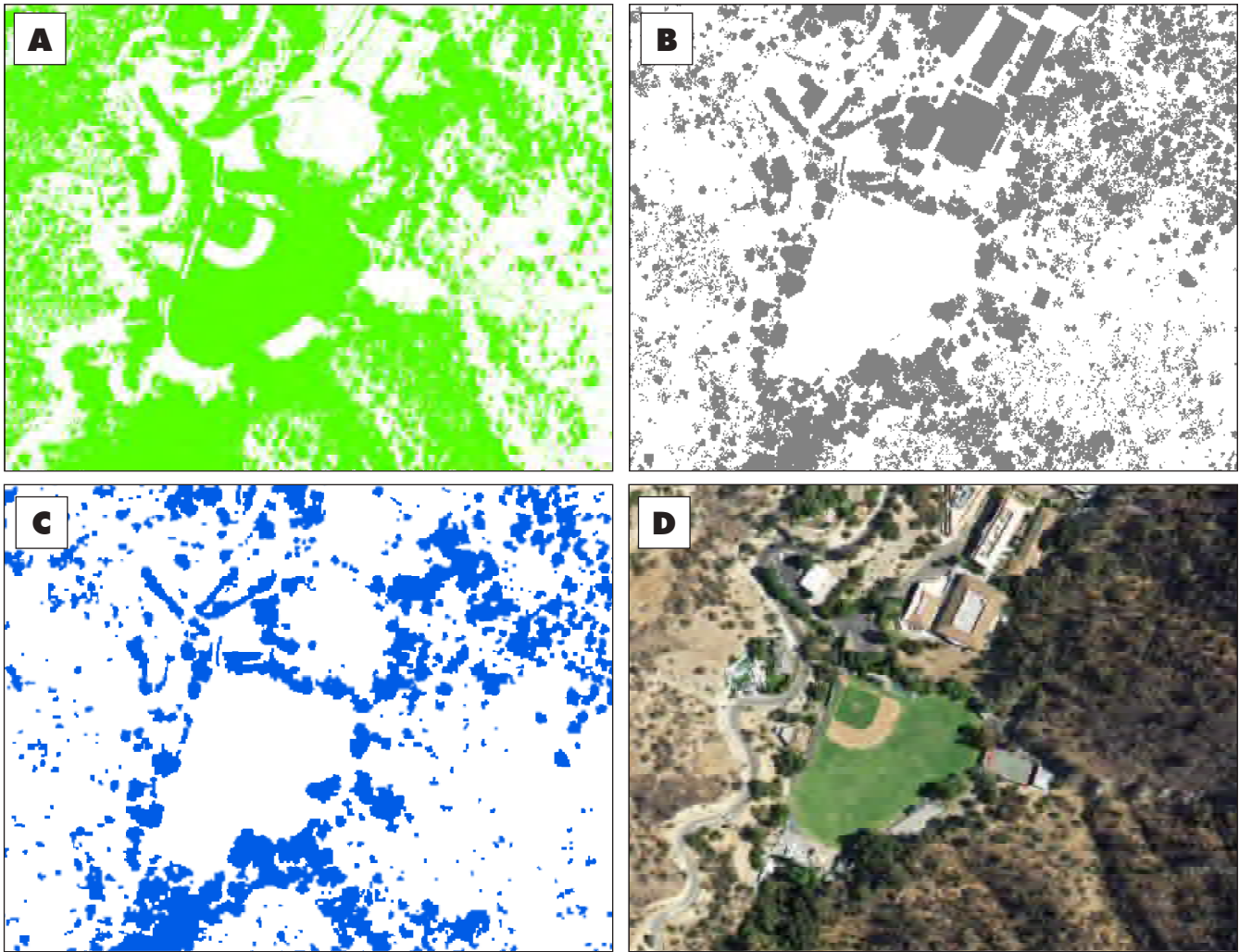


FIGURE 17. Tree map as a combination of spectral index and height above ground layers. (A) NDVI > 0.8; (B) HAG > 6.5 feet; (C) combination of (A) and (B); (D) NAIP image.

sented high confusion with other species' spectral signatures. Simultaneously with this process, we tested classification performance on different combinations of layers. We first created a layer stack of the most relevant layers, two years of NAIP imagery and a HAG raster, which were subjected to Principal Component Analysis (PCA). PCA is usually used to reduce heavy datasets with redundant variables (Gauch 1982). It transforms the original dataset into a new coordinate system with new uncorrelated variables, still preserving most of the information present in the original dataset. The first three components of PCA account for 95 percent of data variation. We applied an image segmentation tool to one of the PCA bands to create a thematic raster that would facilitate capturing shapes of different

objects. Building the training set was a process that involved frequently cross-examining multiple datasets: the tree mask, NDVI-2016, NDVI-2018, LARIAC, and PCA.

The final dataset that was used for classification consisted of a 4-band raster: three PCA bands (containing information about vegetation health and height above ground), and a thematic raster resulting from segmentation. The PCA transformation distinguishes trees of different species that appear similar in regular color imagery (Figure 18).

After the three main components of the analysis (raster dataset, training points, and tree mask) were completed, we performed image classifica-

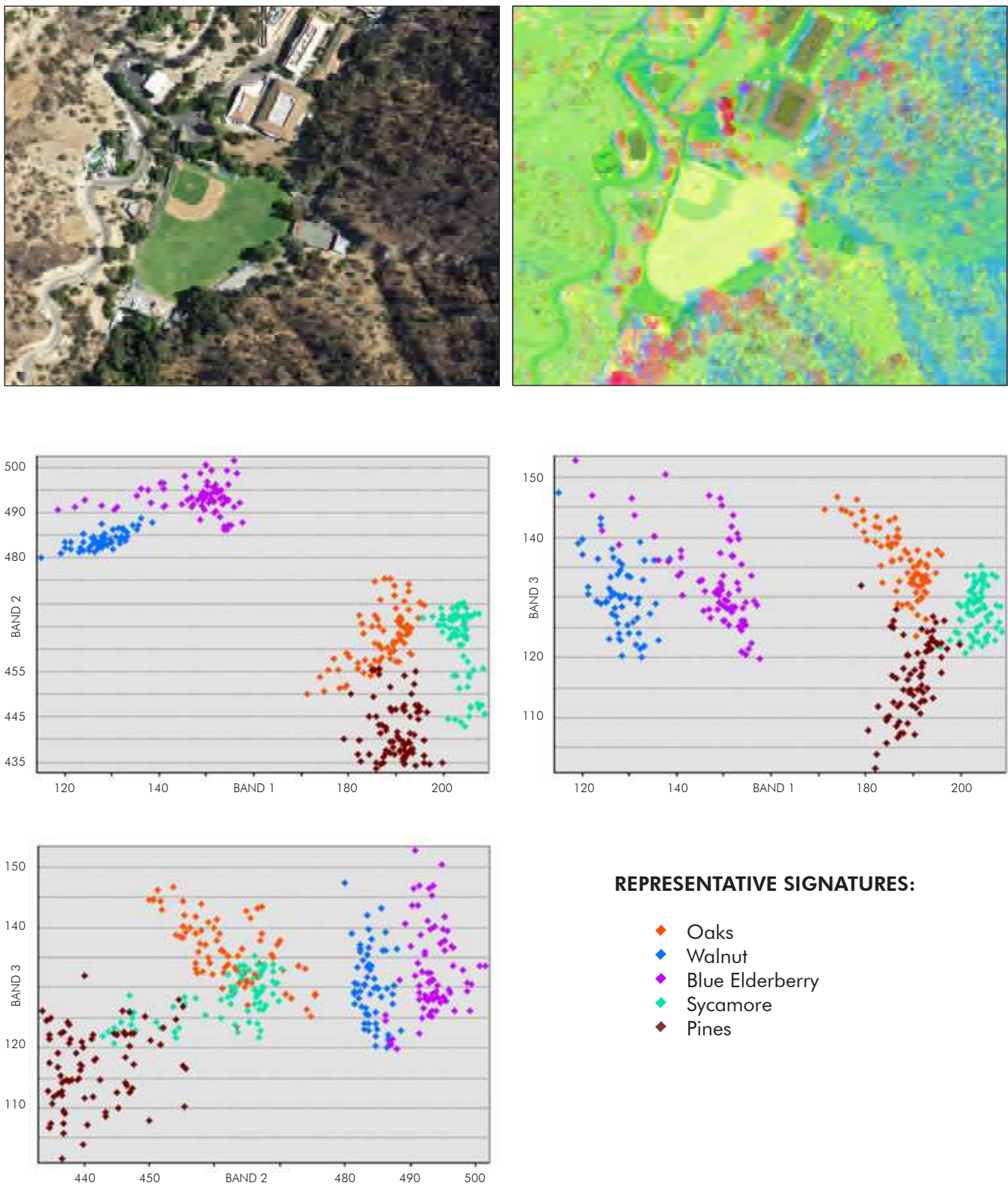


FIGURE 18. NAIP image (top left); PCA raster (top right); signatures of different tree species (bottom).

tion using a Maximum Likelihood Classification (MLC) algorithm. MLC is the most widely used method in remote sensing. It assumes normal distribution of statistics in each class and assigns each pixel a specific class based on its highest probability. The study area contains a vast variety of trees, both naturally growing in parks and planted ornamentally in residential areas. It would be impractical to collect data for all tree species that occur within the study area, thus we added several that are most common, and in the end categorized them as “other.” This step reduced confusion between oaks, walnuts, and other trees.

We then applied post-classification smoothing to eliminate a “salt-and-pepper” effect resulting from pixel-based classification. The method is used to erase speckle pixels, smooth class boundaries, and to clump nearby pixels belonging to the same class.

To visualize the results, we overlaid the classified pixels within different levels of the hierarchical Military Grid Reference System (MGRS) cells at different resolutions. The number of pixels for each species within cells at different resolutions were then visualized within ArcMap.

To validate the results, we compared our pixel-level classification with existing maps of oak and walnut woodlands at the vegetation Alliance level (Keeler-Wolf et al. 2007). Although this is a comparison between mapping of individual plant presences against mapping of a vegetation community, the comparison of the two vegetation communities should show greater oak presence in the oak woodlands and greater walnut presence in the walnut woodlands. We first summed the number of pixels probable for each species within the MGRS 10-m grids and omitted those grid cells with fewer than 76 probable pixels to focus on those cells mostly likely to have substantial cover of either species. We then took the average of the number of probable pixels within each vegetation Alliance polygon and compared them.

All data processing, including cleaning the original raw data, cross-referencing with high resolution imagery, data transformation, segmentation and classification, filtering and smoothing, were completed with ESRI ArcMap 10.7.







THE
URBAN
WILDLANDS
GROUP



Exhibit C

R E S O L U T I O N

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA

BOARD OF PUBLIC WORKS

WEDNESDAY, NOVEMBER 13, 2024
10:00 AM

Edward R. Roybal BPW Session Room
Room 350 City Hall
200 North Spring Street
Los Angeles, California 90012

Members: Vahid Khorsand, President
Jenny Chavez, Vice President
John Grant, President, Pro-Tem
Steve S. Kang
Faith I. Mitchell

(TJ Knight, Acting Executive Officer, tj.knight@lacity.org)

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310-471-CITY (Westside), 310-547-CITY (San Pedro Area); or

Live audio online at <https://www.lacity.org/government/follow-meetings/board-public-works-meetings>

If the live video or audio is unavailable via one of these channels, members of the public should try another channel.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide

reasonable accommodation to ensure equal access to its programs, services and activities. Assistive listening devices are available at the meeting; upon advance notice, other accommodations, such as sign language interpretation, and translation services can be provided. Contact the Executive Officer's office at 213-978-0262. TDD available at 213-978-2310.

INTERPRETATION AND TRANSLATION REQUESTS

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PUBLIC INPUT AT BOARD MEETINGS:

An opportunity for the public to address the Board on public interest items will be provided for up to two (2) minutes per person for a cumulative total of twenty (20) minutes. Testimony shall be limited in content to matters which are within the subject matter jurisdiction of the Board. The Board may not take any action on matters discussed during the Public Comment period.

The Board will also provide an opportunity for the public to address the Board on agenda items before or during consideration of the item for up to two (2) minutes per person for a cumulative total of up to ten (10) minutes.

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Please click the link below to join the webinar:

<https://www.zoomgov.com/j/1616371032>

VOTING AND DISPOSITION OF ITEMS

Items require a majority vote of the entire membership of the Board (3 votes) for approval.

Any member of the Board may move to "reconsider" any vote on any item on the agenda, except to adjourn, suspend the Rules, or where an intervening event has deprived the Board of jurisdiction, providing that said member originally voted on the prevailing side of the item. The motion to "reconsider" shall only be in order once during the meeting, and once during the next regular meeting. The member requesting reconsideration shall identify for all members present the Agenda number, meeting date and subject matter previously voted upon. A motion to reconsider is not debatable and shall require an affirmative vote of three members of the Board.

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NOTICE TO PAID REPRESENTATIVES:

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GENERAL PUBLIC COMMENTS

Board will hear public testimony on non-agenda items under the Board's jurisdiction.

NEIGHBORHOOD COUNCIL COMMENTS

Discussion with Neighborhood Council representatives on Neighborhood Council Resolutions or Community Impact Statements filed with the City Clerk which relate to any agenda item listed or being considered on this agenda for the Board of Public Works (LAAC 22.819, Ordinance 184243).

APPROVAL OF MINUTES

FRIDAY, OCTOBER 25, 2024

PRESENTATION

AGENDA ITEM(S)

BUREAU OF ENGINEERING

(1)

BPW-2024-0632

CD 11

REVISED BUDGET AND ISSUE CHANGE ORDER NO. 73 – MURRAY PLUMBING
AND HEATING, DBA MURRAY COMPANY

Recommending the Board:

1. AUTHORIZE \$577,908.66 in additional contingency and APPROVE a revised construction budget of \$29,251,908.66 for Capital Improvement Project (CIP) 2344 Hyperion Water Reclamation Plant (HWRP) Headworks Odor Control Upgrade and CIP 2409 HWRP Headworks Improvements Project; and
2. AUTHORIZE the City Engineer to issue Change Order No. 73 for the project to compensate the contractor for additional costs resulting from the July 2021 HWRP flood event.

(W.O. SZH11748, SZH11746, C-125471)

(2)

BPW-2024-0633

CD 14

TASK ORDER SOLICITATION (TOS) NO. 84 – ARCADIS U.S., INC. (ARCADIS)

Recommending the Board:

1. AUTHORIZE the City Engineer to issue the task to Arcadis, from the Pre-Qualified On-Call Wastewater and Environmental Engineering Services Consultants List to provide pre-design, design, and design support services during construction for the San Pascual Pumping Plant No. 605 Rehabilitation Project, as stated in TOS No. 84, with a budget authority of \$849,342, including contingency.

(W.O. SZC14386, C-129644)

(3)

BPW-2024-0634
CD 9

**CONSTRUCTION SERVICES CONTRACT – CAPITAL IMPROVEMENT PROJECT (CIP)
8702 – PUMPING PLANT 701 PANEL REPLACEMENT PROJECT**

Recommending the Board:

1. AUTHORIZE the City Engineer to use the Construction Services Contract with CiSCo and issue task work orders to the Contractor for an amount not-to-exceed \$403,000 for the CIP 8702 - Pumping Plant 701 Panel Replacement Project.

(W.O. SZS12061)

BUREAU OF STREET SERVICES

(4)

BPW-2024-0635
CD 5

TREE REMOVAL – 10451 SANDAL LANE

Recommending the Board:

1. FIND that this project is categorically exempt under Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA);
2. FIND that none of the exceptions to the use of categorical exemption as set forth in Sections 15300.2 of State CEQA Guidelines apply;
3. SPECIFY that the Bureau of Street Services (BSS), Urban Forestry Division, located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based;
4. REVIEW and approve the request for a fee permit to remove three protected trees /shrubs and two street trees. Tree replacement is required; and
5. CONCUR with BSS' determination that the site cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC

62.177(c), authorize the Tree Replacement Guarantee Fee to satisfy the Board's tree planting requirement.

(5)

BPW-2024-0636
CD 2, 6

TREE REMOVAL – METRO EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT

Recommending the Board:

1. FIND that under the California Public Resources Code, Section 21166, and the California Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since certification of the EIR (State Clearinghouse No. 2013021064) on December 3, 2020, there have been no changes to the project or circumstances, nor new information of substantial importance, that would require a supplemental or subsequent EIR. Therefore, no further EIR is necessary for the subject tree removal;
2. SPECIFY that the Bureau of Street Services, Urban Forestry Division located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based; and
3. REVIEW and approve the request for a no-fee permit for the removal of 13 street trees which include 2 Queen Palms (*Syagrus romanzoffiana*), 7 Mexican Fan Palms (*Washingtonia robusta*), 1 Chinese Flame (*Kolreuteria bipinnata*), and 3 Ornamental Pear (*Pyrus calleryana*) trees for construction and utility relocation needed to support the East San Fernando Valley Light Rail Transit Project. Tree replacements are required.

EXECUTIVE OFFICES

(6)

BPW-2024-0637
BPW
CD ALL

REQUEST FOR APPROVAL – AMENDMENT NO. 1 – GRANICUS, LLC

Recommending the Board of Public Works, subject to Mayor's Approval:

1. FIND that the Los Angeles Charter Code Sections 371 and 1022 are satisfied inasmuch as the Personnel Department has determined that no City staff can perform the proposed services, respectively and that the work can be performed more economically or feasibly by an independent contractor than by City employees;
2. APPROVE the proposed Amendment No.1 to Contract C-140422 between the City of Los Angeles and Granicus, LLC (formerly known as Prime Government Solutions) for Meeting Management System Services to increase the total contract cost ceiling by \$180,459.74 from \$327,470 to \$507,929.74 and extend the contract term for three additional years effective on January 2, 2025 and will terminate on January 1, 2028;
3. AUTHORIZE the Board President or two Commissioners of the Board of Public Works to sign and execute the proposed Contract Amendment No. 1; and
4. FORWARD the approved Amendment No. 1 to the Mayor for Executive Directive No. 3 review and City Council for approval.

(C-140422)

(7)

BPW-2024-0612
ADVISEMENT #1
CD ALL

APPROVE AND REVISE THE BOARD RULES OF THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS

Recommending the Board of Public Works, subject to Mayor's approval:

1. APPROVE the Board Rules of the Los Angeles Board of Public Works as revised; and
2. AUTHORIZE its Acting Executive Officer to publish the Board Rules of the Los Angeles Board of Public Works, as revised, in a daily newspaper in accordance to the Los Angeles City Charter Section 506(b).

(TAKEN UNDER ADVISEMENT FROM MONDAY, NOVEMBER 4, 2024)

JOINT REPORT(S)

(8)

BPW-2024-0638

BOE + BCA

CD 5

CONTRACT AWARD – ACCESS PACIFIC, INC. (ACCESS)

Recommending the Board:

1. FIND Transmittal No. 1 to be unmerited, as discussed in this report;
2. FIND that the late submission of the Exhibit 15-G Construction Contract DBE Commitment form by Access as an inconsequential deviation that did not give them an unfair competitive advantage, as discussed in this report;
3. DECLARE Access, first low bidder, to be the lowest responsive, responsible bidder, and award Access a contract for the Mid-City Low Stress Bicycle Enhancement Corridors, Federal ID No. CML-5006(903) for \$5,028,170;
4. AUTHORIZE the President or two members of the Board to execute the contract after approval as-to-form has been obtained from the City Attorney.

(W.O. E1908716)

MOTION(S)

(9)

BPW-2024-0639

CD ALL

AFE – SOUTHERN CALIFORNIA EDISON COMPANY

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$85,000 for encumbrance of funds to pay for electrical services at clean water collection division air scrubbers and flow monitoring stations located in Culver City, California for the term July 1, 2024 to June 30, 2025. Authorize the President or two members of the Board of Public Works to execute

this service agreement.

(AE25760067M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50A2WP)

(10)

BPW-2024-0640

CD 11

AFE – SOUTHERN CALIFORNIA GAS CO.

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$922,000 for encumbrance of funds to pay natural gas utility fees for building heating, boilers, and Hyperion BioEnergy Facility operations at Hyperion Water Reclamation Plant for the period of July 1, 2024 to June 30, 2025.

(AE25760063M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50A2WP)

(11)

BPW-2024-0641

CD 11, 15

AFE – SOUTHERN CALIFORNIA COASTAL WATER RESEARCH PROJECT

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$460,000 for encumbrance of funds to pay for developing a rapid method and monitoring of enterococcus by digital PCR at beaches in the City of Los Angeles for the period of July 1, 2023 through June 30, 2024.

(AE25760114M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50YX82)

(12)

BPW-2024-0642

CD 6, 11, 13, 15

AFE – STATE WATER RESOURCES CONTROL BOARD

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$40,310 for payment for the annual renewal fee for Environmental Monitoring Division's Environmental Laboratory Accreditation Program certificate for each Water Reclamation Plant Laboratory. Authorize the President or two members of the Board of Public Works to execute this service

agreement.

(AE25760116M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50AX82)

ADMINISTRATIVE ITEM(S)

(13)

BPW-2024-0643

CD ALL

The Mayor and City Council have approved and authorized the Board of Public Works, on behalf of the Bureau of Sanitation and Contract Administration, to execute the proposed Personal Services Contract between the Bureau of Sanitation (BOS) and Hitachi Energy USA Inc., for software maintenance of BOS' Ellipse and related products and integrations.

(REF: BPW-2024-0209)

(14)

BPW-2024-0644

CD ALL

The Mayor and City Council have approved and authorized the Board of Public Works, on behalf of the Bureau of Sanitation and Contract Administration, to execute the proposed Personal Services Contract between the Bureau of Sanitation (BOS) and Gatekeeper Systems, for software maintenance of BOS' field automation for sanitation trucks application and related navigate products and integrations.

(REF: BPW-2024-0309)

ORAL REPORT(S)

(15)

BPW-2024-0602

ADVISEMENT #2

City Trees Update

- Bureau of Street Services

(CONTINUED FROM WEDNESDAY, OCTOBER 23, 2024)

(16)

BPW-2024-0544
ADVISEMENT #3

Bulky Item Pick-Up/Drop-Off Date
- Bureau of Sanitation

(CONTINUED FROM WEDNESDAY, SEPTEMBER 25, 2024, WEDNESDAY, OCTOBER 2, 2024, WEDNESDAY, OCTOBER 30, 2024, WEDNESDAY, NOVEMBER 6, 2024)

(17)

BPW-2024-0645

Landfill Closures Update
- Bureau of Sanitation

(18)

BPW-2024-0646

Public Works Trust Fund Update
- Board of Public Works

*****END*****



JOURNAL

BOARD OF PUBLIC WORKS

NOVEMBER 13, 2024
10:00 AM

Edward R. Roybal BPW Session Room
Room 350 City Hall
200 North Spring Street
Los Angeles, California 90012

Members: Vahid Khorsand, President
Jenny Chavez, Vice President
John Grant, President, Pro-Tem
Steve S. Kang
Faith I. Mitchell

(TJ Knight, Acting Executive Officer, tj.knight@lacity.org)

Agendas, minutes, and other board meeting related documents are available online at the BPW website at <http://bpw.lacity.org> or via link below.

Click [here](#) for the entire agenda packet / documents

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previously voted upon. A motion to reconsider is not debatable and shall require an affirmative vote of three members of the Board.

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CALL TO ORDER

ESTABLISH QUORUM

GENERAL PUBLIC COMMENTS

Board will hear public testimony on non-agenda items under the Board's jurisdiction.

DISPOSITION: RECEIVED PUBLIC COMMENTARY

NEIGHBORHOOD COUNCIL COMMENTS

Discussion with Neighborhood Council representatives on Neighborhood Council Resolutions or Community Impact Statements filed with the City Clerk which relate to any agenda item listed or being considered on this agenda for the Board of Public Works (LAAC 22.819, Ordinance 184243).

DISPOSITION: NO COMMENTARY

APPROVAL OF MINUTES

FRIDAY, OCTOBER 25, 2024

**APPROVED - MOVED BY COMMISSIONER KHORSAND,
SECONDED BY GRANT**

DISPOSITION: APPROVED (ALL AYES)

PRESENTATION

AGENDA ITEM(S)

BUREAU OF ENGINEERING

(1)

BPW-2024-0632

CD 11

REVISED BUDGET AND ISSUE CHANGE ORDER NO. 73 – MURRAY PLUMBING
AND HEATING, DBA MURRAY COMPANY

Recommending the Board:

1. AUTHORIZE \$577,908.66 in additional contingency and APPROVE a revised construction budget of \$29,251,908.66 for Capital Improvement Project (CIP) 2344 Hyperion Water Reclamation Plant (HWRP) Headworks Odor Control Upgrade and CIP 2409 HWRP Headworks Improvements Project; and
2. AUTHORIZE the City Engineer to issue Change Order No. 73 for the project to compensate the contractor for additional costs resulting from the July 2021 HWRP flood event.

(W.O. SZH11748, SZH11746, C-125471)

DISPOSITION: REPORT ADOPTED, FORTHWITH

MOVED: FAITH I. MITCHELL

SECONDED: JOHN GRANT

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(2)

BPW-2024-0633

CD 14

TASK ORDER SOLICITATION (TOS) NO. 84 – ARCADIS U.S., INC. (ARCADIS)

Recommending the Board:

1. AUTHORIZE the City Engineer to issue the task to Arcadis, from the Pre-

Qualified On-Call Wastewater and Environmental Engineering Services Consultants List to provide pre-design, design, and design support services during construction for the San Pascual Pumping Plant No. 605 Rehabilitation Project, as stated in TOS No. 84, with a budget authority of \$849,342, including contingency.

(W.O. SZC14386, C-129644)

DISPOSITION: REPORT ADOPTED, FORTHWITH

MOVED: JENNY CHAVEZ

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(3)

BPW-2024-0634

CD 9

CONSTRUCTION SERVICES CONTRACT – CAPITAL IMPROVEMENT PROJECT (CIP)
8702 – PUMPING PLANT 701 PANEL REPLACEMENT PROJECT

Recommending the Board:

1. AUTHORIZE the City Engineer to use the Construction Services Contract with CiSCo and issue task work orders to the Contractor for an amount not-to-exceed \$403,000 for the CIP 8702 - Pumping Plant 701 Panel Replacement Project.

(W.O. SZS12061)

DISPOSITION: REPORT ADOPTED, FORTHWITH

MOVED: JOHN GRANT

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

BUREAU OF STREET SERVICES

(4)

BPW-2024-0635

CD 5

TREE REMOVAL – 10451 SANDAL LANE

Recommending the Board:

1. FIND that this project is categorically exempt under Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA);
2. FIND that none of the exceptions to the use of categorical exemption as set forth in Sections 15300.2 of State CEQA Guidelines apply;
3. SPECIFY that the Bureau of Street Services (BSS), Urban Forestry Division, located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based;
4. REVIEW and approve the request for a fee permit to remove three protected trees /shrubs and two street trees. Tree replacement is required; and
5. CONCUR with BSS' determination that the site cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC 62.177(c), authorize the Tree Replacement Guarantee Fee to satisfy the Board's tree planting requirement.

DISPOSITION: REPORT ADOPTED, *AS AMENDED, FORTHWITH

MOVED: VAHID KHORSAND

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

BPW-2024-0635

CD 5

TREE REMOVAL – ~~10451~~ SANDAL LANE *10453

Recommending the Board:

1. **FIND** that this project is categorically exempt under Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA);
2. **FIND** that none of the exceptions to the use of categorical exemption as set forth in Sections 15300.2 of State CEQA Guidelines apply;
3. **SPECIFY** that the Bureau of Street Services (BSS), Urban Forestry Division, located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based;
4. **REVIEW** and approve the request for a fee permit to remove three protected trees /shrubs and two street trees. Tree replacement is required; and
5. **CONCUR** with BSS' determination that the site cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC 62.177(c), authorize the Tree Replacement Guarantee Fee to satisfy the Board's tree planting requirement.

NOTE: AMENDED TO CORRECT ADDRESS TO 10453 FROM 10451

(5)

BPW-2024-0636
CD 2, 6

TREE REMOVAL – METRO EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT

Recommending the Board:

1. FIND that under the California Public Resources Code, Section 21166, and the California Environmental Quality Act (CEQA) Guidelines Section 15162, on the basis of substantial evidence contained in the whole record, that since certification of the EIR (State Clearinghouse No. 2013021064) on December 3, 2020, there have been no changes to the project or circumstances, nor new information of substantial importance, that would require a supplemental or subsequent EIR. Therefore, no further EIR is necessary for the subject tree removal;

2. SPECIFY that the Bureau of Street Services, Urban Forestry Division located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based; and
3. REVIEW and approve the request for a no-fee permit for the removal of 13 street trees which include 2 Queen Palms (*Syagrus romanzoffiana*), 7 Mexican Fan Palms (*Washingtonia robusta*), 1 Chinese Flame (*Kolreuteria bipinnata*), and 3 Ornamental Pear (*Pyrus calleryana*) trees for construction and utility relocation needed to support the East San Fernando Valley Light Rail Transit Project. Tree replacements are required.

DISPOSITION: REPORT ADOPTED, FORTHWITH

MOVED: JOHN GRANT

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

EXECUTIVE OFFICES

(6)

BPW-2024-0637

BPW

CD ALL

REQUEST FOR APPROVAL – AMENDMENT NO. 1 – GRANICUS, LLC

Recommending the Board of Public Works, subject to Mayor's Approval:

1. FIND that the Los Angeles Charter Code Sections 371 and 1022 are satisfied inasmuch as the Personnel Department has determined that no City staff can perform the proposed services, respectively and that the work can be performed more economically or feasibly by an independent contractor than by City employees;
2. APPROVE the proposed Amendment No.1 to Contract C-140422 between the City of Los Angeles and Granicus, LLC (formerly known as Prime Government Solutions) for Meeting Management System Services to increase the total contract cost ceiling by \$180,459.74 from \$327,470 to \$507,929.74 and extend the contract term for three additional years effective on January 2, 2025 and will terminate on January 1, 2028;

3. AUTHORIZE the Board President or two Commissioners of the Board of Public Works to sign and execute the proposed Contract Amendment No. 1; and
4. FORWARD the approved Amendment No. 1 to the Mayor for Executive Directive No. 3 review and City Council for approval.

(C-140422)

DISPOSITION: REPORT ADOPTED - REFERRED TO MAYOR AND COUNCIL, FORTHWITH

MOVED: FAITH I. MITCHELL

SECONDED: JOHN GRANT

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(7)

BPW-2024-0612
ADVISEMENT #1
CD ALL

APPROVE AND REVISE THE BOARD RULES OF THE CITY OF LOS ANGELES BOARD OF PUBLIC WORKS

Recommending the Board of Public Works, subject to Mayor's approval:

1. APPROVE the Board Rules of the Los Angeles Board of Public Works as revised; and
2. AUTHORIZE its Acting Executive Officer to publish the Board Rules of the Los Angeles Board of Public Works, as revised, in a daily newspaper in accordance to the Los Angeles City Charter Section 506(b).

(TAKEN UNDER ADVISEMENT FROM MONDAY, NOVEMBER 4, 2024)

DISPOSITION: REPORT ADOPTED - REFERRED TO MAYOR, FORTHWITH

MOVED: JOHN GRANT

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

JOINT REPORT(S)

(8)

BPW-2024-0638

BOE + BCA

CD 5

CONTRACT AWARD – ACCESS PACIFIC, INC. (ACCESS)

Recommending the Board:

1. FIND Transmittal No. 1 to be unmerited, as discussed in this report;
2. FIND that the late submission of the Exhibit 15-G Construction Contract DBE Commitment form by Access as an inconsequential deviation that did not give them an unfair competitive advantage, as discussed in this report;
3. DECLARE Access, first low bidder, to be the lowest responsive, responsible bidder, and award Access a contract for the Mid-City Low Stress Bicycle Enhancement Corridors, Federal ID No. CML-5006(903) for \$5,028,170;
4. AUTHORIZE the President or two members of the Board to execute the contract after approval as-to-form has been obtained from the City Attorney.

(W.O. E1908716)

DISPOSITION: REPORT ADOPTED, FORTHWITH

MOVED: VAHID KHORSAND

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

MOTION(S)

(9)

BPW-2024-0639

CD ALL

AFE – SOUTHERN CALIFORNIA EDISON COMPANY

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$85,000 for encumbrance of funds to pay for electrical services at clean water collection division air scrubbers and flow monitoring stations located in Culver City, California for the term July 1, 2024 to June 30, 2025. Authorize the President or two members of the Board of Public Works to execute this service agreement.

(AE25760067M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50A2WP)

DISPOSITION: APPROVED, FORTHWITH

MOVED: JOHN GRANT

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(10)

BPW-2024-0640

CD 11

AFE – SOUTHERN CALIFORNIA GAS CO.

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$922,000 for encumbrance of funds to pay natural gas utility fees for building heating, boilers, and Hyperion BioEnergy Facility operations at Hyperion Water Reclamation Plant for the period of July 1, 2024 to June 30, 2025.

(AE25760063M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50A2WP)

DISPOSITION: APPROVED, FORTHWITH

MOVED: JENNY CHAVEZ

SECONDED: VAHID KHORSAND

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(11)

BPW-2024-0641

CD 11, 15

AFE – SOUTHERN CALIFORNIA COASTAL WATER RESEARCH PROJECT

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$460,000 for encumbrance of funds to pay for developing a rapid method and monitoring of enterococcus by digital PCR at beaches in the City of Los Angeles for the period of July 1, 2023 through June 30, 2024.

(AE25760114M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50YX82)

DISPOSITION: APPROVED, FORTHWITH

MOVED: JENNY CHAVEZ

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(12)

BPW-2024-0642

CD 6, 11, 13, 15

AFE – STATE WATER RESOURCES CONTROL BOARD

Bureau of Sanitation and Office of Accounting are requesting Board approval and execution of an Authority for Expenditure in the amount of \$40,310 for payment for the annual renewal fee for Environmental Monitoring Division's Environmental Laboratory Accreditation Program certificate for each Water Reclamation Plant Laboratory. Authorize the President or two members of the Board of Public Works to execute this service agreement.

(AE25760116M, Fund 760 - Sewer Operations & Maintenance Fund, Dept. 50, Appropriation Unit 50AX82)

DISPOSITION: APPROVED, FORTHWITH

MOVED: JENNY CHAVEZ

SECONDED: FAITH I. MITCHELL

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

ADMINISTRATIVE ITEM(S)

(13)

BPW-2024-0643

CD ALL

The Mayor and City Council have approved and authorized the Board of Public Works, on behalf of the Bureau of Sanitation and Contract Administration, to execute the proposed Personal Services Contract between the Bureau of Sanitation (BOS) and Hitachi Energy USA Inc., for software maintenance of BOS' Ellipse and related products and integrations.

(REF: BPW-2024-0209)

DISPOSITION: APPROVED, FORTHWITH

MOVED: VAHID KHORSAND

SECONDED: JOHN GRANT

AYES: KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

(14)

BPW-2024-0644

CD ALL

The Mayor and City Council have approved and authorized the Board of Public Works, on behalf of the Bureau of Sanitation and Contract Administration, to execute the proposed Personal Services Contract between the Bureau of Sanitation (BOS) and Gatekeeper Systems, for software maintenance of BOS' field automation for sanitation trucks application and related navigate products and integrations.

(REF: BPW-2024-0309)

DISPOSITION: APPROVED, FORTHWITH

MOVED: VAHID KHORSAND

SECONDED: JOHN GRANT

AYES KHORSAND, CHAVEZ, GRANT, MITCHELL (4); ABSENT: KANG (1);

ORAL REPORT(S)

(15)

BPW-2024-0602

ADVISEMENT #2

City Trees Update

- Bureau of Street Services

(CONTINUED FROM WEDNESDAY, OCTOBER 23, 2024)

DISPOSITION: RECEIVED

(16)

BPW-2024-0544
ADVISEMENT #3

Bulky Item Pick-Up/Drop-Off Date
- Bureau of Sanitation

(CONTINUED FROM WEDNESDAY, SEPTEMBER 25, 2024, WEDNESDAY, OCTOBER 2, 2024, WEDNESDAY, OCTOBER 30, 2024, WEDNESDAY, NOVEMBER 6, 2024)

DISPOSITION: RECEIVED

(17)

BPW-2024-0645

Landfill Closures Update
- Bureau of Sanitation

DISPOSITION: RECEIVED

(18)

BPW-2024-0646

Public Works Trust Fund Update
- Board of Public Works

DISPOSITION: CONTINUED TO WEDNESDAY, DECEMEBER 11, 2024

ADJOURNMENT

*****END*****

Report Attachment 6

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 1 of 4

Date: November 13, 2024

Council District No. 05

Honorable Board of Public Works
of the City of Los Angeles

Commissioners:

10451 SANDAL LANE - REQUEST BOARD APPROVAL FOR A FEE PERMIT TO REMOVE THREE PROTECTED TREES AND TWO STREET TREES WHICH INCLUDE ONE SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA), ONE COAST LIVE OAK (QUERCUS AGRIFOLIA), ONE TOYON (HETEROMELES ARBUTIFOLIA), ONE JACARANDA (JACARANDA MIMOSIFOLIA), AND ONE SILK TREE (ALBIZIA JULIBRISSIN) TREE FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND REQUIRED STREET WIDENING. TREE REPLACEMENT IS REQUIRED.

RECOMMENDATION:

1. FIND that this project is categorically exempt under Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment and is in compliance with the California Environmental Quality Act (CEQA);
2. FIND that none of the exceptions to the use of categorical exemption as set forth in Sections 15300.2 of State CEQA Guidelines apply;
3. SPECIFY that the Bureau of Street Services (StreetsLA), Urban Forestry Division, located at 1149 South Broadway, is custodian of the documents or other material that constitute the record of proceedings upon which the Board's decision is based;
4. REVIEW and APPROVE the request for a fee permit to remove three protected trees /shrubs and two street trees. Tree replacement is required; and
5. CONCUR with StreetsLA determination that the site cannot feasibly accommodate all of the required replacement trees and pursuant to LAMC 62.177(c), authorize the Tree Replacement Guarantee Fee to satisfy the Board's tree planting requirement.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 2 of 4

Date: November 13, 2024

TRANSMITTALS:

1. Application for a Tree Removal Permit
2. Protected Tree Report
3. Service Request No. 1-4607743941
4. Photographs of proposed tree removals
5. Tree Removal/Replacement Plan
6. Geology and Soils Report Approval Letter
7. Notice of Exemption
8. Tree Removal Notification

RECITAL:

The applicant, Josephson Investments Inc., is proposing to build a new one-story 3,036 square foot single-family dwelling (SFD) with a pool, on a vacant lot of approximately 5,469 square feet. The project site is within the Bel Air-Beverly Crest Neighborhood Council community and in Council District 5. There are 11 protected trees/shrubs on site and 2 non-native trees growing in the right of way of which 3 protected species and 2 non-native trees growing in the right of way require removal to allow for construction of the proposed project.

The property owner acquired the services of Mr. Arsen Margossian, tree expert, to provide an assessment of the property and to address the project's impact on any of the protected trees and shrubs. All findings were documented within the Protected Tree Report (PTR) dated April 30, 2024 and submitted for StreetsLA review. A StreetsLA arborist inspected the subject location on May 30, 2024. The StreetsLA arborist concurs with the PTR submitted, verifying that 3 protected trees/shrubs (No. 1392, 1401, & 1403) and 2 street trees (No. 1402 & 1404) will require removal to construct the new single-family dwellings as designed and to complete the street widening.

The 5 trees and shrubs proposed for removal are in fair condition and measure approximately 6 to 44-inches in cumulative diameter by 8 to 21 -feet in height. One Oak tree (No. 1392) in fair condition is growing within the footprint of the proposed dwelling and will be impacted by the proposed construction. One Toyon (No. 1401) shrub, one Walnut (No. 1403), one Jacaranda (No. 1402), and one Silk tree (No. 1404) located in the public right of way are in fair condition and will be impacted by the required grading, street widening, and new roadway construction. All 5 trees and shrubs will require removal to allow construction of the proposed single-family dwelling.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 3 of 4

Date: November 13, 2024

ALTERNATIVE METHODS AND OPTIONS EXPLORED:

StreetsLA attempts to preserve trees whenever possible and only considers tree removal after all feasible alternatives have been explored. According to the applicant, the project explored other alternatives to avoid impacting some of the protected and street tree and as a result, the applicant was able to redesign the home in order to minimize impact and retain four protected Oak trees that were thought to need removal initially.

Impact was unavoidable for 5 of 13 total trees and shrubs due to the planned and proposed construction. The location, size, and condition of the 3 protected trees/shrubs and 2 street trees negates the possibility of tree preservation or relocation. The remaining 8 protected trees/shrubs will be minimally impacted and protected in place throughout construction.

CONDITION:

If the Board approves the removal of trees and shrubs, the applicant shall plant four 15-gallon or largest available container size Southern California Black Walnut (*Juglans californica*) trees, four 24-inch box size Toyon (*Heteromeles arbutifolia*) shrubs, and four 24-inch box size Coast Live Oak (*Quercus agrifolia*) trees on site to replace the removed trees/shrubs. The survival of the tree and shrub replacements shall be guaranteed by bond for a period of three years. The tree and shrub removal permit shall be issued by StreetsLA upon notification by the Bureau of Engineering that the bond has been posted.

The 4 additional street trees needed to meet the Board's 2:1 street tree replacement policy cannot feasibly be planted on site due to spacing restrictions. Therefore, pursuant to LAMC Section 62.177, applicant shall pay the tree replacement guarantee fee for the four trees.

Upon issuance of the protected tree removal permit, StreetsLA shall be notified a minimum of ten days prior to the day the protected tree removals shall occur. The applicant's tree expert shall be on-site the day of the tree and shrub removals to ensure the proper trees and shrubs are removed.

The applicant, in conjunction with the project's landscape architect or tree expert, shall be responsible to ensure the tree and shrub removal permit's tree and shrub replacement conditions are in compliance. Replacement tree and shrub planting shall follow the landscape plan to the fullest extent possible. StreetsLA shall be notified no later than five days after the completion of the tree and shrub replacements.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 4 of 4

Date: November 13, 2024

A StreetsLA arborist will make arrangements to visit the site and approve the tree replacements as being in compliance with the permit conditions within five working days of the notification of planting completion.

StreetsLA shall be notified immediately if any permit conditions have been violated or cannot be fulfilled. Failure to comply with this requirement may result in fines or legal actions.

The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This project, including the tree removals, is exempt from CEQA pursuant to CEQA guidelines, Article 19, Section 15303, Class 3 and there is no substantial evidence the proposed project will have significant effect on the environment. The applicant acquired the services of Meridian Consultants to provide the findings in support of a categorical exemption which was utilized in forming the recommendations in this report.

NOTIFICATIONS:

Public comments on this tree removal request will be received and heard, during the scheduled public hearing with the Board. The following public noticing of these tree removal permits were conducted:

- Notice of the proposed tree removals were physically posted on the subject street trees on June 24, 2024
- Proposed tree removals were included in the Bureau of Street Services Tree Removal Notification System
- Tree removal details were made publicly available in the StreetsLA Website, "Tree Removal Notification List" page

The Council office will notify the StreetsLA of any objections to the proposed protected tree removals prior to the Board hearing this matter. No Issues or concerns have been raised by the council office at time of drafting this report.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1

Page 5 of 4

Date: November 13, 2024

The applicant has been advised of the recommendations contained within this report.

(ATR)

Respectfully submitted,



for

KEITH MOZEE.

Executive Director and General Manager
Bureau of Street Services

Prepared by:
Urban Forestry Division
Ext. 7-3077

KM/ATR/DM/HB/BR.:
S:\Board Reports\2024 Board Reports\10451 W Sandal Ln



APPLICATION FOR A TREE REMOVAL PERMIT

For on-site native trees & shrubs protected
by Ordinance 186,873, and parkway trees

BUREAU OF STREET SERVICES

URBAN FORESTRY DIVISION

1149 S. BROADWAY, SUITE 400, LOS ANGELES, CA 90015
Tel: 213.847.3077 Hours: 7:00 a.m. - 4p.m.

STEP1: CALL (800) 996-2489 or visit 'myla311.lacity.org' obtain a Service Request Number (Application #): 1-4607743941
Application Number

STEP2: This completed application, along with all supporting documentation (see checklist on page 3), should be submitted by US mail to the address above or by email to bss.urbanforestry@lacity.org. (Incomplete applications will not be accepted and may be returned.)

Average processing time for applications is 90 to 120 days, after all required documents have been submitted and accepted by UFD.

Property Address: 10453 Sandal Los Angeles CA
(Print Clearly) Number Street Name City State Zip Code

Property Owner's Name: Josephson Investments Inc.
First Last

Property Owner's Contact Information: Jennifer Parker Jennifer@PCCLA.com
Tel. No. Including Area Code Email Address

Total number of tree(s) or shrub(s): 5 and reason for tree or shrub removal: Grading and Street Widening
Damaged sidewalk, driveway relocation, street widening, City Planning condition,

Staging, tree in proposed footprint of the structure, or dead tree or shrub. If it is a sewer line replacement issue, a sewer connection permit is required from the Public Works Bureau of Engineering.

Property Owner's Representative/Agent: Jennifer Parker (agent)
First Last

Company Name: Pacific Crest Consultants

Address: 29635 Agoura Rd. Agoura Hills CA 91301
Number Street Name City State Zip Code

Contact Information: 805-216-3677 Jennifer@PCCLA.com
Tel. No. Including Area Code Email Address

If the tree or shrub removal permit is approved and any fees due have been paid, the permit should be made out to (if this area is left blank, the permit will be made out to property owner):

Name: Josephson Investments Inc.

Email or Mailing Address: Jennifer@PCCLA.com

- ☐ This is a standard application for **STREET TREES**. Complete **Section 1** of the attached checklist on page 3.
- ☒ This is a standard application for **PROTECTED TREES OR SHRUBS**. Complete **Section 2** of the attached checklist on page 3. **Must Include CEQA and approved Geosols letter. (See fee schedule on Page 2 for application and permit fees)**

☐ This application pertains to a **LAND DEVELOPMENT/ SUBDIVISION** case. Provide the items listed below (for Street Trees) or **Section 2** on page 3 (for Protected Trees and Shrubs):

- Project title and case number (CP, ZA, TR, CPC, DIR, DIR, VAC, PM, DOT): _____
Attach Letter of Determination and final CEQA document. Tree removals must be addressed or addendum will be required.
- B-permit receipt showing tree fees have been paid.
- B-permit drawings in 11"x17", showing existing tree location and proposed improvements.
- Planting plan (2:1) ratio.
- Plot plans.
- Current photos of tree(s) (No Google Images).

TREE REMOVAL PERMIT APPLICATION CONTINUED ON NEXT PAGE
(PAGE 1 OF 3)

UFD STAFF ONLY

INITIALS: _____
DATE: _____

PLEASE READ THE FOLLOWING BEFORE SIGNING

I am submitting this application along with the attached checklist and required documents to the above address. I understand that submittal of this application does not guarantee an approval for a tree or shrub removal permit. If the tree or shrub removal permit is granted, I understand I will be required to replace the removed tree(s) or shrub(s) at a ratio determined by the Urban Forestry Division and pay any outstanding planting, removal and/or permit fees in accordance with City policy. I understand that average processing time for the tree and shrub removal permits is 90 to 120 days from the time a complete application is received. This time frame is an average only and is subject to fluctuate upon project complexity and further review.

I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this application either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it's not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

5/7/2024

Date



Property Owner's Signature

Jennifer Parker (agent)

Print Name

Fee Schedule – Effective 11/5/2021

***Protected Tree Removal Application Fee: \$805.99**
(Applications will not be accepted without the fee.)

****Acceptance of application does not guarantee approval of permit request.****

****Protected Tree Removal Permit Fees:**

1-2 trees	- \$2,892.48
3-5 trees	- \$5,139.16
6-10 trees	- \$5,982.58
>10 trees	- \$5,982.58 plus \$1,070.76 for each set of up to 5 additional trees

****Please do not submit tree removal permit fee until requested to do so.****

Report Attachment 6.2 TRANSMITTAL NO. 2

**PROTECTED TREE REPORT
FOR
LAND DEVELOPMENT
AT**

**10453 SANDAL LANE
LOS ANGELES, CA 90077
(APN: 4371-010-020)**

Prepared for:

Josephson Investments, Inc.
3940 Laurel Canyon Blvd., Unit 1366
Los Angeles, CA 91604

April 30, 2024

Prepared by:

Arsen Margossian, MS, Consulting Arborist
Bardez Landscape Services, Inc.
International Society of Arboriculture (ISA) Certified Arborist # WE-7233A
Member, American Society of Consulting Arborists (ASCA)
ASCA Academy Graduate (2007)
ISA Tree Risk Assessment Qualified (CTRA 2012, TRAQ 2026)
California Licensed Pest Control Adviser #71429
California Licensed Forestry Pesticide Applicator #121525
3512 Rosemary Avenue
Glendale, CA 91208
818 669 6469
arsenm@pacbell.net

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SUMMARY

Josephson Investments, Inc., requested that I update a Protected Tree Report (PTR), which was prepared on December 14, 2023 for a construction project on a vacant land, located at 10453 Sandal Ln., in Los Angeles, California.

It is being proposed to build a single-family dwelling and according to the new site plan, for street widening purposes, the four trees on the public right-of-way will be removed, whereas according to the previous plan, all four trees were being retained.

The reason for the previous PTR was to inspect the property for presence of City of Los Angeles native and protected trees and shrubs, and evaluate the impact of the land development project on them.

As observed, there are nine native trees on site and four trees on the public right of way. Some of the native trees are significantly in poor condition. There are also some non-native trees on site.

According to the new updated plan, it will be possible to develop the land with the removal of just one native tree, whereas according to the previous plan, two native trees were in conflict and had to be removed.

Replacement trees for the removed trees can be planted on site.

INTRODUCTION

Background

Josephson Investments, Inc., inquired if I would be interested in updating a Protected Tree Report (PTR), for a vacant land, located at 10453 Sandal Ln., Los Angeles, California. The PTR was prepared on December 14, 2023, and changes in the design mandate submittal of an updated PTR. Plans have been prepared to develop the land and build a single-family dwelling. After discussing my fees, I agreed to update the PTR.

Assignment

For the original PTR, I agreed to perform the below, and for this update, I am changing only the impact to the existing trees:

- Inspect the property and the abutting ones for presence of City of Los Angeles protected trees and shrubs.
- Evaluate the protected trees and shrubs and assess the impact to them from the land development activities.
- Make appropriate recommendations if needed, based on my findings.

Limits of the Assignment

This report and the observations included herein are based on my visit to the site on December 11, 2023.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.

Purpose and Use of the Report

The purpose of this report is to present the evaluation of the native and protected trees on the lot, and the impact of the proposed construction project on them.

This report is intended for the exclusive use of **Josephson Investments, Inc.**, and their representatives. Upon submission, this report will become their property and its use will be at their discretion.

OBSERVATIONS

General Site Observations

The property, a vacant land, is in the Bel Air-Beverly Crest neighborhood council area of the City of Los Angeles. The proposed address is 10453 Sandal Ln., City of Los Angeles, County of Los Angeles, California, 90077.

The legal description of the land is "Portions of Lots 20, 21, 22, 23, 24, 25 and 26, Block 161, of Tract TR 1033. It is in an RE15-1-HCR very low residential estate zoning area and the Assessor Parcel Number (APN) is: **4371-010-020**.

Easiest access to the area is from the San Diego (405) Freeway, off from Sunset Blvd. exit. The nearest cross-street is Duluth Ln., and Bel Air Rd. is the nearby major road.

The lot is irregular in shape, located on the north side of the road, on a natural steep hill, in the east-west and south-north directions. There is about twenty feet grade difference between the highest grade by the street and the lowest grade at the downhill side. The three abutting properties have been developed.

The lot has a total area of 5,469.5 sq. ft. It is being proposed to build a one story over basement and garage single-family dwelling, with total floor area of 1,697 sq. ft., and total living area of 3,036 sq. ft., including the basement too.

The natural hill is covered with various trees, among them nine native trees, as well as a non-native Deodar cedar and an Italian cypress tree. There are also some Yucca trees. Five **stumps** of Eucalyptus trees are still on site. And on the public right of way area, there are two native and two non-native trees.

I took photographs of the trees and the site (**Appendix III**). All the native trees are located per color code on the Site Plan (**Appendix IV**.) A Lufkin diameter tape and Drescher Tree Caliper were used to measure the trunk diameter of the trees, and a DeWALT measuring tape was used for other measurements. Tree height was estimated. I installed tags numbered #1392 to #1404 on the protected trees.

Tree Evaluation.

As specified by Section 17.02 of City of Los Angeles Ordinance No. 186873, Protected Tree is "Any of the following Southern California indigenous species, which measures four inches or more cumulative diameter, four and one-half feet above the ground level at the base of the tree (DBH): a) Indigenous Oak tree excluding the Scrub Oak, b) Southern California Black Walnut, c) Western Sycamore and d) California Bay, and Protected Shrub is Mexican Elderberry and Toyon.

According to this ordinance, there are on the lot three mature Southern California black walnut (*Juglans californica*) trees, another smaller one is of non-protected size, four mature and two young Coast Live oak (*Quercus agrifolia*) trees, and on the public right of way, there is a Southern California black walnut tree, a Toyon (*Heteromeles arbutifolia*) native shrub, and two young non-native trees. The native trees must all be naturally occurring, because the neighboring lots also have the same trees.

On the abutting properties, there are no visible native shrubs, but there are visible Southern California black walnut trees. They are quite far from the proposed footprint of this land development footprint and will not be impacted.

Based on the proposed site plan, because of its location within the footprint of the proposed house, one Coast Live oak tree has to be removed, and one Southern California Black Walnut tree will also be significantly impacted and must be removed for the construction of the pool.

Physical characteristics and health evaluation of the trees are given below. Their characteristics are summarized in the Tree Inventory (**Appendix I**).

As mentioned, all the protected trees are tagged.

Diameter of the trees is expressed as **DBH** (Diameter at Breast Height, or at 54 inches from grade.) **Canopy** spread of all the trees is drawn to scale on the Site Plan.

Tree # 1392

This is a multi-stem Coast Live oak tree, located centrally toward the street side. It has eleven stems, ranging from 1.5 to 6.5 inch DBH, or a cumulative DBH of 44 inches. All these stems are **sprouts** that have emerged from a cut-down tree.

Branches extend from seven to 15 feet from the trunk base, and the longest canopy spread is of 21 feet.

The overall height of the **crown** is 15 feet.

The tree looks to be in average condition, except for some **scorch** signs on the **foliage**.

As observed, there is **included bark** at the fork of two of the main stems, which could lead to their failure as they mature. In addition, the structural integrity of the entire tree is questionable, since the attachment of these eleven stems is not the result of natural division, and the likelihood of their failure is quite high as they each mature and become heavier.

The overall **vigor** of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the **condition rating** for this tree is 2 (Fair).

Tree #1393

Another Coast Live oak tree, located on the east side of the previous tree. This is a young tree, and has two stems that emerge close to soil grade. They respectively have 2 and 5 inches DBH or a cumulative DBH of seven inches. This tree has grown under a nearby mature oak tree, and as a result, its crown is completely uneven, extending only toward the south side. The height of the tree is about 10 feet. The tree has very thin foliage, and **deadwood** is visible throughout the crown. The overall vigor of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

Tree #1394

Another young Coast Live oak tree, located toward the north side of Tree #1393, and quite close to it. The single trunk divides to two stems at slightly three feet over grade; one smaller one that has a DBH of 2.5 inches, and the other main one has 5.5 inches DBH. The cumulative DBH of this tree is 8 inches. This tree also has an uneven canopy spread, because it too is under the crown of a mature nearby oak tree. The height of the tree is 12 feet, and the longest canopy spread is 14 feet in the north-south direction. There is substantial deadwood in this tree also, as well as quite thin foliage is present on this tree. The overall vigor of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree also is 3 (Average).

Tree #1395

This is a mature Coast Live oak tree, located on the northeast side of Tree #1394. It has a single trunk, that has 16 inches DBH. Because of the presence of another tree on its north side, no branches extend in that direction, but toward the south side, branches reach almost 20 feet distance. Tree height is about 20 feet. **Buttress roots** are not visible at the trunk base, because of thick ivy growth. **Scaffold branches** emerge at reasonable intervals, and no included bark is seen on this tree. No **decay cavities** are visible on the main trunk or scaffold branches.

The overall vigor of this tree also is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 3 (Average).

Tree #1396

Another mature Coast Live oak tree, located to the north side of the previous tree. It has a single northwest leaning trunk, with a DBH of 13.5 inches.

The single trunk divides to two at about nine feet over grade; one stem heads toward the north side, and the other toward the east side.

Buttress roots are not visible on this tree also, and no decay cavities are present, but there is substantial deadwood in the inner crown.

Scorch signs are visible on this tree's foliage also, but no other symptoms of infestations are present. Tree height is about 25 feet.

The overall vigor of this tree is average. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree also is 3 (Average).

Tree #1397

This Southern California Black Walnut tree is close to the property line toward the northeast side, directly downhill from Tree #1392.

The single northwest leaning trunk, which has a DBH of eight inches, divides to two at about five feet over grade; one stem extends toward the west side, and the other heads upward.

This tree and the other mature Southern California black walnut trees have had substantial stem failures, because of the Thousand Canker disease that affected them in past years, and the result was even **dieback** of entire trees, and emergence of sprouts from their stumps.

This tree has substantial deadwood still present and dieback of smaller branches is visible.

Tree height is about 17 feet, and the uneven crown extends mostly toward the north and west sides, reaching distances of 15 and 13 feet respectively.

This is a **deciduous** tree, and foliage is starting to turn yellow and dropping.

The overall vigor of this tree is fair. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).

Tree #1398

This is the last Coast Live oak tree on site, located at the far north corner of the property, at almost the lowest grade.

This tree also has substantial deadwood and dieback.

The single northeast leaning trunk has a DBH of 11 inches, and it leans excessively toward the northeast side, reaching at its farthest point about 15 feet. No branches are present toward the west or south sides. A steel wire to tie a wire net is girdling the trunk.

Tree height is about 15 feet.

The overall vigor of this tree also is fair. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).

Tree #1399

This Southern California black walnut tree is located uphill from the previous tree. Two stems start at grade, and they both have 11 inches DBH, or a cumulative DBH of 22 inches.

This tree also has had substantial failures in the past, and deadwood has been removed, and the present canopy of this tree is uneven, mostly toward the north and northeast sides, reaching 15 feet.

Tree height is only 15 feet.

One of the main stems has a substantial-size decay cavity on its upper side.

Overall, the tree has very poor structure, and its vigor also is fair.

On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 2 (Fair).

Tree #1400

This is the last on-site tree, and it is also a Southern California black walnut tree.

This tree has completely been cut back to its stump, and seven new small sprouts have emerged, ranging in DBH from one to 2.5 inches, or a cumulative DBH of 13.5 inches.

The tallest of these sprouts reaches a height of 12 feet.

The viability of this tree is questionable, since extensive decay is present in the stump.

The overall vigor of this tree is poor. On a 0 to 5 scale (0 being dead and 5 being excellent), the condition rating for this tree is 1 (Poor).

Trees #1401 - #1404

These four trees are outside the property lines, on the public right of way, along the street.

Trees #1401, #1402 and #1403 are located close to the far southeast corner of the property, quite close to each other. Tree #1401 is a native shrub, a Toyon (*Heteromeles arbutifolia*), which is young, with various stems of one and 1.5 inch DBH, or a cumulative DBH of 10 inches.

Tree #1402 is a Jacaranda (*Jacaranda mimosifolia*) tree, planted on site, since the nursery stake is still present. It has a cumulative DBH of 7 inches.

And Tree #1403 is a young Southern California black walnut tree, with a cumulative DBH of 7.5 inches.

Tree #1404 is located at the far southwest side, close to the property line.

It is a Silk (*Albizia julibrissin*) tree, and it has three small stems, with a cumulative DBH of 6.25 inches. Most probably these stems are sprouts resulting from of a damaged tree.

CONSTRUCTION IMPACT

Because it is centrally located, Tree #1392 falls within the building footprint/grading area and therefore, it has to be removed. And because of street widening, the four street trees (#1401 to #1404) will also be removed (see Inventory of Trees to Remove, **Appendix II**). The remaining on-site trees can all be retained.

The footprint of the proposed dwelling encroaches into the **drip line** of Trees #1394, #1395 and #1396. Encroachment into the drip line of Trees #1394 and #1395 is minimal, and should not impact these two trees. But the construction of a retaining wall not too far from the trunk of Tree #1396 could cause root severance, based on what roots will be discovered at that specific location. The presence of a Certified Arborist is a must during the excavation, in order to mitigate and minimize impact. Also for Tree #1397, root severance is a possibility, because of its proximity to one of the four **caissons** which will provide a deepened foundation system for the pool. The last tree close to the proposed footprint, is Tree #1400, which is near a deck, and the construction of the landing toward the deck should not impact that tree.

MITIGATION FOR THE REMOVED TREES

For the removal of protected trees and shrubs, the City of Los Angeles Tree Ordinance mandates mitigation on a 4:1 ratio. Therefore, for the removal of Trees #1392, #1401 and #1403, the mitigation trees are four Coast Live oak, four Southern California Black Walnut trees and four Toyon shrubs. Division of Urban Forestry will decide the size of the mitigation trees, but most probably, they will be in 24" Box size. There is sufficient area for all eight mitigation trees to be planted and have a viable future.

TREE PRESERVATION PLAN

And to secure that the retained trees are preserved in place and protected, and will not be impacted by any construction activity, the following guidelines should be adopted and executed, during the entire period of the construction, with assistance from a Certified Arborist:

- **Tree Protection Zone (TPZ):** Before start and during the entire construction phase, a Tree Protection Zone (TPZ) should be established as far possible away from the trunk of the trees. A minimum five feet high chain link fence or four feet high plastic orange netting must be installed. (See illustration of the TPZ on the Site Plan, and photos of the TPZ are also included in Appendix III.) Signs should be prominently displayed on each fence, and contain the following statement:

**WARNING
TREE PROTECTION FENCE
DO NOT ENTER
WITHOUT AUTHORIZATION**

- **Storage and Disposal:** Supplies and materials, including paint, lumber, concrete overflow, etc., shall not be stored or discarded within the tree protection zone. All foreign debris within the protection zone should be removed; it is important to leave duff, mulch, chips, and leaves around the retained tree for water retention and nutrients. Draining or leakage of equipment fluids, i.e. oils, hydraulics, gasoline, paint, paint thinners, etc... shall be avoided.
- **Grade Changes:** Grade changes, including adding fill, shall not be permitted within the tree protection zone, without special written authorization and approval. Lowering the grade would necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree. Adding soil, even temporarily, on top of the existing grade, would compact the soil further, and decrease both water and air availability to the tree's roots.
- **Pruning:** Unless unavoidable, the trees should not be pruned until all construction is completed. All pruning shall be done under the direction of an ISA Certified Arborist and using ISA guidelines.

- **Root Pruning:** All trenching should be done by hand or an air spade. If root pruning will be necessary, they should be pruned using a Dosko root pruner or equivalent. All cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. If trenching within the tree protection zone is unavoidable, an air spade shall be used rather than mechanical trenching equipment. Any underground line within the tree protection zone shall curve so that no roots are impacted. All excavation within the drip line of the retained trees must be supervised by the Certified Arborist.
- **Irrigation:** Approximately 48 hours before root pruning, the soil shall be irrigated to a depth of three feet. The liquid root stimulant "Root Concentrate" shall be added to the irrigation water prior to root pruning. This product helps the tree to regenerate root growth.
- **Chemical Treatment:** If insects or other organisms are present, a licensed pest control adviser should direct the treatment by a licensed applicator.
- **Inspection:** During construction, an ISA Certified Arborist shall inspect the trees on a monthly basis. A report comparing tree health and condition to the original, pre – construction baseline shall be submitted following each inspection. The inclusion of photographs is advised. After construction is done, the inspection of the tree should continue for at least the next six months and even more, if the tree shows signs of stress.

Any mitigation procedures proposed by the Certified Arborist, i.e. fertilizing, spraying, washing the foliage, mulching, etc., should be performed without any delay.

CONCLUSION

This land development will not be reasonably possible, without the removal of the trees discussed above.

The Urban Forestry Division of the Bureau of Street Services of the Public Works Department of City of Los Angeles, could have additional guidelines for the preservation and protection measures of the retained trees and decide the size of the mitigation trees.

Assistance from a Certified Arborist during especially the excavation phases will ensure that the retained trees are not impacted.

Appendix I

TREE INVENTORY

<p>10453 SANDAL LANE, LOS ANGELES, CA 90077 , APN: 4371-010-020</p> <p>ARSEN MARGOSSIAN, MS</p> <p>ISA CERTIFIED CONSULTING ARBORIST (WE-7233A), CA DPR LICENSED PEST CONTROL ADVISER (71429)</p> <p>818 669 6469 , ARSENM@PACBELL.NET</p> <p>APRIL 30, 2024</p>									
# OF TREES	TREE TAG #	SPECIES	DESIGNATION	DIAMETER (DBH)	CROWN HEIGHT	CANOPY SPREAD	CONDITION RATING	IMPACT	STATUS
1	1392	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	44" (1.5", 2.5", 3", 3", 3.5", 4", 4.5", 4.5", 5.5", 5.5" & 6.5")	15'	21'	2	GRADING	REMOVE
2	1393	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	7" (2" & 5")	10'	12'	3	MINOR DRIP LINE ENCROACHMENT	RETAIN / PROTECT
3	1394	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	8" (2.5" & 5.5")	12'	14'	3	MINOR DRIP LINE ENCROACHMENT	RETAIN / PROTECT
4	1395	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	16"	20'	23'	3	MINOR DRIP LINE ENCROACHMENT	RETAIN / PROTECT
5	1396	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	13.5"	25'	28'	3	DRIP LINE ENCROACHMENT/ POSSIBLE ROOT SEVERANCE	RETAIN / PROTECT
6	1397	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE TREE	8"	17'	18'	2	POSSIBLE ROOT SEVERANCE	RETAIN / PROTECT
7	1398	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	11"	15'	15'	2	N/A	RETAIN / PROTECT
8	1399	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE TREE	22" (11" & 11")	15'	15'	2	N/A	RETAIN / PROTECT
9	1400	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE TREE	13.5" (1", 1.5", 2", 2", 2", 2.5" & 2.5")	12'	15'	1	N/A	RETAIN / PROTECT
10	1401	TOYON (<i>HETEROMELES ARBUTIFOLIA</i>)	NATIVE SHRUB / STREET TREE	10" (2X1.5 & 7X1")	10'	10'	3	STREET WIDENING	REMOVE
11	1402	JACARANDA (<i>JACARANDA MIMOSIFOLIA</i>)	NON-NATIVE / STREET TREE	7" (4X0.75" & 2X2")	8'	8'	3	STREET WIDENING	REMOVE
12	1403	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE / STREET TREE	7.5" (1.5", 2.5" & 3.5")	9'	10'	3	STREET WIDENING	REMOVE
13	1404	SILK TREE (<i>ALBIZIA JULIBRISSIN</i>)	NON-NATIVE / STREET TREE	6.25" (1.5", 2" & 2.75")	12'	8'	2	STREET WIDENING	REMOVE
TREE CONDITION: 0=DEAD , 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT									

Appendix II

INVENTORY OF TREES TO REMOVE

<p>10453 SANDAL LANE, LOS ANGELES, CA 90077 , APN: 4371-010-020</p> <p>ARSEN MARGOSSIAN, MS</p> <p>ISA CERTIFIED CONSULTING ARBORIST (WE-7233A), CA DPR LICENSED PEST CONTROL ADVISER (71429)</p> <p>818 669 6469 , ARSENM@PACBELL.NET</p> <p>APRIL 30, 2024</p>									
# OF TREES	TREE TAG #	SPECIES	DESIGNATION	DIAMETER (DBH)	CROWN HEIGHT	CANOPY SPREAD	CONDITION RATING	IMPACT	STATUS
1	1392	COAST LIVE OAK (<i>QUERCUS AGRIFOLIA</i>)	NATIVE TREE	44" (1.5", 2.5", 3", 3", 3.5", 4", 4.5", 4.5", 5.5", 5.5" & 6.5")	15'	21'	2	GRADING	REMOVE
2	1401	TOYON (<i>HETEROMELES ARBUTIFOLIA</i>)	NATIVE SHRUB / STREET TREE	10" (2X1.5 & 7X1")	10'	10'	3	STREET WIDENING	REMOVE
3	1402	JACARANDA (<i>JACARANDA MIMOSIFOLIA</i>)	NON-NATIVE / STREET TREE	7" (4X0.75" & 2X2")	8'	8'	3	STREET WIDENING	REMOVE
4	1403	SOUTHERN CALIFORNIA BLACK WALNUT (<i>JUGLANS CALIFORNICA</i>)	NATIVE / STREET TREE	7.5" (1.5", 2.5" & 3.5")	9'	10'	3	STREET WIDENING	REMOVE
5	1404	SILK TREE (<i>ALBIZIA JULIBRISSIN</i>)	NON-NATIVE / STREET TREE	6.25" (1.5", 2" & 2.75")	12'	8'	2	STREET WIDENING	REMOVE
TREE CONDITION: 0=DEAD , 1=POOR, 2=FAIR, 3=AVERAGE, 4=GOOD, 5=EXCELLENT									

Appendix III
PHOTOGRAPHS



Aerial view of the vacant land as seen on Google (2023.)



View of the property front from the northwest side.

(This and the following photographs were taken on December 11, 2023.)



Tree #1392 (Tree Protection Zone fence installed.)



Tree #1393.



Tree #1394 (in the foreground.)



Tree #1395.



Tree #1396 in the foreground.



Tree Protection Zone fence for Trees #1393 to #1396.



Tree #1397 (Tree Protection Zone fence installed.)



**Trees #1398 to #1400 (from right to left.)
(Red arrow indicates trunk of Tree #1398.
Tree protection zone fence installed.**



Tree #1398.



Tree #1399.



Tree #1400.



Trees #1401 and #1402.



Tree #1403.

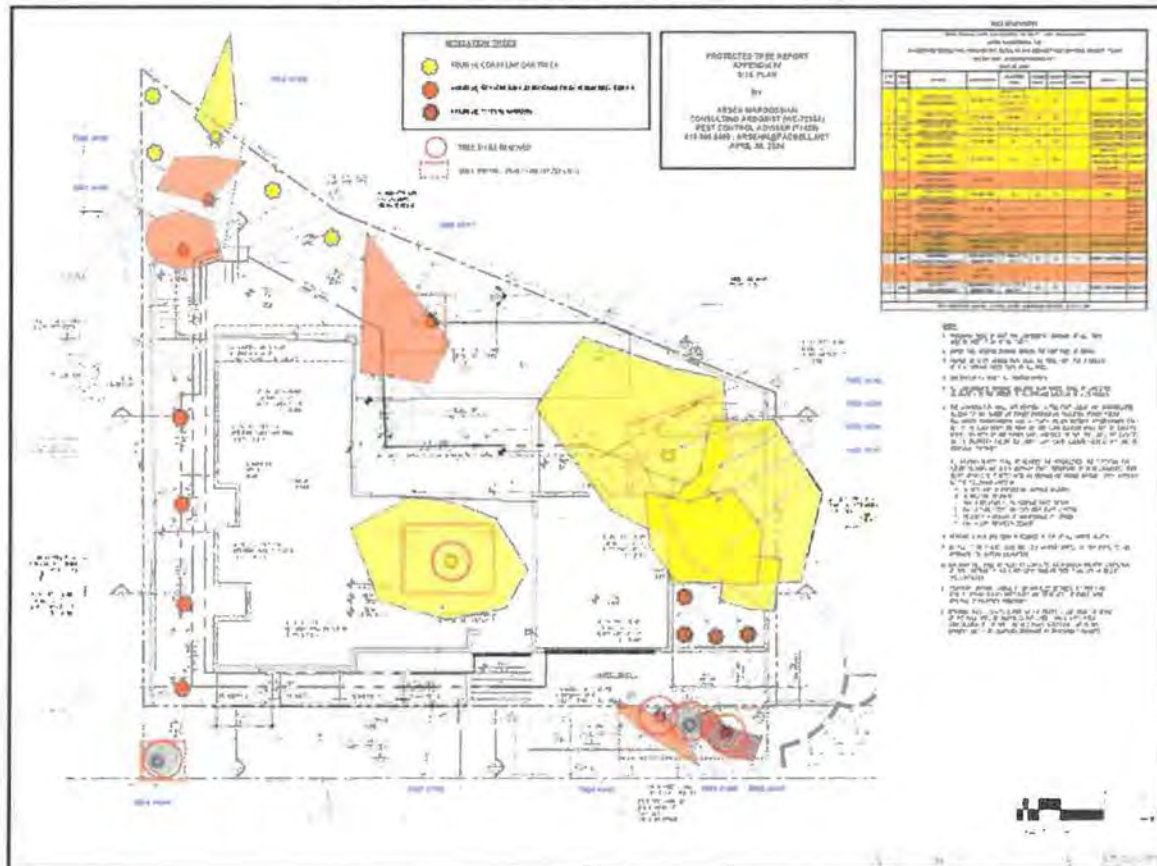


Tree Protection Zone fence for Trees #1401, #1402 and #1403.



Tree #1404.

(See Attached Architectural Plan.)



Glossary

Buttress Root	Roots at the base of the trunk; trunk flare.
Caisson	A watertight chamber used as a foundation.
Canopy	The aboveground portion of a tree, including the outer layer of leaves.
Cavity	An open wound or hollow within a tree, associated usually with decay.
Condition Rating	The condition of a tree expressed as percentage of ideal for that species.
Crown	Parts of the tree above the trunk that includes the leaves and branches.
Deadwood	Dead branches remaining attached within the canopy of the tree.
Decay	The process by which sound wood is decomposed by the action of wood-destroying fungi and other microorganisms, resulting in softening, progressive loss of strength and weight, and often changes in texture and color.
Deciduous	Perennial plant that loses all its leaves at one time during the year.
Diameter at Breast Height (DBH)	Basic measure of tree girth usually at 4.5 feet above ground level.
Dieback	Condition in which the ends of the branches are dying.
Drip Line	Perimeter of the area under a tree delineated by the crown.
Foliage	The leaves in the canopy of the tree.
Included Bark	Bark that becomes embedded in a crotch between branch and trunk or between co-dominant stems and causes a weak structure.
Scaffold Branch	The permanent or structural branches of a tree.
Scorch	Browning and shriveling of foliage, especially at the leaf margin
Sprout	New growth on a plant or tree or from seed.
Stump	That part of a felled or broken tree left in the ground.
Vigor	Overall health of a tree; the capacity to grow and resist physiological stress.

Assumptions and Limiting Conditions

This arborist report and any values expressed herein represent my personal opinion and my fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection.

I certify that I have no personal interest in or bias with respect to the subject matter of this report. I have inspected the subject trees and shrubs, and to my knowledge and belief, all statements and information in this report are true and correct.

This arborist report was performed entirely at ground level. The inspection and evaluation of the trees and shrubs were limited to visual examination of accessible items without dissection, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees, shrubs or property in question may not arise in the future.

Certification of Performance

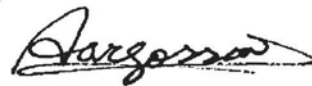
I, Arsen Margossian, certify:

- That I have personally inspected the trees, shrubs and/or property referred to in the report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of Assignment;
- That I have no current or prospective interest in the vegetation on the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I am an ISA Certified Arborist (#WE-7233A), I hold ISA Tree Risk Assessment Qualification (TRAQ), I am California Licensed Pest Control Advisor (#71429) and California Licensed Forestry Pesticide Applicator (#121525). I also am a 2007 graduate of ASCA Academy.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), International Society of Arboriculture (ISA) and California Association of Pest Control Advisers (CAPCA).

Signed:



Date: April 30, 2024.

Copies of Licenses



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Certified Arborist®

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

Colleen Bell
Caitlyn Peterson
CEO & Executive Director

1 March 2005	30 June 2026	WB-7232A
Issue Date	Expiration Date	Certification Number



The International Society of Arboriculture

Hereby Announces That

Arsen Margossian

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

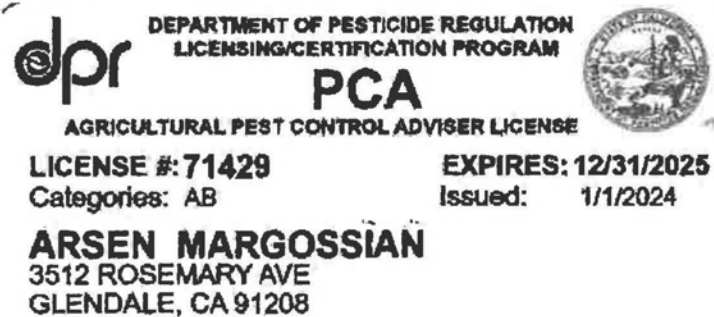
By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Colleen Bell
Caitlyn Peterson
CEO & Executive Director

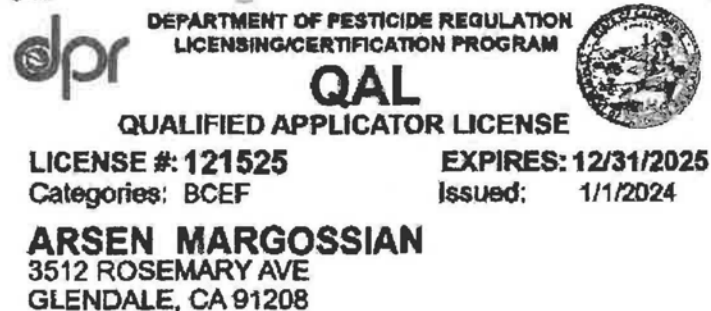
1 February 2015	31 December 2026
Issue Date	Expiration Date



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This License must be shown to any representative of the Director or Commissioner upon request.



This License must be shown to any representative of the Director or Commissioner upon request.

Work Record 1

Address 10451	Suffix
Street W SANDAL LN	Side Unknown
On Street W SANDAL LN	Site ID 4040771
Work ID 326151	Project UFD_TBD
Work Order	Work type UFD MyLA311 Service Request
Priority 2_Medium	Work Species coast live oak (Quercus agrifolia)
DBH 26	Condition Good
Work Result	SR Status Pending
SR Number 1-4607743941	SR Type 311: Tree Permits
SR Subtype Tree Removal	SR Address 10453 W SANDAL LANE, 90077
SR Location	Thomas Bros 592-A5
SR Creation Time 01/05/2024 14:34:56	SR Pending Time 06/25/2024 11:40:20
SR Closed Time	MyLA311 Last Changed By Adrian Alvarez
SR Pending Changed By Integration User (DRG)	SR Field Check N/A
Property Damage N/A	Birds Present
SR Pending (Work Required) Inspected	Constituent Contact No
SR Closed (ONLY Use if Work is Completed)	Status Scheduled
Requested Date 1/5/2024	Scheduled Date 6/12/2024
Completed Date	Work Crew UFD_051 Land Development
Time 0 Hours 0 Minutes	Cost \$0.00
Last Changed By Richard A Sanchez (UFD)	Last Changed Date 6/25/2024

Comments	
Integration User (DRG) Ready for review with Albert V. - Comment made by Adrian Alvarez	2024-01-11 18:25:06 Guests, Contractors
Integration User (DRG) Transaction ID: 2024015021 (Void) \$805.99 was received via Transaction ID: 2024001105 (Completed) - Comment made by Adrian Alvarez	2024-01-11 19:30:04 Guests, Contractors
Albert E Vera (UFD) Hello Jennifer, UFD will need the replacement plan as well as the Geo soils report for this project so we may review and process accordingly.	2024-01-24 12:17:04 Guests
Integration User (DRG) Tree removal request for 1 PT and 4 street trees / Transaction ID (2024015021) \$805.99 = Pending payment - Comment made by Adrian Alvarez	2024-01-30 12:50:06 Guests, Contractors
Integration User (DRG) Application for PT / Transaction ID: 2024001105 (Invoice) / Pending payment - Comment made by Adrian Alvarez	2024-01-30 12:50:06 Guests, Contractors
Richard A Sanchez (UFD) PCIS protected tree inspection. inspection notes will be uploaded soon	2024-02-21 15:03:41
Integration User (DRG) Pending Trees in parkway & Protected tree clearance CSR : Service Request ID: 149160 (Pending) - Comment made by Adrian Alvarez	2024-05-08 12:20:10 Guests, Contractors
Integration User (DRG) Application for PT / Transaction ID: 2024001105 (Invoice) / Pending payment - Comment made by Adrian Alvarez	2024-05-08 12:20:10 Guests, Contractors
Integration User (DRG) Transaction ID: 2024001105 (Paid) / Ready for review - Comment made by Adrian Alvarez	2024-05-16 15:45:06 Guests, Contractors
Integration User (DRG) Application for PT / Transaction ID: 2024001105 (Invoice) / Pending payment - Comment made by Adrian Alvarez	2024-05-16 15:45:06 Guests, Contractors

Richard A Sanchez (UFD)

2024-06-25 15:54:04


Revised: (Date: 05/30/24) UFD INSPECTION BY (RS-051): ^^No Overhead energized/communication lines^^ No active bird nests present at time of inspection. Based on the Protected Tree Report (PTR) submitted, there are a total of (10) protected trees (1) protected shrub and (2) non protected street trees. (6) Coast Live Oak (*Quercus agrifolia*) trees tagged #1392-1396 & 1398, (4) Southern California Black Walnut (*Juglans californica*) trees tagged #1397, 1399, 1400 & 1403, (1) Toyon (*Heteromeles*) tree tagged #1401, (1) Jacaranda (*Jacaranda mimosifolia*) tree tagged #1402 and (1) Silk tree (*Albizia julibrissin*) @ 10453 Sandal Ln. All trees are properly tagged and have the Tree Protection Zone (TPZ) erected with orange fencing. (4) trees and (1) shrub are proposed to be removed due to the scope of work. (1) Coast Live Oak (*Quercus agrifolia*) (#1392) multi trunk 44"X15' is proposed for removal due to being in the footprint of the proposed structure and grading. One protected shrub (1) Toyon (*Heteromeles*) shrub #1401 multi stems 10"X10', and three trees, (1) Southern California Black Walnut (*Juglans californica*) (#1403) multi trunk 7"X9', (1) Jacaranda (*Jacaranda mimosifolia*) (#1402) 7"X 8' and (1) Silk tree (*Albizia julibrissin*) (#1404) Multi trunk 6"X12' are proposed to be removed due to the required street widening. All trees that require removal were posted with a public notice on 6/24/24. RECOMMENDATION: REMOVE & STUMP-GRIND*: (4) trees and (1) shrub at the following location: PP Tree tagged #1392 Coast Live Oak (*Quercus agrifolia*) @ 10455 Sandal Ln. (1) Protected tree growing in the city right of way tagged #1403 Southern California Black Walnut (*Juglans californica*), (1) protected shrub growing in city right of way tagged #1401, (1) Street tree #1402 Jacaranda (*Jacaranda mimosifolia*) and (1) street tree #1404 Silk tree (*Albizia julibrissin*) @ 10455 Sandal Ln. There is ample room for eight (8) replacement trees and four (4) replacement shrubs which consist of four (4) 24-inch box size trees Coast Live Oak (*Quercus agrifolia*), four (4) 24-inch box size Southern California Black Walnut (*Juglans californica*) trees and four (4) 24-inch box size Toyon (*Heteromeles*) shrubs. The tree planting guarantee fee will be used for the two street trees for the amount of \$3,890.00. Planting of the trees shall be supervised by a Certified Arborist. Throughout the course of the construction, the integrity of the TPZ must be maintained and the site must be kept 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 TPZ. NOTE:: Proposed tree removal quantities are contingent upon approval of Urban Forestry Division manager.

Guests, Contractors

Richard A Sanchez (UFD)	2024-06-12 10:25:03
<p>(Date:05/30/24) UFD INSPECTION BY (RS-051):^^No Overhead energized/communication lines^^ No active bird nests present at time of inspection. Based on the Protected Tree Report (PTR) submitted, there are a total of (10) protected trees (1) protected shrub and (2) non protected street trees. (6) Coast Live Oak (<i>Quercus agrifolia</i>) trees tagged #1392-1396 & 1398, (4) Southern California Black Walnut (<i>Juglans californica</i>) trees tagged #1397, 1399, 1400 & 1403, (1) Toyon (<i>Heteromeles</i>) tree tagged #1401, (1) Jacaranda (<i>Jacaranda mimosifolia</i>) tree tagged #1402 and (1) Silk tree (<i>Albizia julibrissin</i>) @ 10453 Sandal Ln. All trees are properly tagged and have the Tree Protection Zone (TPZ) erected with orange fencing. (4) trees and (1) shrub are proposed to be removed due to the scope of work. (1) Coast Live Oak (<i>Quercus agrifolia</i>)(#1392) multi trunk 44"X15' is proposed for removal due to being in the footprint of the proposed structure and grading. One protected shrub (1) Toyon (<i>Heteromeles</i>) shrub #1401 multi stems 10"X10', and three trees, (1) Southern California Black Walnut (<i>Juglans californica</i>)(#1403) multi trunk 7"X9', (1) Jacaranda (<i>Jacaranda mimosifolia</i>) (#1402) 7"X 8' and (1) Silk tree (<i>Albizia julibrissin</i>) (#1404) Multi trunk 6"X12' are proposed to be removed due to the required street widening. All trees that require removal were posted with a public notice on 5/30/24. RECOMMENDATION: REMOVE & STUMP-GRIND**: (4) trees and (1) shrub at the following location. PP Tree tagged #1392 Coast Live Oak (<i>Quercus agrifolia</i>) @ 10455 Sandal Ln. (1) Protected tree growing in the city right of way tagged #1403 Southern California Black Walnut (<i>Juglans californica</i>), (1) protected shrub growing in city right of way tagged #1401, (1) Street tree #1402 Jacaranda (<i>Jacaranda mimosifolia</i>) and (1) street tree #1404 Silk tree (<i>Albizia julibrissin</i>) @ 10455 Sandal Ln. There is ample room for eight (8) replacement trees and four (4) replacement shrubs which consist of four (4) 24-inch box size trees Coast Live Oak (<i>Quercus agrifolia</i>), four (4) 24-inch box size Southern California Black Walnut (<i>Juglans californica</i>) trees and four (4) 24-inch box size Toyon (<i>Heteromeles</i>) shrubs. The tree planting guarantee fee will be used for the two street trees for the amount of \$7,780.00. Planting of the trees shall be supervised by a Certified Arborist. Throughout the course of the construction, the integrity of the TPZ must be maintained and the site must be kept 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 TPZ. NOTE:: Proposed tree removal quantities are contingent upon approval of Urban Forestry Division manager.</p>	
Richard A Sanchez (UFD)	2024-06-12 10:26:09
Submitted for the next level of review. Placed in AV cubical.	
Guests, Contractors	
Richard A Sanchez (UFD)	2024-06-25 14:24:18
The trees were posted with a public notice on 5/30/24 but had the wrong date. The trees were reposted with the correct date on 6/24/24.	
Guests, Contractors	
Richard A Sanchez (UFD)	2024-06-25 14:36:46
Trees were added to the Tree Notification System Posting #1027	
Guests, Contractors	

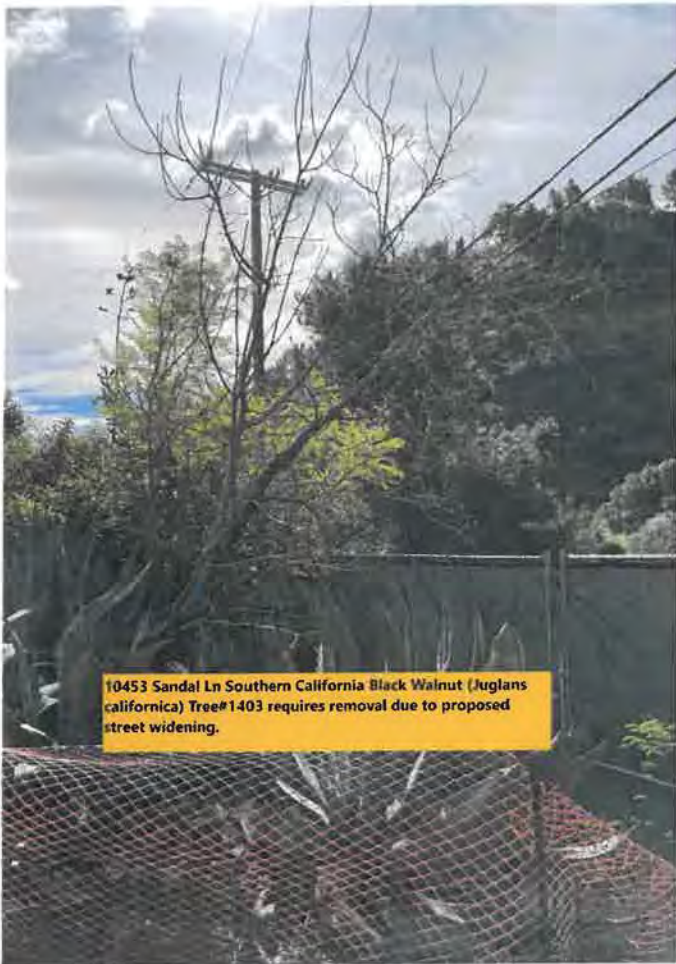
Report Attachment 6.4

TRANSMITTAL NO. 4



10453 Sandal Ln PP Coast Live Oak (*Quercus agrifolia*) #1392 requires removal due to being in the foot print of the proposed structure and grading.

104 JATTI NAGAR



10453 Sandal Ln Southern California Black Walnut (*Juglans californica*) Tree#1403 requires removal due to proposed street widening.



10453 Sandal Ln Jacaranda (*Jacaranda mimosifolia*) Tree#1402 requires removal due to the proposed street widening.



10453 Sandal Ln Toyon (*Heteromeles arbutifolia*) Tree#1401 requires removal due to proposed street widening.



10453 Sandal Ln Silk Tree (*Albizia julibrissin*) #1404 requires removal due to proposed street widening.

 **PUBLIC NOTICE** 

POSTING DATE: 6/24/24

THE BUREAU OF STREET SERVICES RECEIVED A PERMIT
REQUEST TO REMOVE THIS TREE LOCATED AT:
10453 Sandal Ln

FOR: Street Widening

WILL THE TREE BE REPLACED? Yes

THIS MATTER IS PENDING A PUBLIC HEARING.

IF YOU WOULD LIKE TO ATTEND THE HEARING, PLEASE
SUBMIT A REQUEST FOR NOTIFICATION OF THE HEARING
DATE ON LINE AT:
<http://bsspermits.lacity.org/treepostings>

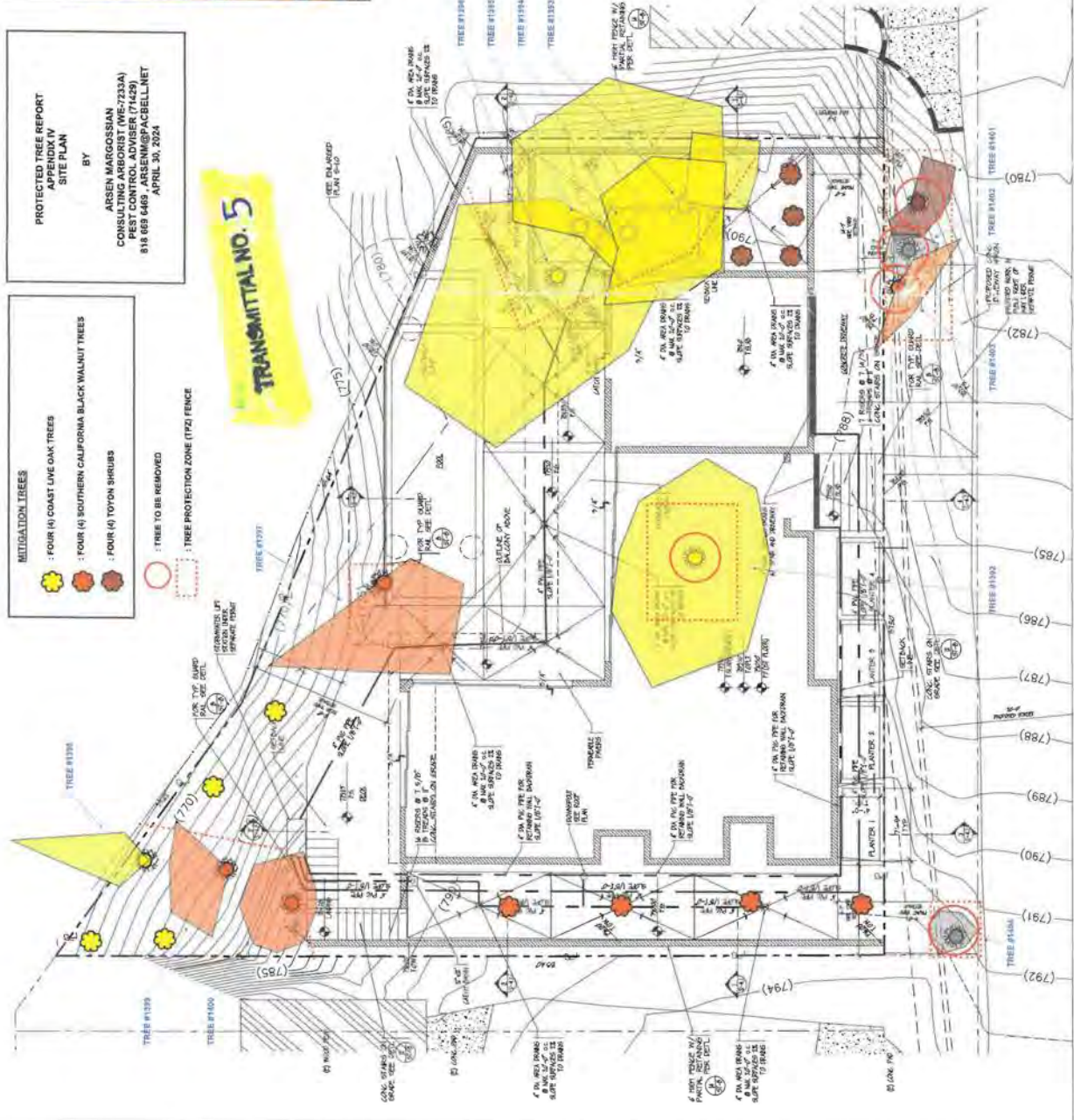
YOU MAY CALL THE URBAN FORESTRY DIVISION AT
(213) 847-3077 FOR FURTHER ASSISTANCE.

PUBLIC HEARINGS ARE HELD AT:
LOS ANGELES CITY HALL
200 N. SPRING STREET, ROOM 350

PUBLIC NOTICE



2007124-AJ-0.DWD	1	SITE PLAN WITH GRADING AND DRAINAGE
------------------	---	-------------------------------------





JEFF A. ROBE
& ASSOCIATES
Engineering Consultants
8325 Foodhill Blvd.
Scottsdale, CA 911
(818) 352-2525 O
(818) 352-1513 Fnc
JEFF.ROBE@JRAFFCONSULTING.COM



Project
RESIDENCE
10453 SANDAL
LOS ANGELES,
"PROPOSED NEW C
HOUSE"
Sheet Title
SITE PLAN WITH
GRADING AND DI

Consultant

Date: 10/01/2024

Drawn: 10/01/2024

Checked: 10/01/2024

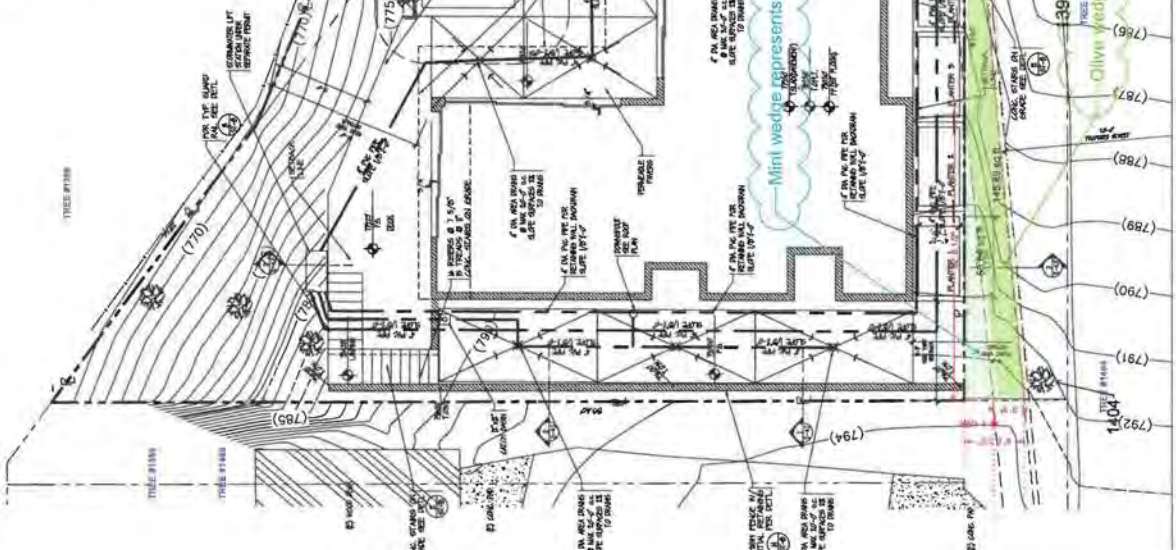
Scale: 1"=10'

Job No.	2024077
Drawn	MAH
Checked	JR
Date	10/01/2024

TREE INVENTORY									
10453 SANDAL, LOS ANGELES, CA 90077, 40° 45' 00" N, 118° 05' 00" W									
ALL DISTANCES COMPASSED, UNLESS NOTED OTHERWISE. DISTANCES TO CENTER OF TREE									
10453 SANDAL, LOS ANGELES, CA 90077, 40° 45' 00" N, 118° 05' 00" W									
NO.	DATE	SP. NO.	DBH (IN)	HEIGHT (FT)	SPECIES	CONDITION	REMARKS	PHOTO	STATUS
1	10/01/2024	1	12.0	15.0	WALNUT	GOOD	12.0" DBH, 15.0' TALL		PROTECT
2	10/01/2024	2	10.0	12.0	WALNUT	GOOD	10.0" DBH, 12.0' TALL		PROTECT
3	10/01/2024	3	8.0	10.0	WALNUT	GOOD	8.0" DBH, 10.0' TALL		PROTECT
4	10/01/2024	4	6.0	8.0	WALNUT	GOOD	6.0" DBH, 8.0' TALL		PROTECT
5	10/01/2024	5	4.0	6.0	WALNUT	GOOD	4.0" DBH, 6.0' TALL		PROTECT
6	10/01/2024	6	3.0	4.0	WALNUT	GOOD	3.0" DBH, 4.0' TALL		PROTECT
7	10/01/2024	7	2.0	3.0	WALNUT	GOOD	2.0" DBH, 3.0' TALL		PROTECT
8	10/01/2024	8	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
9	10/01/2024	9	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
10	10/01/2024	10	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
11	10/01/2024	11	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
12	10/01/2024	12	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
13	10/01/2024	13	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
14	10/01/2024	14	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
15	10/01/2024	15	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
16	10/01/2024	16	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
17	10/01/2024	17	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
18	10/01/2024	18	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
19	10/01/2024	19	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT
20	10/01/2024	20	1.0	2.0	WALNUT	GOOD	1.0" DBH, 2.0' TALL		PROTECT

PROTECTED TREE REPORT
APPENDIX IV
SITE PLAN
BY
ARSEN MARGOSSIAN
CONSULTING ARBORIST (WE7233A)
PEST CONTROL ADVISER (71428)
818 608 6469 ARSEN@ARSENCONCEPTS.COM
APRIL 30, 2024

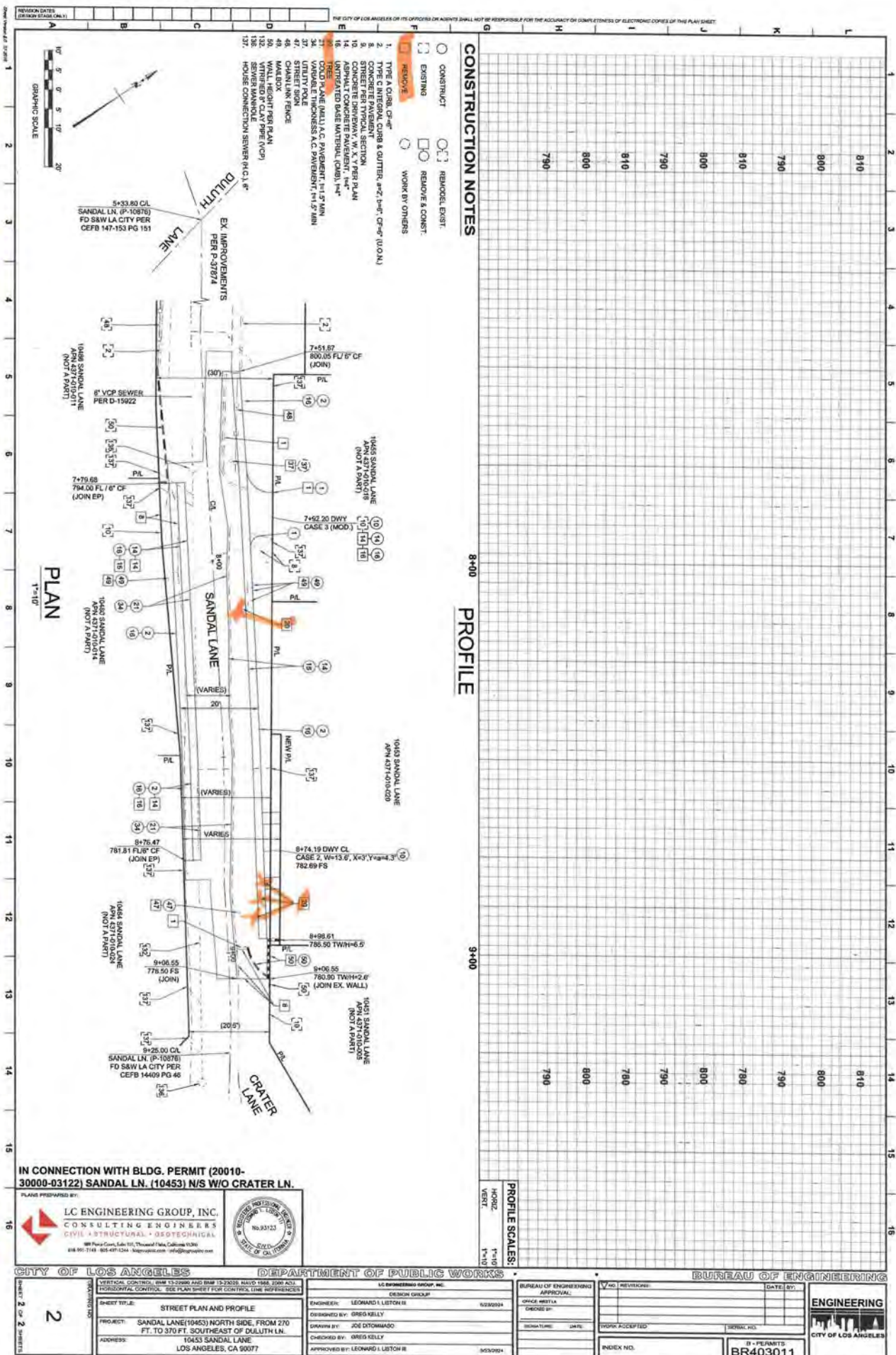
- MITIGATION TREES
- FOUR (4) COAST LIVE OAK TREES
 - FOUR (4) SOUTHERN CALIFORNIA BLACK WALNUT TREES
 - FOUR (4) TOYON SHRUBS
 - TREE TO BE REMOVED
 - TREE PROTECTION ZONE (TPZ) FENCE



SITE PLAN WITH GRADING AND DRAINAGE

1

10/01/2024



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

Report Attachment 6.6

TRANSMITTAL NO. 6

GEOLOGY AND SOILS REPORT APPROVAL LETTER

May 27, 2020

LOG # 80261-02
SOILS/GEOLOGY FILE - 2
LAN

400 Squaw Creek Road, #255
Olympic Valley 96146
Los Angeles, CA 90068

TRACT: 1033
BLOCK: 161
LOT(S): 20 (arb 2), 21 (arb 2), 22 (arb 2), 23 (arb 2), 25 (arb 2), 26 (arb 2)
LOCATION: 10453 Sandal Lane

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	SG 10117-W	05/05/2020	Schick Geotechnical, Inc.
Oversized Doc(s).	"	"	"

<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	80261-01	12/24/2019	LADBS
Geology/Soils Report	SG 10117-W	11/20/2019	Schick Geotechnical, Inc.
Laboratory Report	70938.033	11/04/2019	HD Geosolutions Inc.
Dept. Review Letter	80261	05/17/2013	LADBS
Geology/Soils Report	SG 7847-W	02/21/2013	Schick Geotechnical, Inc.
Laboratory Report	CYG-13-6667	02/14/2013	C.Y. Geotech, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for a proposed two-story single-family residence with a basement level. The map and cross section included in the current report indicate a pool is also proposed. The site is situated at the top of a descending slope. According to the reports, the earth materials at the subsurface exploration locations consist of up to one foot of uncertified fill underlain by residual soil and sandstone slate bedrock. The consultants recommend the proposed structures be supported on conventional and deep pile foundations bearing on bedrock.

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

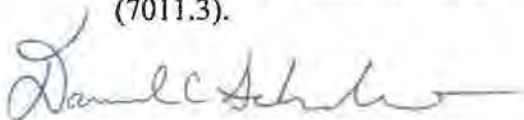
(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer; and, that the plans include the recommendations contained in their reports (7006.1).
 2. All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
 4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
 5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
 6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
 7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
 8. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
- 1828 Sawtelle Blvd., 3rd Floor, West LA (310) 575-8388
9. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7005.3).
 10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
 11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

12. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
13. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
15. Unsurcharged temporary excavation may be cut vertical up to 5 feet. Excavations over 5 feet shall be trimmed back at a uniform gradient not exceeding 1:1, from top to bottom of excavation, as recommended.
16. Temporary shoring shall be designed for a minimum EFP of 30 PCF; all surcharge loads shall be included into the design, as recommended. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
17. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
18. Shoring for south portion of the site shall be designed for a maximum lateral deflection of 1/4 inch, as recommended.
19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
20. All foundations shall derive entire support from competent bedrock or design as structural slabs, as recommended.
21. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2).
22. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
23. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to uncertified fill, soil and weathered bedrock per P/BC 2017-050.
24. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.

25. The group effects on lateral and axial behavior of the piles shall be included in the design of the deep foundation, as specified in the response to Review Item 5, included in the 05/05/2020 report. (1810.2.5)
26. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
27. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
28. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
29. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Restrained Retaining Wall" starting on page 14 of the 11/20/2019 report. All surcharge loads shall be included into the design.
30. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
31. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
32. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
33. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
34. The map and cross section included in the current report indicate a pool is also proposed. However, the reports do not include any recommendations for pool design and construction. In the event a swimming pool is proposed, a supplemental report providing recommendations for pool design and setbacks shall be submitted to Grading Division.
35. The structure shall be connected to the public sewer system per P/BC 2014-027.
36. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
37. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
38. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

39. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
40. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
41. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
42. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
43. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
44. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).



DANIEL C. SCHNEIDERREIT
Engineering Geologist II



DAN L. STOICA
Geotechnical Engineer I

DCS/DLS:dcs/dls
Log No. 80261-02
213-482-0480

cc: Schick Geotechnical, Inc., Project Consultant
WL District Office

TRANSMITTAL NO. 7

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

Report Attachment 6.7

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY

City of Los Angeles (Department of Public Works, Urban Forestry Division)

CASE NUMBER

1-4607743941

PROJECT TITLE

10453 Sandal Lane

COUNCIL DISTRICT

5 – Yaroslavsky

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

10453 Sandal Lane; Crater Lane & Sandal Lane

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Construction of a new 3,036 square-foot single-family dwelling with pool; removal of 1 protected Coast Live Oak tree, 1 protected Southern California black walnut tree and 1 protected Toyon shrub both in the public right-of-way, and 2 unprotected trees; planting of 4 new Coast Live Oak trees, 4 new Southern California black walnut trees, 4 new Toyon shrubs; street widening per City BHO and additional 3-foot emergency pathway as required by the City.

NAME OF APPLICANT / OWNER:

Joseph Investments Inc.

CONTACT PERSON (If different from Applicant/Owner above)

Jennifer Parker

(AREA CODE) TELEPHONE NUMBER

(805)216-3677

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15303 / Class 3☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) _____)

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The project will not cause a substantial adverse change in the significance of a historical resource. Although the project is located within a hillside area and within the Santa Monica Mountains Zone, as analyzed in the Meridian Justification Report (dated May 2024), the subject site does not contain habitats or sensitive environmental resources and there is no substantial evidence the project may impact an environmental resource of hazardous or critical concern.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Albert Vera

STAFF TITLE

Tree Surgeon Supervisor II

ENTITLEMENTS APPROVED

Findings in Support of
A CATEGORICAL EXEMPTION

10453 SANDAL LANE

CITY OF LOS ANGELES

Prepared for:

City of Los Angeles
Department of Public Works
Bureau of Street Services
Urban Forestry Division
1149 South Broadway, 4th Floor
Los Angeles, CA 90015

Prepared by:



860 Hampshire Road, Suite P
Westlake Village, CA 91361
www.meridianconsultantsllc.com

MAY 2024

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B. Qualification	1
C. Findings.....	2
D. Project Background	2
E. Project Description	3
F. Categorical Exemption Criteria	5
G. Exceptions to Categorical Exemptions	6

Appendices

A	Geology and Soils Report
B	Protected Tree Report

A. INTRODUCTION

A new single-family residence has been proposed to be constructed on an existing vacant property identified as 10453 Sandal Lane (the Project) in the City of Los Angeles (the City). The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 square feet (sq. ft.), and total living area of 3,036 sq. ft. A pool would also be constructed as part of the Project. The Project would require the removal of one (1) protected tree on the property, as well as one (1) protected tree and one (1) protected shrub within the right-of-way (ROW) on Sandal Lane, which are protected by the City of Los Angeles Native Tree Protection Ordinance (Ordinance 186873). Therefore, the Project triggers the requirement for a tree removal permit from the Urban Forestry Division (Urban Forestry) of the Bureau of Street Services, a division within the City's Department of Public Works (Department). This action is considered by the Department to be a discretionary approval. Additionally, the Project would widen a portion of Sandal Lane fronting the property to a minimum of twenty (20) feet, in compliance with the City's Baseline Hillside Ordinance (BHO);¹ as well as an additional emergency three (3)-foot pathway, required by the City's Bureau of Engineering (BOE).

The California Environmental Review Act (CEQA) requires the review of projects that involve the exercise of discretionary powers by a public agency that could result in a physical change in the environment. Therefore, this Project would be subject to CEQA. However, Section 15061 of the CEQA Guidelines provides that a lead agency shall next determine if a project, otherwise subject to CEQA, may be exempt from CEQA pursuant to one or more of the thirty-three (33) categorical exemption classes and the application of that categorical exemption is not barred by one of the exceptions set that are set forth in CEQA Guidelines Section 15300.2. This document briefly describes the Project, identifies its relationship to the eligibility criteria for a Class 3 Exemption established by CEQA Guidelines Section 15303, and evaluates it against the exceptions.

B. QUALIFICATION

Meridian Consultants has been providing environmental planning consulting services to public agencies and private sector clients throughout southern California for over a decade, and is currently on the City of Los Angeles Department of City Planning's List of Consultants for the fiscal year 2024 and beyond. Meridian Consultants is approved to provide Environmental Consulting Services for Development Projects in the City of Los Angeles. Meridian Consultants has prepared numerous environmental review documents, including Environmental Impact Reports (EIRs), Sustainable Community Environmental Assessments (SCEAs), Categorical Exemption Findings, Mitigated Negative Declarations (MNDs), and Negative Declarations (NDs), as well as Addendums to NDs, MNDs, and EIRs for a wide range of projects throughout the City.

1 City of Los Angeles, Bureau of Engineering. "09 - BHO / Hillside Ordinance (Street(s) Along Lot Frontage(s) Minimum 20' Wide)." Accessed May 2024. <https://engpermitmanual.lacity.org/building-safety-clearances/technical-procedures/clearance-summary-worksheet-clearances/09-bho>.

C. FINDINGS

Based on the information provided in this document, the Project meets the criteria for a Class 3 Exemption and is not subject to any of the exceptions set forth in CEQA Guidelines Section 15300.2. Therefore, the Project is exempt from CEQA.

D. PROJECT BACKGROUND

1. Site Location

The property is located on Sandal Lane, which branches off from Bel Air Road to the west and terminates at Lisbon Lane to the east within the City (Project site). The Project site is located on a vacant parcel approximately 0.68 miles southeast of the Stone Canyon Reservoir and approximately 1.1 miles south of Beverly Glen Park. The San Diego 405 Freeway is located approximately 1.9 miles west of the Project site and a neighborhood of single-family residences surround the Project site to the east. The Project site is currently undeveloped and contains a rudimentary dirt driveway along Sandal Lane.

2. Site Conditions

The approximately 5,469.5 sq. ft. Project site is within the Bel Air–Beverly Crest neighborhood in the City of Los Angeles identified as Assessor Parcel Number (APN#) 4371-010-020.

The Project site is an existing vacant lot irregular in shape. The Project site is located on the eastern end of Sandal Lane, before the road terminates unto Lisbon Lane, at the top of a natural steep hill sloping in east-west and north-south directions. On the Project site there are a total of nine (9) native trees: three (3) mature Southern California black walnut trees, and four (4) mature and two (2) young Coast Live oak trees, all of which are protected by the City's tree ordinance. Another smaller Southern California black walnut tree of non-protected size is also located on the Project site. Within the Sandal Lane ROW there are three (3) trees and one (1) shrub, consisting of one (1) protected Southern California black walnut tree, one (1) protected Toyon (*Heteromeles arbutifolia*) shrub, and two (2) young non-native trees (a Jacaranda tree (*Jacaranda Mimosifolia*) and Silk tree (*Albizia julibrissin*)). The Southern California Black walnut tree, Toyon shrub, and Jacaranda tree are located along Sandal Lane fronting the southeast corner of the Project site, and the Silk tree is located along Sandal Lane fronting the southwest corner of the Project site.

3. Planning and Zoning

In the Bel Air–Beverly Crest Community Plan of the Los Angeles General Plan, the Project site occupies the middle portion of the plan area in Bel-Air, and is designated as Very Low II Residential, or RE-15-1-HCR, which indicates “residential estate” zoning.² The Project site is within the jurisdiction of the Los Angeles Department of Building and Safety (LADBS) regarding grading, hauling, and construction activity

2 City of Los Angeles. “Bel Air-Beverly Crest Generalized Zoning Map”. Accessed April 2024.
<https://planning.lacity.gov/odocument/8a6ea15f-3a06-486e-9780-52967b83729a/BARplanmap.pdf>.

in residential hillside areas. According to the Los Angeles City Fire Department (LAFD) Fire Zone Map, the Project site is within a Very High Fire Hazard Severity Zone (VHFHSZ), which establishes brush clearance and landscaping requirements.³ Additionally, the Project site is designated within a landslide zone.⁴ A Geology and Soils Report was prepared for the Project by Schick Geotechnical, Inc. (provided as Appendix A). Upon approval by LADB5, no further geotechnical investigations are required.⁵

E. PROJECT DESCRIPTION

1. Program

The Project would construct one story over the basement and garage in a single-family dwelling, with a total floor area of 1,697 sq. ft., and total living area of 3,036 sq. ft. The Project would also include construction of a pool located adjacent to the northern boundary of the Project site. Driveway access would be developed on Sandal Lane.

The Project as proposed is consistent with the planning and zoning designations of the City. To implement the Project, permits have been applied for from LADB5 for grading and backfill, and the new single-family residence. As discussed, due to the proposed removal of one (1) protected tree on the Project site, as well as one (1) protected tree and one (1) protected shrub within the ROW on Sandal Lane, the Project would require a tree removal permit from Urban Forestry. Additionally, the BHO requires street widening of the portion of Sandal Lane fronting the Project site to twenty (20) feet, and the City's BOE would require an additional emergency three (3)-foot pathway.

2. Tree Removal

The City of Los Angeles Protected Tree Preservation Ordinance No. 186873 (Chapter IV, Article 6 of the Los Angeles Municipal Code) has identified coast live oak, western sycamore, Southern California black walnut, California bay laurel, Mexican elderberry, and toyon with trunk diameters (measured at 4.5 feet above grade) of four (4) inches or greater as protected species. To remove any of these trees, the City's tree removal permit process must be complied with.

The Protected Tree Preservation Ordinance requires preparation of a Protected Tree Report by a qualified "tree expert." A tree survey was conducted on the Project site in December 2023 and a Protected Tree Report was prepared (See Appendix B: Protected Tree & Shrub Removal Report.)⁶ The survey, performed entirely at ground level as part of Appendix B, identified twelve (12) total trees and one (1) shrub on the Project site and within the ROW on Sandal Lane. Within the Project site, the survey identified nine (9)

3 Los Angeles Fire Department (LAFD). "Fire Zone Map." Accessed April 2024. <https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map>.

4 California Department of Conservation. "Earthquake Zones of Required Investigation." Accessed April 2023. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

5 See Appendix A.

6 Arsen Margossian, ISA, ASCA, CTRA, TRAQ, Bardez Landscape Services, Inc. Protected Tree & Shrub Removal Report 10453 Sandal Lane, Los Angeles. December 14, 2023. (See Appendix B.)

protected trees—specifically, three (3) mature Southern California black walnut (*Juglans californica*) trees, and four (4) mature and two (2) young Coast Live oak (*Quercus agrifolia*) trees. Within the public ROW, the survey identified three (3) trees and one (1) shrub, consisting of one (1) protected Southern California black walnut tree, one (1) protected Toyon (*Heteromeles arbutifolia*) shrub, and two (2) young nonnative trees. The arborist concluded that the native trees must all be naturally occurring, because the neighboring lots also have the same trees.⁷ On the abutting properties, there are no visible native shrubs, but there are visible Southern California black walnut trees, which would not be impacted by the Project as they are a significant distance from the land development footprint.

The Project would retain and protect eight (8) of the nine (9) protected trees on the Project site. The retained trees are located along the property line, from the western boundary continuing to the northern and eastern boundaries. A Tree Protection Zone (TPZ), which includes a fence with a minimum of four to five feet high, would be maintained around these retained trees before start of and during the entire construction phase. One (1) protected Coast Live Oak tree located adjacent to the eastern boundary of the Project site would require the presence of a Certified Arborist during excavation.⁸ For these reasons, the retained trees on the Project Site would not be impacted from implementation of the proposed Project.

The Project would only remove one (1) Coast Live Oak (*Quercus agrifolia*) on the Project Site, located centrally toward the street side of Sandal Lane, within the southern portion of the Project site. As mentioned above, eight (8) of the nine (9) protected trees on the Project Site would be retained. The Coast Live Oak tree to be removed was observed to be in average condition.⁹ Within the ROW on Sandal Lane, the Project would remove one (1) protected Southern California black walnut tree, one (1) protected Toyon native shrub, and two (2) young nonnative trees. No trees or shrubs would be retained within the ROW on Sandal Lane fronting the Project Site. The Toyon shrub and Southern California Black Walnut trees were observed to be in average condition, while the other two nonnative street trees were observed as being in fair or average condition.¹⁰ Of the trees that would be removed by the Project, three (3) are protected trees and shrubs: one (1) within the Project site and two (2) within the ROW. The Arborist concluded that it is not practical to incorporate these trees and shrub on the Project site or public ROW into the design of the Project due to their location, which would conflict with the building footprint and development of the Project.¹¹

In order to comply with the Protected Tree Preservation Ordinance, new trees would be planted in a ratio of four new trees or shrubs for each protected tree or shrub that is removed. The Protected Tree and Shrub Removal Report recommends four (4) Coast Live oak, four (4) Southern California Black Walnut

7 See Appendix B.

8 See Appendix B.

9 See Appendix B.

10 See Appendix B.

11 See Appendix B.

trees, and four (4) Toyon shrubs be planted on the Project site. The four (4) Coast Live Oak trees would be planted along the northwest boundary of the Project Site; four (4) Southern California Black Walnut trees would be planted along the western boundary of the Project Site; and four (4) Toyon shrubs would be planted on the southeast corner of the proposed residence, fronting the concrete driveway and Sandal Lane. There is sufficient area for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future.¹² Therefore, with the planting of these trees and shrubs, the conditions of the tree removal permit would be met.

3. Street Widening

The BHO applies to all properties that are zoned R1, RS, RE (9, 11, 15, 20, and 40), and RA and are designated as Hillside Area on the Department of City Planning Hillside Area Map, as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC).

New structures will not be permitted unless they comply with the development standards on Street Access and Minimum Roadway Width of the BHO.¹³ The BHO requires that for any new construction of, or addition to, a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, no Building permit or Grading permit shall be issued unless the construction or addition has been approved pursuant to the LAMC.¹⁴ The BHO applies to the Project site as it is zoned RE-15-1-HCR and designates as Hillside Area. Therefore, the Project would require street widening of the portion of Sandal Lane fronting the Project site to 20 feet to meet the development standards of the BHO, as well as an additional emergency 3-foot pathway to comply with the requirements of the City's BOE.

F. CATEGORICAL EXEMPTION CRITERIA

Public Resources Code Section 21084 provides that the CEQA guidelines shall include a list of classes of projects that have been determined not to have a significant effect on the environment and that shall be exempt from CEQA. Sections 15300 to 15333 of the CEQA Guidelines sets forth the list of exemption classes.

Class 3, described in Section 15303 of the CEQA Guidelines, consists of construction of small structures. Section 15303(a) of the CEQA Guidelines states that this exemption includes "One single-family residence, or a second dwelling unit in a residential zone."¹⁵

The Project is the construction of a new single-family residence in a residential zone. As such, the Project meets the criteria for a Class 3 Categorical Exemption.

¹² See Appendix B.

¹³ City of Los Angeles. Los Angeles Municipal Code (LAMC). Section 12.21 C.10.(i)(2).

¹⁴ City of Los Angeles. LAMC. Section 12.24 X.28.

¹⁵ California Environmental Quality Act (CEQA) Statute and Guidelines. Section 15303(a). 2024.

G. EXCEPTIONS TO CATEGORICAL EXEMPTIONS

A project that meets the criteria for an exemption can nonetheless be subject to CEQA if it falls within one of the six exceptions listed in CEQA Guidelines Section 15300.2. The following identifies each exception as listed in the CEQA Guidelines and evaluates its applicability to the Project.

1. Location

CEQA Guidelines Section 15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project site is located on a vacant lot within an existing residential area of the Bel Air–Beverly Crest neighborhood within the Santa Monica Mountains. Therefore, the Project site is within locally designated areas of environmental concern associated with its setting in the Santa Monica Mountains.

The Project site is within the jurisdiction of the LADBS regarding grading, hauling, and construction activity in residential hillside areas. Development of the Project would comply with the requirements of the LADBS, as well as other zoning requirements. As such, the Project would not have an impact relative to its location within the City and the Santa Monica Mountains.

As mentioned previously, the Project would retain most protected trees and would plant four (4) new trees and four (4) new shrubs for each of the two protected trees and one protected shrub to be removed—for a total of eight (8) new trees and four (4) new shrubs—which meets the minimum 4:1 replacement standard as outlined by current Department policy. As mentioned previously, there is sufficient area on the Project site for all eight (8) mitigation trees and four (4) mitigation shrubs to be planted and have a viable future. Additionally, according to the LAFD Fire Zone Map, the Project site is within the City's VHFHSZ.¹⁶ Therefore, the Project would comply with specific requirements relative to landscaping and brush clearance by the LAFD and other local, State, and federal regulations. For these reasons, the Project would not have an impact relative to its location within the VHFHSZ.

Moreover, the Project site is within the boundaries of the Santa Monica Mountains Conservancy Zone.¹⁷ The Eastern Santa Monica Mountains Natural Resource Protection Plan was adopted by the Santa Monica Mountains Conservancy (SMMC) in December 2021.¹⁸ This plan provides a baseline for land and habitat protection within the portion of Santa Monica Mountains between Griffith Park and Topanga Canyon. The

¹⁶ LAFD. "Fire Zone Map." Accessed April 2024.

¹⁷ Santa Monica Mountains Conservancy. Eastern Santa Monica Mountains Natural Resource Protection Plan. Accessed April 2024. <https://smmc.ca.gov/wp-content/uploads/2021/12/ESSM-NRPP.pdf>.

¹⁸ Santa Monica Mountains Conservancy. "Document Library - Santa Monica Mountains Conservancy". Accessed April 2024. <https://smmc.ca.gov/document-library/>.

plan focuses on connectivity of existing habitat blocks and pathways that wildlife might use to reach them. The SMMC has prepared maps of these habitat blocks and pathways and, while the City has not adopted these maps or generally considered them in its development review, the combined Natural Resource Protection Plan (NRPP) map provides a baseline to consider parcel-specific impacts.

Based on the NRPP maps, the Project site is not within a habitat block or wildlife corridor, nor is it positioned in a connecting gap between these areas. The NRPP does show a wildlife corridor, approximately 0.2 miles south of the Project Site, connecting habitat blocks at the end of the cul-de-sac of Bel Air Road traveling east across Beverly Glen Road an adjacent habitat block. A second wildlife corridor is located approximately 0.2 miles north of the Project site, connecting habitat blocks at the end of the cul-de-sac on Rial Lane to an adjacent habitat block traveling east across Beverly Glen Boulevard. These identified habitat blocks begin at the base of the Santa Monica Mountains within the Bel Air–Beverly Crest Community Plan area and continue north towards Stone Canyon Reservoir, surrounding the residential neighborhood along Beverly Glen Boulevard and Angelo Drive, which travel in a generally north-south direction. Development of the new single-family dwelling would be contained on the Project site and would not alter or impact the habitat blocks surrounding the Project site. Therefore, the Project location would not have an impact relative to habitat blocks or wildlife corridors.

In 2016, the City of Los Angeles initiated a Wildlife Pilot Study to create an ordinance with land use that would maintain wildlife connectivity in the City. On June 20, 2023, the proposed Wildlife Ordinance was approved by the City's Council's Planning and Land Use Committee (PLUM) with some additional modifications and is now under review by the City's Attorney's Office.¹⁹ While not yet adopted, this effort is indicative of the location of environmental resource concern within the City's portion of the Santa Monica Mountains. Based on mapping provided by the Department of City Planning for the Wildlife Ordinance, the Project site is not within a Resource Buffer or Ridgeline Buffer.²⁰ An Open Space Resource Buffer is located 0.04 miles east of the Project site, at the eastern end of Sandal Lane; and a second Open Space Resource Buffer is approximately 0.3 miles north of the Project site, at the end of Viretta Lane which branches off of Bel Air Road in an eastward direction. Implementation of the Project, including construction activities, would be confined to the development footprint of the Project site and would not intersect with nearby open space resource buffers. Therefore, impacts to open space resource buffers would be less than significant.

Based on the above, the Project would not have an impact on an environmental resource of hazardous or critical concern that has been officially designated, mapped, or listed by federal, State, or local agencies. Therefore, this exception does not apply.

19 Los Angeles City of Planning. Wildlife Ordinance. Accessed April 2024. <https://planning.lacity.gov/node/133058>.

20 Los Angeles City Planning. Wildlife Pilot Study. Accessed April 2024. <https://planning.lacity.gov/plans-policies/wildlife-pilot-study>.

2. Cumulative Impact

CEQA Guidelines Section 15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

This exception applies when the impact of successive projects of the same type and in the same place is significant over time. This definition of cumulative impacts considers whether repeated occurrences of the same action within the same area would have effects that should be considered as a whole.

The Project consists of development of an existing vacant residential lot with a new single-family residence within an existing single-family residential neighborhood. The construction of a new single-family residence would not change the general land use pattern or density of the neighborhood. In fact, the Project is the form of development envisioned by the zoning and planning framework applied to the location by the City. In addition, newer residences would be designed to the current energy and seismic codes.

Removal of existing protected trees, street widening, and other development within existing residential lots in the neighborhood would be subject individually to the City's permit process and the planting of replacement trees. Successive projects of the same type in the same place could result in gradual replacement of existing mature trees with an increased number of new trees. Given that the Project replaces two (2) protected trees and one (1) protected shrub with eight (8) additional new trees and four (4) additional new shrubs consistent with the minimum 4:1 replacement standard as outlined by current Department policy, the Project would not have a substantial effect on the inventory of the neighborhood. As discussed under the previous exception, the Project site does not intersect with defined wildlife corridors or habitat areas. As such, the Project would not have a substantial effect on the biological resources of the neighborhood. Additionally, the components of the Project (removal of the two (2) protected trees and one (1) protected shrub, street widening, and construction of a new single-family residence) are site-specific and would not contribute to significant cumulative impacts in the area.

Based on the above, the Project would not have a considerable contribution to significant cumulative impacts within the area and successive projects of the same type within the same neighborhood would not result in significant effects. Therefore, this exception does not apply.

3. Unusual Circumstances

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

The Project site is located on an existing vacant lot and proposes construction of a new single-family residence within an existing single-family residential neighborhood. As the Project is zoned RE-15-1-HCR (single-family "residential estate"), the Project complies with the existing zoning. The surrounding

properties have been developed in a similar manner with similar uses. Construction of a new single-family residence would not change the general land use pattern or density of the neighborhood. Additionally, as discussed, the Project also includes street widening as well as an additional emergency 3-foot pathway to comply with the requirements of the City's BOE. As compared to the surrounding lots and uses, there are no unusual circumstances associated with the Project site or the proposed changes to the Project site. Therefore, this exception does not apply.

4. Scenic Highways

CEQA Guidelines Section 15300.2(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

Beverly Glen Boulevard, approximately 0.1 miles east of the Project site; the 405 Freeway heading north, approximately 1.9 miles west of the Project site; Mulholland Drive, approximately 2.2 miles north of the Project site; and Pacific Crest Highway, or California State Route 1, approximately 6.5 miles south of the Project site are classified as scenic highways.²¹ The Project, which includes the development of the new single-family residence and all other site work as discussed, would not be visible from Beverly Glen Boulevard, as the Project sits on a vacant lot that slopes downward in an eastern direction towards Beverly Glen Boulevard, blocked by existing single-family residences and various trees. Moreover, the Project would not be visible from other listed scenic highways at these distances and thus would not obstruct or alter any views from these roadways. The proposed alteration of the Project site would not create substantial enough visual change to affect any visual resource. Therefore, this exception does not apply.

5. Hazardous Waste Sites

CEQA Guidelines Section 15300.2 Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

California Government Code Section 65962.5 requires State agencies, including but not limited to the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB), to compile a list of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste, and submit such information to the Secretary for Environmental Protection. Based on a review of the databases compiled in accordance with Section 65962.5 by the DTSC and SWRCB,^{22,23} the Project site is not located on a hazardous waste site. There is one (1) Leaking Underground Storage Tank

²¹ City of Los Angeles. "Map A3 – West Subarea." Mobility Plan 2035, An Element of the General Plan. 2016.

²² Department of Toxic Substances Control. "EnviroStor." Accessed April 2024. <https://geotracker.waterboards.ca.gov>.

²³ State Water Resources Control Board. "GeoTracker." Accessed April 2024. <https://www.envirostor.dtsc.ca.gov/public/>.

(LUST) Cleanup Site, located 0.7 miles north of the Project site on Beverly Glen Boulevard, that has been completed and closed as of December 1994, indicating that the site has been remediated and no further regulatory oversight activities are required.²⁴ Additionally, the LUST Cleanup Site's impact is site-specific and, at this distance to the Project site, would not result in impacts on the Project site. Therefore, this exception does not apply.

6. Historical Resources

CEQA Guidelines Section 15300.2(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project site is not identified as a potential historic resource in SurveyLA,²⁵ HistoricPlacesLA,²⁶ or on other parcel reports or references. The surrounding neighborhood does include residences considered to be historic resources. Historic resources within approximately 1/2-mile of the Project include: 1609 N Beverly Glen Boulevard, 909 Beverly Glen Boulevard, 1811 Bel Air Road, 10274 Chrysanthemum Lane, 1053 Stone Canyon Road, 10575 Vestone Way, and 1231 Stone Canyon Road.

Of these, 1609 North Beverly Glen Boulevard, otherwise known as Glen Market, is the closest historic resource, as it is at the base of the eastward slope of the Project fronting Beverly Glen Boulevard, approximately 0.06 miles northeast of the Project site. Glen Market at 1609 North Beverly Glen Boulevard is considered significant as it was developed in 1926 and is the only local market serving the neighborhood.²⁷ Though within the surrounding area of the Project site, the Project would not directly alter the features of this off-site property and would not indirectly affect the character, integrity, or design of 1609 North Beverly Glen Boulevard. Given the intervening residences and topography, the development of the Project site would not have any effect on this property or other historic resources in the neighborhood. Specifically, the Project as a whole, would not alter any physical characteristics or context of any historic resources in the surrounding community.

For these reasons, the Project is consistent with CEQA 15300.2(f), as there would be no substantial adverse change in the significance of a historical resource. Therefore, this exception does not apply.

24 Department of Toxic Substances Control. "EnviroStor." Accessed May 2024.

25 Historic Resources Group. SurveyLA. Los Angeles Historic Resources Survey Report. Brentwood - Pacific Palisades Community Plan Area. November 2013. Accessed April 2024. [https://planning.lacity.gov/odocument/e4a918f7-e513-4e69-9ec4-21342262f232/Brentwood_Pacific_Palisades_Report_\(2\).pdf](https://planning.lacity.gov/odocument/e4a918f7-e513-4e69-9ec4-21342262f232/Brentwood_Pacific_Palisades_Report_(2).pdf).

26 City of Los Angeles. Los Angeles Historic Resources Inventory. HistoricPlacesLA. Accessed April 2024. <https://hpla.lacity.org/search>.

27 Historic Resources Group. SurveyLA. Los Angeles Historic Resources Survey Report. Bel Air- Beverly Crest Community Plan Area. Accessed April 2024. https://planning.lacity.gov/odocument/8653ceb3-0d57-4e95-8659-cf0a867bbc26/Final_Survey_Report_-_Bel_Air-Beverly_Crest_HPLAEdit.pdf.

**TRANSMITTAL NO. 8**

Bryan Ramirez <bryan.ramirez@lacity.org>

CD 5 - Tree Removal Notification - 10451 Sandal Lane

1 message

Urban Forestry Division <bss.urbanforestry@lacity.org>

Tue, Oct 1, 2024 at 3:12 PM

To: George Hakopiants <george.hakopiants@lacity.org>

Cc: Bryan Ramirez <bryan.ramirez@lacity.org>

Good afternoon,

UFD staff have received a request to remove five (5) trees at [10451 Sandal Lane, 90077](#). Two street trees will be replaced at a ratio of 2:1. Three protected trees to be placed at a ratio of 4:1.

Request will be reviewed by the Board of Public Works.

Please refer to the tree removal notification sheet for additional information at

<https://streetsla.lacity.org/tree-removal-notification-list>

Thank you!

-- Dynl

New:**IMPORTANT UPDATE :****TREE REMOVAL NOTIFICATION / INFORMATION IS NOW PUBLICLY AVAILABLE ON THE BUREAU'S WEBSITE. LINK: <https://streetsla.lacity.org/tree-removal-notification-list>****NOTE: EFFECTIVE JULY 31, 2024, THE URBAN FORESTRY DIVISION (UFD) WILL NO LONGER BE SENDING EMAIL NOTIFICATIONS FOR TREE REMOVALS.**

- The Urban Forestry Division has a new online Customer Service Request (CSR) application which is designed to receive all inquiries and requests related to clearances for Dept. of City Planning and LADBS building permits. You will be able to request for our office review for your clearances by using your Angeleno Account to login to <https://dscsr.lacity.org/> Be sure to select Streets LA as the agency and Urban Forestry Division as the office/location.
- For more information regarding the homeowner sidewalk repair rebate program, please visit <https://sidewalks.lacity.gov/>.
- For more information about the sewer lateral rebate program, please visit www.lacitysan.org/slrebates.

Note:

The Initial response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are closely monitored to ensure that all requests will be responded to in a timely manner. You will be notified by email when there is a response and can log in at any time to check the status. In order to serve you better, requests and questions will no longer be accepted via the bss.urbanforestry@lacity.org email.

Check out our new website: <https://streetsla.lacity.org>**URBAN FORESTRY DIVISION HEADQUARTERS**

1149 SOUTH BROADWAY ST, 4TH FLOOR LOS ANGELES, CA 90015

10/1/24, 3:13 PM

City of Los Angeles Mail - CD 5 - Tree Removal Notification - 10451 Sandal Lane

OFFICE HOURS: 7:00AM - 3:30PM, MONDAY - FRIDAY • (213) 847-3077 • [UFD WEBSITE](#)

<https://bsspermits.lacity.org/>

****PLEASE BE ADVISED THAT ALL TREE REMOVAL PERMIT APPLICATIONS REQUIRE A MINIMUM OF 90 TO 120 DAYS TO PROCESS****



ORDINANCE NO. 177404

An ordinance amending various provisions of Articles 2 and 7 of Chapter I and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code to assure the protection of, and to further regulate the removal of, protected trees

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 12 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

12. Protected Tree Relocation and Replacement. All existing protected trees and relocation and replacement trees specified by the Advisory Agency in accordance with Sections 17.02, 17.05, 17.06, 17.51 and 17.52 of this Code shall be indicated on a plot plan attached to the building permit issued pursuant to this Code. In addition, the trees shall be identified and described by map and documentation as required by the Advisory Agency. A Certificate of Occupancy may be issued by the Department of Building and Safety, provided the owner of the property or authorized person representing the owner of the property (licensed contractor) obtains from the Advisory Agency in consultation with the City's Chief Forester, prior to the final inspection for the construction, a written or electronic document certifying that all the conditions set forth by the Advisory Agency relative to protected trees have been met.

Sec. 2. Section 17.02 of the Los Angeles Municipal Code is amended by deleting the paragraph defining "Oak Tree" in Section 17.02 and adding the following paragraph to read:

Protected Tree - Any of the following Southern California native tree species, which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree:

(a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus dumosa*).

(b) Southern California Black Walnut (*Juglans californica* var. *californica*)

(c) Western Sycamore (*Platanus racemosa*)

(d) California Bay (*Umbellularia californica*)

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Sec. 3. The term "Tree Expert" set forth in Section 17.02 of the Los Angeles Municipal Code is amended to read:

Tree Expert - A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees and who is (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor or (b) a landscape architect or (c) a registered consulting arborist with the American Society of Consulting Arborists.

Sec. 4. Subdivision 7 of Subsection H of Section 17.05 of the Los Angeles Municipal Code is amended to read:

7. Where the Advisory Agency finds the project is consistent with the dwelling unit density permitted by the General Plan, and that the public health, safety or welfare and good subdivision design will be promoted by the preservation of protected trees, the Advisory Agency may permit the required area of one or more of the lots in a subdivision in an "RA," "RE," "RS" or "R1" Zone to be reduced by an amount sufficient to provide for protected tree preservation in accordance with Section 17.05 R of this Code. Provided, however, that in no event shall the reduction exceed 50 percent of the required lot area; no "RA" or "RE" lot shall be reduced below 50 feet in width; no "RS" or "R1" lot shall be reduced below 40 feet in width; and no lot in a designated "K" Horsekeeping District shall be reduced below 17,500 square feet.

Sec. 5. Subsection R of Section 17.05 of the Los Angeles Municipal Code is amended to read:

R. Protected Tree Regulations. No protected tree may be relocated or removed except as provided in this article or Article 6 of Chapter IV of this Code. The term "removed" or "removal" shall include any act that will cause a protected tree to die, including but not limited to acts that inflict damage upon the root system or other parts of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

1. Required Determinations. Subject to historical preservation requirements set forth in Subdivision 3 of this subsection, when a protected tree exists within a proposed subdivision, the tree may be relocated or removed if the Advisory Agency, in consultation with the City's Chief Forester, determines the existence of either (a) or (b) below:

(a) There has been prior applicable government action in which:

(i) The removal of the tree had been approved by the Advisory Agency; or

(ii) The property upon which the protected tree is located has been the subject of a determination by the City Planning Commission, the City Council, a Zoning Administrator, or an Area Planning Commission, the appeal period established by this Code with respect to the determination has expired, the determination is still in effect, and pursuant to the

determination, the protected tree's removal would be permissible; or

(iii) A building permit has been issued for the property upon which the protected tree is located, the permit is still in effect, and the removal or relocation is not prohibited by the permit.

(b) The removal of the protected tree would not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester, and the physical condition or location of the tree is such that:

(i) Its continued presence in its existing location prevents the reasonable development of the property; or

(ii) According to a report required pursuant to Section 17.06 C, acceptable to the Advisory Agency and prepared by a tree expert, there is a substantial decline from a condition of normal health and vigor of the tree, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable; or

(iii) It is in danger of falling due to an existing and irreversible condition.

(iv) Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree; or

(v) It has no apparent aesthetic value, which will contribute to the appearance and design of the proposed subdivision; or it is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at the location.

2. Supplemental Authority. In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to Subdivision 1(b) above, that a protected tree may be removed or relocated, the Advisory Agency may:

(a) Require relocation elsewhere on the same property where a protected tree has been approved for removal, and where the relocation is economically reasonable and favorable to the survival of the tree. Relocation to a site other than upon the same property may be permitted where there is no available or appropriate location on the property and the owner of the proposed off-site relocation site consents to the placement of a tree. In the event of relocation, the Advisory Agency may designate measures to be taken to mitigate adverse effects on the tree.

(b) Permit protected trees of a lesser size, or trees of a different species, to be planted as replacement trees for protected trees permitted by this Code to be removed or relocated, if replacement trees required pursuant to this Code are not available. In that event, the Advisory Agency may require a greater number of replacement trees.

3. Historical Monuments. The Advisory Agency, except as to Subdivision 1(b)(iii) above, shall require retention of a protected tree at its existing location, if the tree is officially designated as an Historical Monument or as part of an Historic Preservation Overlay Zone.

4. Requirements. In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to Subdivision 1(b) above that a protected tree may be removed or relocated, the Advisory Agency shall require that:

(a) The protected tree be replaced within the property by at least two trees of a protected variety included within the definition set forth in Section 17.02 of this article, except where the protected tree is relocated pursuant to Subdivision 2(a) above. The size of each replacement tree shall be a 15-gallon, or larger, specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than seven feet in height, measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced.

(b) The subdivider record those covenants and agreements approved by the Advisory Agency necessary to assure compliance with conditions imposed by the Advisory Agency and to assure protected tree preservation.

(c) The subdivider provide protected tree maintenance information to purchasers of lots within the proposed subdivision.

(d) The subdivider post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees required to be replaced or permitted or required to be relocated, in a manner to assure the existence of continuously living trees at the approved replacement or relocation site for three years from the date that the trees are replaced or relocated. The City Engineer shall use the provisions of Section 17.08 G as its procedural guide in satisfaction of the bond requirements and processing. Any bond required shall be in a sum estimated by the City Engineer to be equal to the dollar value of the replacement tree or of the tree that is to be relocated. In determining value for these purposes, the City Engineer shall consult with the Advisory Agency, the City's Chief Forester, the evaluation of trees guidelines approved and adopted for professional plantsmen by the International Society of Arboriculture, the American Society of Consulting Arborists, the National Arborists Association and the American Association of Nurserymen, and other available, local information or guidelines.

5. Grading. The Advisory Agency is authorized to prohibit grading or other construction activity within the drip line of a protected tree.

Sec. 6. Subdivision 13 of Subsection B of Section 17.06 of the Los Angeles Municipal Code is amended to read:

13. The approximate location and general description of any large or historically significant trees and of any protected trees and an indication as to the proposed retention or destruction of the trees.

Sec. 7. Subsection C of Section 17.06 of the Los Angeles Municipal Code is amended to read:

C. Protected Tree Reports for Tentative Tract Maps. No application for a tentative tract map approval for a subdivision where a protected tree is located shall be considered complete unless it includes a report, in a form acceptable to the Advisory Agency and the City's Chief Forester, which pertains to preserving the tree and evaluates the subdivider's proposals for the preservation, removal, replacement or relocation of the tree. The report shall be prepared by a tree expert and shall include all protected trees identified pursuant to Section 17.06 B 13 of this Code.

In the event the subdivider proposes any grading, land movement, or other activity within the drip line of a protected tree referred to in the report, or proposes to relocate or remove any protected tree, the report shall also evaluate any mitigation measures proposed by the subdivider and their anticipated effectiveness in preserving the tree.

Sec. 8. Subsection D of Section 17.51 of the Los Angeles Municipal Code is amended to read:

D. Protected Tree Reports for Parcel Maps. No application for a preliminary parcel map approval for a parcel where a protected tree is located shall be considered complete unless it includes a report pertaining to preserving the tree. The report shall be prepared by a tree expert and shall evaluate the subdivider's proposals for protected tree preservation, removal, replacement and/or relocation. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of any protected tree referred to in the report, or proposes to relocate or remove any tree, the report shall also evaluate any mitigation measures proposed by the subdivider and the anticipated effectiveness in preserving the tree.

Sec. 9. Subsection I of Section 17.52 of the Los Angeles Municipal Code is amended to read:

I. When a protected tree exists on a proposed parcel, the preservation of the tree at its existing location, its relocation for preservation purposes, or the removal of the tree shall be regulated in the same manner as that provided under subdivision

regulations set forth in this chapter.

Sec. 10. Article 6 of Chapter IV of the Los Angeles Municipal Code is amended by amending the title and Section 46.00 to read:

ARTICLE 6

PRESERVATION OF PROTECTED TREES

SEC. 46.00. PROTECTED TREE REGULATIONS.

No protected tree may be relocated or removed except as provided in Article 7 of Chapter 1 or this article. The term "removed" or "removal" shall include any act that will cause a protected tree to die, including but not limited to acts that inflict damage upon the root system or other part of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

Sec. 11. Section 46.01 of the Los Angeles Municipal Code is amended to read:

SEC. 46.01. DEFINITION.

"PROTECTED TREE" means any of the following Southern California native tree species which measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree:

(a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak (*Quercus dumosa*).

(b) Southern California Black Walnut (*Juglans californica* var. *californica*)

(c) Western Sycamore (*Platanus racemosa*)

(d) California Bay (*Umbellularia californica*)

This definition shall not include any tree grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Sec. 12. Section 46.02 of the Los Angeles Municipal Code is amended to read:

SEC. 46.02. REQUIREMENTS FOR PUBLIC WORKS PERMITS TO RELOCATE OR REMOVE PROTECTED TREES.

No person shall relocate or remove any protected tree, as that term is defined in Section 46.01, where the protected tree 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.

An application for a permit shall indicate, in a manner acceptable to the Board of Public Works, by number on a plot plan, the location of each protected tree, and shall identify each protected tree proposed to be retained, relocated or removed. If any grading is proposed that may affect the protected tree, a copy of the grading permit plan in compliance with Division 70 of Article 1 of Chapter IX of this Code shall be submitted with the application.

(a) Exemptions. The Board of Public Works shall exempt from and not require issuance of a permit for the relocation or removal of a protected tree where the Board is satisfied that:

1. The proposed relocation or removal of the protected tree has been approved by the Advisory Agency pursuant to Article 7 of Chapter I of this Code; or
2. The land upon which the protected tree is located has been the subject of a determination by the City Planning Commission, the City Council, a Zoning Administrator or an Area Planning Commission, the appeal period established by this Code with respect to the determination has expired, the determination is still in effect, and pursuant to the determination the protected tree's removal would be permissible; or
3. A building permit has been issued for any property and is still in effect with respect to the property under consideration and its implementation would necessitate the removal or relocation.

(b) Board Authority. The Board of Public Works may grant a permit for the relocation or removal of a protected tree, unless otherwise provided in this section or unless the tree is officially designated as an Historical Monument or as part of an Historic Preservation Overlay Zone, if the Board determines that the removal of the protected tree will not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters, which cannot be mitigated to the satisfaction of the City; and

1. It is necessary to remove the protected tree because its continued existence at the location prevents the reasonable development of the subject property; or
2. The protected tree shows a substantial decline from a condition of normal health and vigor, and restoration, through appropriate and economically reasonable preservation procedures and practices, is not advisable; or
3. Because of an existing and irreversible adverse condition of the

protected tree, the tree is in danger of falling, notwithstanding the tree having been designated an Historical Monument or as part of an Historic Preservation Overlay Zone.

(c) Additional Authority. The Board of Public Works or its authorized officer or employee may:

1. Require as a condition of a grant of permit for the relocation or removal of a protected tree, that the permittee replace the tree within the same property boundaries by at least two trees of a protected variety included within the definition set forth in Section 46.01 of this Code, in a manner acceptable to the Board. In size, each replacement tree shall be at least a 15-gallon, or larger, specimen, measuring one inch or more in diameter one foot above the base, and be not less than seven feet in height measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced.

2. Permit protected trees of a lesser size or trees of a different species to be planted as replacement trees, if replacement trees of the size and species otherwise required pursuant to this Code are not available. In that event, a greater number of replacement trees may be required.

3. Permit a protected tree to be moved to another location on the property, provided that the environmental conditions of the new location are favorable to the survival of the tree and there is a reasonable probability that the tree will survive.

Sec. 13. Section 46.04 of the Los Angeles Municipal Code is amended to read:

SEC. 46.04. FEES.

A fee shall be charged for issuance of any permit pursuant to this article, which permits the removal of one or more protected trees. The fee shall be determined and adopted in the same manner as provided in Section 12.37 I 1 of the Los Angeles Municipal Code for establishing fees.

Sec. 14. A new Section 46.06 is added to the Los Angeles Municipal Code to read:

SEC. 46.06. WITHHOLDING OR REVOCATION OF BUILDING PERMITS FOR ILLEGAL REMOVAL OR RELOCATION OF PROTECTED TREES.

(a) The Bureau of Street Services, after notice and hearing pursuant to Subsections (b) and (c) of this section, shall have the authority to request the Superintendent of Building to withhold issuance of building permits, except for permits that are necessary to comply with a Department of Building and Safety order, for a period of time up to a maximum of ten years as requested by the Bureau and to revoke

any building permit issued for which construction has not commenced with respect to any property on which any protected tree has been removed or relocated in violation of Section 46.00 of this Code.

The request shall be made in writing by the Director of the Bureau of Street Services or his/her designee and shall specifically state the start date and end date of the period of time the Bureau, or the Board of Public Works on appeal, have deemed necessary pursuant to Subsection (c) of this section. The period shall commence on the date the Bureau first becomes aware of the removal of the tree. Provided, however, the authority of the Bureau to act shall not apply to a purchaser, or to his or her agent, who in good faith and for valuable consideration has acquired title to the property subsequent to the illegal removal or relocation of any protected trees and prior to the recordation of the notice of intent as provided for in Subsection (b) of this section.

(b) The Bureau shall notify the applicant or permittee in writing of its intent to act pursuant to this section. The notice shall state that the applicant or permittee may submit any evidence it deems relevant on this matter, the hearing to be held on a date specified in the notice. A copy of the notice shall also be mailed to the owner of the property, if different from the applicant or permittee, as shown on the last equalized assessment roll, and to any person holding a deed of trust, mortgage or other security interest in the property as revealed by a title search with respect to the property. A copy of the notice shall also be recorded by the Bureau with the County Recorder.

(c) The Bureau hearing shall be set on a date no earlier than 20 days after the date of the mailing of the notice provided for in Subsection (b) above. At the hearing, if the facts indicate, the Bureau shall make a finding that the applicant or permittee is not a purchaser in good faith and for valuable consideration who acquired title to the property subsequent to the illegal removal or relocation of the protected tree and prior to the recordation of the notice of intent as provided for in Subsection (b) above. In the event the Bureau finds that a protected tree was removed or relocated in violation of Section 46.00 of this Code, it shall specify to the Superintendent of Building the length of time the issuance of building permits shall be withheld and whether building permits for which construction has not commenced shall be revoked. In making its determination, the Bureau shall consider the following factors: the number of trees removed or relocated, the size and age of the trees removed or relocated, the knowledge and intent of the owners of the property with respect to the removal or relocation and prior violations of law with respect to removal or relocation of protected trees. The applicant or permittee shall be notified in writing of the Bureau's determination within 30 days of the hearing.

(d) The applicant or permittee may appeal to the Board of Public Works any determination by the Bureau to request the Superintendent of Building to revoke or withhold issuance of building permits, including the length of time imposed. The appeal must be filed with the Board of Public Works within 30 days of the date of mailing of the notice of determination as provided for in Subsection (c) above. Further, any action by the Department of Building and Safety resulting from any of the provisions of this section, including building permit revocation, shall not be appealable to the Board of

Building and Safety Commissioners.

(e) Any final determination of the Bureau or the Board of Public Works on appeal, to request the Superintendent of Building to withhold issuance of building permits or to revoke a building permit, shall be forwarded to the Superintendent within ten days of the Bureau or Board's determination and shall also be set forth in an affidavit, which shall be recorded by the Bureau with the County Recorder within ten days of the Bureau or Board's determination.


Sec. 15. Subsection 5. of Section 96.303 of the Los Angeles Municipal Code is amended to read:

5. The owner must also provide a declaration under penalty of perjury that he or she has inspected the property for the existence of protected trees and the number of protected trees, if any, located on the subject property. For the purposes of this section, the definition of "protected tree" set forth in Section 46.01 this Code shall apply. The declaration shall also authorize the Bureau of Street Services within the Department of Public Works to verify this information by entry upon the subject property. A fee may be collected for any inspection required to verify the declaration. The fee shall be determined and adopted in the same manner as provided in Section 12.37 I 1 of this Code for establishing fees.

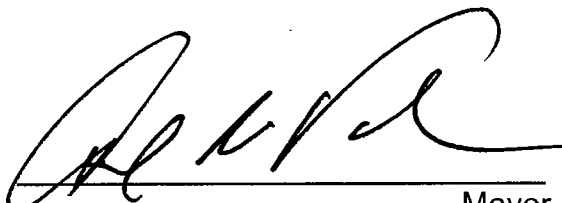
Sec. 16. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of FEB 28 2006.

FRANK T. MARTINEZ, City Clerk

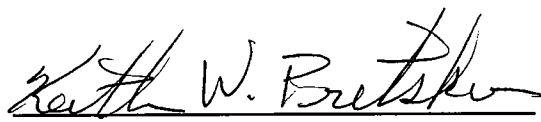
By 
Deputy

Approved MAR 13 2006


Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

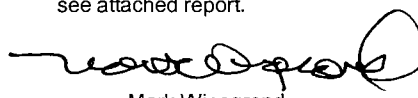
By 
KEITH W. PRITSKER
Deputy City Attorney

Pursuant to Charter Section 559, I approve
this ordinance on behalf of the City Planning
Commission and recommend
it be adopted

EB-8, 2006

see attached report.

Date: Feb. 8, 2006


Mark Winogrand
Interim Director of Planning

File Nos. 03-1459 and 03-1459-S1

#116278

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 177404 - Amending various provisions of Articles 2 and 7 of Chapter 1 and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code to assure the protection of, and to further regulate the removal of, protected trees - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on February 28, 2006, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on March 14, 2006, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on March 14, 2006 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 14th day of March 2006 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: April 23, 2006 Council File No. 03-1459 & S1

1 **MICHAEL N. FEUER**, SBN 111529
City Attorney
2 **TIMOTHY MCWILLIAMS**, SBN 167769
Assistant City Attorney
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ngeorge@rmmenvirolaw.com

14 Attorneys for Respondent
15 **CITY OF LOS ANGELES**

FILED
Superior Court of California
County of Los Angeles

JUN 21 2021

Sherri R. Carter, Executive Officer/Clerk of Court
By: F. Becerra, Jr., Deputy

EXEMPT FROM FILING FEES
[GOVERNMENT CODE § 6103]

16
17 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
18 **COUNTY OF LOS ANGELES**

19 **FRIENDS OF WESTWANDA DRIVE**, an
unincorporated association;

20 Petitioner,

21 vs.

22
23 **CITY OF LOS ANGELES**, a municipal
Corporation;

24 Respondent.

25
26 **KARLA SHAHIN; ARMEN MELKONIAN;**
ROES 1-25

27 Real Parties in Interest.
28

Case No. 19STCP04113

[REDACTED] JUDGMENT

ASSIGNED FOR ALL PURPOSES:
Hon. Mitchell L. Beckloff
Dept. 86

Petition filed: September 23, 2019
(CEQA)

[REDACTED] JUDGMENT

RECEIVED

JUN 08 2021

06:22:2021

DEPT. 86

1 The above-captioned matter came to hearing on April 16, 2021, in Department 86 of the Los
2 Angeles Superior Court, the Honorable Mitchell L. Beckloff, presiding. Andrea K. Leisy, Nathan O.
3 George, and Steven G. Martin appeared on behalf of Respondent City of Los Angeles ("the City"),
4 Jamie T. Hall and Julian K. Quattlebaum appeared on behalf of Petitioner, Friends of Westwanda Drive
5 ("Petitioner"), and Kristina Kropp appeared on behalf of Real Parties in Interest, Karla Shahin and
6 Armen Melkonians ("Real Parties").

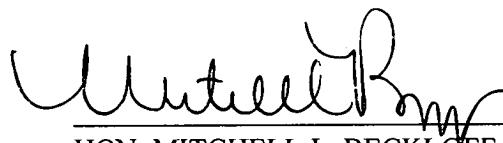
7 Having considered the administrative record of proceedings, the briefs and arguments of the
8 parties, and having taken the matter under submission, this Court issued its Order Denying Petition for
9 Writ of Administrative Mandamus ("Ruling") on April 23, 2021, a copy of which is attached hereto as
10 **Exhibit A**, denying the Petition for Writ of Mandate.

11 **THUS, IT IS HEREBY ADJUDGED, DECREED, AND ORDERED that:**

- 12 1. Petitioner's Petition for Writ of Mandate is denied;
- 13 2. Final judgment shall be, and hereby is, entered in favor of the City and Real Parties, and
14 against Petitioner; and
- 15 3. Respondent and Real Parties are the prevailing parties in this action and may recover
16 their costs of suit from Petitioner pursuant to the timely filing of a memorandum of costs and the
17 Court's ruling on any timely motion to strike or tax costs that may subsequently be filed in opposition
18 by Petitioner.

19
20 **IT IS SO ORDERED, ADJUDGED, AND DECREED.**

21
22 DATED: JUN 21 2021, 2021


HON. MITCHELL L. BECKLOFF
Judge of the Superior Court

1 Approved as to form:

2 **CHANNEL LAW GROUP, LLP**

3 DATED: May 11, 2021

4
5
6 By: 

7 Jamie T. Hall

Julian K. Quattlebaum, III

8 Attorneys for Petitioner

9 FRIENDS OF WESTWANDA DRIVE

10
11 Approved as to form:

12 **LUNA & GLUSHON, A Professional Corporation**

13 DATED: May 11, 2021

14
15
16 By: 

17 Robert L. Glushon

Kristina Kropp

18 Attorneys for Real Parties in Interest

19 KARLA SHAHIN and ARMEN MELKONIAN

[PROPOSED] JUDGMENT
EXHIBIT A

06/22/2021

FRIENDS OF WESTWANDA DRIVE v. CITY OF LOS ANGELES

Case Number: 19STCP04113

Hearing Date: April 16, 2021

FILED
Superior Court of California
County of Los Angeles

APR 23 2021

Sherri R. Carter, Executive Officer/Clerk of Court

By: F. Becerra, Jr., Deputy

**ORDER DENYING PETITION FOR WRIT OF ADMINISTRATIVE
MANDAMUS**

**ORDER SUSTAINING OBJECTION TO EXTRA-RECORD EVIDENCE
(styled as a motion to strike)**

Petitioner, Friends of Westwanda Drive, brings this action to challenge the decision of Respondent, the City of Los Angeles, to issue a tree removal permit (the Permit) to Real Party in Interest, Karla Shahin, in connection with her single-family residence development at 10034 Westwanda Drive in the City. Petitioner also contends the City wrongfully determined the project was exempt from the California Environmental Quality Act (CEQA), Public Resources Code section 21000 *et seq.* and therefore improperly filed a notice of exemption (NOE).

Through this action Petitioner seeks a writ of mandate requiring the City to set aside the Permit and all project approvals. Petitioner also requests the City be required to undertake a legally adequate environmental review of the project.¹

The City, Shahin and Real Party in Interest, Armen Melkonians, oppose the petition.

The Petition is DENIED.

Petitioner's request for judicial notice is granted as to Exhibits 1 and 2 only. The court does not take judicial notice of Exhibits 3, 4 and 5 because they are not relevant to these proceedings in administrative mandamus. (See *Western States Petroleum Assn. v. Superior Court* (1995) 9 Cal.4th 559, 573 n. 4. ["[I]t would never be proper to take judicial notice of evidence that (1) is absent from the administrative record, and (2) was not before the administrative agency at the time it made its decision."])

The request for judicial notice filed by the City, Shahin and Melkonians is granted.

¹ Petitioner administratively appealed the City's CEQA exemption determination. Only the applicant may appeal the City's decision under the protected tree ordinance. (AR 78.)

STATEMENT OF THE CASE

Shahin's project is the development of a single-family 3,238 square foot two-story home requiring the removal of 954 cubic yards of soil (the Project). (AR 1, 23, 73.) The Project site is in the Benedict Canyon area of the City. (AR 1, 23, 73, 412, 433.)

The Project requires the removal of three Coast Live Oak trees and six California Black Walnut "remnant stumps."² (AR 1.)

On September 26, 2017, Shahin applied for a tree removal permit and provided a protected tree report. (AR 45-47 [report], 233.) On March 7, 2018, the City, through its Board of Public Works, approved the tree removal permit and found the Project categorically exempt from CEQA as a Class 3 project. (AR 311-312 [motion], 339 [vote]; see AR 21-25 [report].) Thereafter, on March 14, 2018, the City, through its Bureau of Street Services, Urban Forestry Division (UFD), issued the Permit allowing Shahin to remove three Coast Live Oak trees for the Project. (AR 17, 140, 342, 353.)

On March 15, 2018, Shahin caused the three Coast Live Oak trees to be removed from the Project site pursuant to the Permit. (AR 342, 368, 850.)

On August 31, 2018, Petitioner appealed the City's decision the Project was exempt from CEQA. (AR 146-158.)

On August 20, 2019, the City Council considered Petitioner's appeal. (AR 273, 367-371.) As recommended by staff, the City Council denied the appeal. (AR 14-16, 273, 370-371 [Councilmember Koretz acknowledging "no trees left" and recommending denial].)

On August 20, 2019, UFD posted a NOE for the Project. The NOE advised the Project was exempt from CEQA pursuant to two categorical exemptions—Class 3 (a single-family residence) and Class 32 (infill development project). (See Guidelines³ §§ 15303 and 15332.) The NOE also

² The stumps are not considered "protected trees" under the City's protected tree ordinance. (AR 45-49, 76, 83. ["As an initial matter, the six Southern California Black Walnut stumps identified by the Appellant do not qualify as protected trees under the City's Protected Tree Ordinance, Section 46.01 of the LAMC [Los Angeles Municipal Code] defines 'protected tree' as only including trees that are 'four inches or more in cumulative diameter, four and one half feet above the ground level at the base of the tree. . . .' [] As noted in the Protected Tree Report, and confirmed by staff, each of the six of the stumps had no main tree trunk, and only limited 'stump sprouts' growing from the sides of the stump. None of the six Southern California Black Walnut stumps were found to be four inches or more in cumulative diameter at a height of four and one half feet above the ground level from the base of the tree and, in fact, some the stump sprouts were entirely shorter than four and a half feet in height"])

³ The CEQA Guidelines are found at Title 14, Chapter 3 in the California Code of Regulations. For ease of reference, the guidelines are cited herein as "Guidelines."

reported none of the exceptions to the categorical exemptions applied. (Guidelines § 15300.2.) (AR 1, 78-81.)

This action ensued.

STANDARD OF REVIEW

Petitioner contends the City failed to proceed as required by law when it found the Project was categorically exempt from CEQA:

"... [the City] committed a prejudicial abuse of discretion and failed to proceed in a manner required by law by failing to grant Petitioner's CEQA Appeal, deeming the Project exempt from CEQA and failing to conduct any environmental review before approving the Project. [The City] also violated CEQA by issuing project approvals for the Project before necessary environmental review, including a Tree Removal Permit, building permits and grading permits." (First Amended Petition ¶ 39.)

"To achieve its objectives of environmental protection, CEQA has a three-tiered structure." (*Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185 [citing CEQA Guidelines § 15002, subd. (k)].)

"First, if a project falls into an exempt category, or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment, [citation] no further agency evaluation is required.' [Citation.] Second, if there is a possibility the project will have a significant effect on the environment, the agency must undertake an initial threshold study; if that study indicates that the project will not have a significant effect, the agency may issue a negative declaration. Finally, if the project will have a significant effect on the environment, an Environmental Impact Report (EIR) is required." (*Id.* at 1185-1186.)

There are 33 classes of projects that are categorically exempt from CEQA. (Guidelines §§ 15301-15333. See also Pub. Resources Code § 21084.) Such classes of projects are "declared to be categorically exempt from the requirement for the preparation of environmental documents." (Guidelines § 15300.) "The determination whether a project is exempt under one of these classes is made as part of the preliminary review process prior to any formal environmental evaluation of the project." (*Save Our Carmel River v. Monterey Peninsula Water Management Dist.* (2006) 141 Cal.App.4th 677, 688.)

To review a city's determination a project is categorically exempt from CEQA, the court must determine whether, *as a matter of law*, the project falls within the exemption. (*Fairbank v. City of Mill Valley* (1999) 75 Cal.App.4th 1243, 1251.) To the extent this contention "turns only on an

interpretation of the language of the Guidelines or the scope of a particular CEQA exemption, this presents 'a question of law subject to de novo review' (*Save Our Carmel River v. Monterey Peninsula Water Management Dist.*, *supra*, 141 Cal.App.4th at 693.)

However, "[w]here the record contains evidence bearing on the question whether the project qualifies for the exemption, such as reports or other information submitted in connection with the project, and the agency makes factual determinations as to whether the project fits within an exemption category, [the courts] determine whether the record contains substantial evidence to support the agency's decision." (*Id.* at 694.)

The lead agency has the burden to demonstrate that a project falls within a categorical exemption and the agency's determination must be supported by substantial evidence. (*California Farm Bureau Federation v. California Wildlife Conservation Bd.* (2006) 143 Cal.App.4th 173, 185.) Once the agency establishes that the project is exempt, the burden shifts to the party challenging the exemption to show that the project is not exempt because it falls within one of the exceptions listed in Guidelines section 15300.2. (*Id.* at 186; *Fairbank v. City of Mill Valley*, *supra*, 75 Cal.App.4th at 1259 [party advocating for application of unusual circumstances exception bears burden of demonstrating project falls within exception].)

If the agency determines an exemption applies, and no exception forecloses the exemption's application, the project is exempt from CEQA and no further environmental review is required. (*Tomlinson v. County of Alameda* (2012) 54 Cal.4th 281, 286; *World Business Academy v. California State Lands Commission* (2018) 24 Cal.App.5th 476, 491.)

ANALYSIS

The Project is Categorically Exempt:

a. The City's Finding the Project is Exempt Under Class 3 is Supported by Substantial Evidence:

The Class 3 categorical exemption to CEQA applies to "construction and location of limited numbers of new, small facilities or structures," including "[o]ne single-family residence" in "a residential zone." (Guidelines § 15303, subd. (a).)

The parties do not dispute that the Project is categorically exemption as a Class 3 project; the Project is a single-family, two-story residence in an existing residential neighborhood. (AR 1, 48.) Thus, the burden shifts to Petitioner to demonstrate the exemption is subject to an exception set forth in Guidelines section 15300.2 to prevail on its petition. (*California Farm Bureau Federation v. California Wildlife Conservation Bd.*, *supra*, 143 Cal.App.4th at 186.)

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b. The City's Finding the Project is Exempt Under Class 32 is Not Supported by Substantial Evidence:

In contrast to its concession concerning the Class 3 exemption, Petitioner argues the Class 32 exemption does not apply to the Project. (Opening Brief 15:21-22.) In opposition, the City explains it made all the necessary findings for application of the exemption and such findings are supported by substantial evidence.

To determine whether an exemption applies, the court must “ ‘review the administrative record to see that substantial evidence supports each element of the exemption. [Citations.] ‘There must be ‘substantial evidence that the [activity is] within the exempt category of projects.’ [Citation.] That evidence may be found in the information submitted in connection with the project, including at any hearings that the agency chooses to hold.” ’ ” (*Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1311; *Great Oaks Water Co. v. Santa Clara Valley Water Dist.* (2009) 170 Cal.App.4th 956, 973.)

Guidelines section 15332 provides:

“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

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

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

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

(e) The site can be adequately served by all required utilities and public services.” (Guidelines § 15332.)⁴

Petitioner challenges the application of a Class 32 exemption for the Project on the grounds that (1) the Project site has value for rare, threatened or endangered species and (2) the Project is not consistent with all applicable zoning regulations.

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⁴ Public Resources Code section 21099, subdivision (a)(4), defines an “ ‘[i]nfill site’ ” as “a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.”

i. ***Trees as “rare, threatened or endangered species”***

As part of its determination the Project is exempt under Class 32, the City found “[t]he site has no value as habitat for endangered, rare, or threatened species due to the nearby residences, frequent vehicle traffic, and relatively steep slopes.” (AR 80.)

Petitioner takes issue with the City’s finding. Petitioner argues the Project site has value as a habitat for rare, threatened or endangered species—in this case the trees at issue in the Permit.

First, Petitioner reports “the vegetation type on the property, Coast Live Oak-California Walnut woodland, is a sensitive natural community.” (AR 425, 429 [Petitioner’s letter to City Council with report of Land Protection Partners] [emphasis added].) “The plant association was identified as sensitive in the updated 2018 California Natural Community List from the California Department of Fish and Wildlife” (AR 429 [emphasis added].)

Similarly, Petitioner notes that under the City’s CEQA Thresholds Guide: “A project would normally have a significant impact on biological resources if it could result in (among other things):

- The loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, or candidate species, or a Species of Special Concern or federally listed critical habitat;
- The loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community.” (AR 6180.)

Second, Petitioner contends the Southern California Black Walnut tree also qualifies on an individual basis as a threatened species. (AR 415-416, 6213.) The presence of multiple Southern California Black Walnut trees on the Project site demonstrates, according to Petitioner, the Project has value as habitat for this sensitive species. (Opening Brief 17:2-3.)

Based on the foregoing, Petitioner asserts “the [P]roject site has value for rare, threatened or endangered species and does not fit within the criteria outlined for a Class 32 exemption.” (Opening Brief 17:4-5.) Petitioner argues the City cannot demonstrate the Project site has no value for rare, threatened or endangered species, as required under the Class 32 exemption because the Project requires removal of protected trees.⁵

⁵ Petitioner also contends a mitigation measure requiring replacement of an individual protected tree does not “mitigate impacts that result in the loss of area of a sensitive natural community.” (Opening Brief 16:15-16.) Petitioner’s position on mitigation, however, does not inform on whether substantial evidence supports the City’s finding the Project is exempt under Class 32.

The City argues its findings "[t]he project site has no value as habitat for endangered, rare or threatened species," is supported by substantial evidence. (Guidelines § 15332, subdivision (c).) The City found the Project

"site has no value as habitat for endangered, rare, or threatened species due to the nearby residences, frequent vehicle traffic, and relatively steep slopes. The site is almost entirely surrounded by developed single-family properties and it is bounded by paved roadways on two sides."⁶ (AR 80.)

Additionally, the City's CEQA Thresholds Guide "explicitly states that the [Black Walnut] trees are not endangered, rare, or threatened species." (AR 84.) In addition, other guidance makes no mention of Coast Live Oak trees. (AR 84.)

The City reports the term "endangered, rare or threatened species," as used in Guidelines section 15332, subdivision (c), is a term of art for which neither the Coast Live Oak nor the Southern California Black Walnut tree qualifies. Rather, the City contends Petitioner improperly conflates "sensitive species" with the Guidelines' focus on "rare, threatened or endangered species."⁷

Relying on Guidelines section 15380, the City asserts "[a] species of animal or plant shall be presumed to be endangered, rare or threatened" if it is listed in "Section 670.2 [plants] or 670.5 [animals], Title 14, California Code of Regulations" or "Title 50, Code of Federal Regulations Sections 17.11 [wildlife] or 17.12 [plants] pursuant to the Federal Endangered Species Act as rare, threatened, or endangered." (Guidelines § 15380, subd. (c).)

Neither the Coast Live Oak tree nor the California Black Walnut tree are listed in either set of regulations.⁸ Thus, the trees are not presumptively endangered, rare or threatened.

⁶ The City also provided much discussion of the removal of the California Black Walnut tree stumps at the Project site. The City explained non-viable stumps are not considered protected trees under the City's protected tree ordinance. (AR 76-78, 359-360. ["Stump regrowth is not viable regrowth. It grows on the base of the tree. They're called suckers and they're called water shoots. . . . So, you know, it's added cumulatively at four and a half feet above the ground. They're talking that they're real tall now, ten feet, whatever, but we don't consider stump regrowth to be a viable tree anymore. The tree initially died. The tree was cut down and now you have root shoots coming up. It's not the same as the tree was before."])

⁷ Petitioner conceded during argument the Guidelines' focus is on species not habitat. Petitioner argued the court should interpret the Guidelines section 15332, subdivision (c) more expansively.

⁸ Petitioner acknowledges this point. Petitioner notes the City's CEQA Thresholds Guide states: "Very few of the plants constituting List 4 meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for listing. Nevertheless, many of them are significant locally, and the [Department of Fish and Game]

While the presumption may not apply, Guidelines section 15380, subdivision (b) provides a species is nonetheless “ ‘Endangered’ when its survival and reproduction in the wild are in immediate jeopardy from one or more causes.” Additionally, a species is “ ‘Rare’ ” when “the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens” or when “[t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered ‘threatened’ as that term is used in the Federal Endangered Species Act.”

Nothing in the record identified by Petitioner suggests the Coast Live Oak tree or California Black Walnut tree qualify as endangered, rare or threatened under the Guidelines.⁹ Thus, Petitioner has failed to meet its burden of demonstrating the City’s finding the site has no value as a habitat for endangered, rare or threatened species is not supported by substantial evidence.¹⁰

ii. Applicability with the City’s zoning laws

As part of its determination the Project is exempt under Class 32, the City found “[t]he project is consistent with the applicable general plan designation (Very Low II Residential) and all applicable general plan policies, as well as with the applicable zoning designation (RE15-1-H-HCR) and regulations.” (AR 80.) (See Guidelines § 15332, subd. (a).) The City reported the Project is an infill project “that develops a single-family residence on a lot that is in a residential neighborhood and bounded on all sides by similarly developed single-family properties, except the southwest boundary, which is not developed.” (AR 80.) The Project is also “substantially surrounded by urban (residential) uses.” (AR 80.)

recommends that List 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA” (AR 6207.)

⁹ In reply, Petitioner relies on new evidence to support its argument the trees constitute “rare, threatened or endangered” species. Such evidence, however, is not properly before the court. The court addresses this new, extra-record evidence below.

¹⁰ To support its claim, Petitioner relies almost entirely on the California Department of Fish and Wildlife’s 2018 California Natural Community List identifying Coast Live Oak-California Walnut woodland as sensitive and that loss of sensitive natural community is considered significant under the City’s CEQA Thresholds Guide. (AR 429, 6645.) As noted earlier, the Guidelines specifically pertain to “endangered, rare or threatened species.” Further, as argued by the City, the City’s CEQA Thresholds Guide expressly does not apply to exempt projects and is not current. (AR 6065, 84.) Even “when it was current, the City was not required to use the Thresholds Guide as mandatory thresholds or to determine the applicability of an exemption.” (AR 84 [emphasis in original].) Thus, the court finds the removal of the Coast Live Oak trees does not undermine the City’s finding the Project has no value for endangered, rare or threatened species.

Petitioner takes issue with the City's consistency finding. Petitioner argues the Project is not consistent with the applicable zoning regulations. In particular, Petitioner asserts "[t]he Project does not comply Los Angeles Municipal Code [LAMC] Section 12.21C.10(i)(3), which requires a Zoning Administrator's Determination ('ZAD') be obtained prior to issuance of a building or grading permit when the project does not have a vehicular access route from a Street improved with a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area." (Opening Brief 17:15-20 [citing AR 6895 [stop work notice]].)

Courts generally give great deference to a public agency's finding of consistency with its own general plan and zoning ordinances. (See *Holden v. City of San Diego* (2019) 43 Cal.App.5th 404, 412.)

The evidence demonstrates the City investigated the allegations that Westwanda Drive is a "substandard street" under LAMC section 12.21C.10(i)(3). (AR 1649, 1969, 3363.) As a result of the investigation, the City reported "the portions of the street that are less than 20' wide are a result of property owners illegally encroaching on the Public Right of Way." (AR 2575.) As a result, the City determined "there is no legal process to oppose this project at this juncture." (AR 2575.)

Further, the City asserts Petitioner has miscited LAMC section 12.21C.10(i)(3).¹¹ LAMC section 12.21C.10(i)(3) states in full:

"For any new construction of, or addition to, a One-Family Dwelling on a Lot that does not have a vehicular access route from a Street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no Building permit or Grading permit shall be issued *unless* the construction or addition meets the requirements of this Subdivision 10. or has been approved by a Zoning Administrator pursuant to Section 12.24 X.28. of this Code." (AR 6895 [emphasis added].)

The City argues Petitioner does not identify any evidence that Project construction does not meet the requirements of LAMC section 12.21C.10. That said, the record in this matter demonstrates Westwanda Drive does not meet the 20-foot wide roadway requirement.¹² Thus, to comply with applicable zoning regulations, there must be substantial evidence the Project meets one of the exceptions in LAMC section 12.21C.10—the construction meets the requirements of Subdivision 10 or the construction was approved by a zoning administrator. The City provides no substantial evidence in this administrative record of either.

¹¹ LAMC 12.21C.10 governs "Single-Family Zone Hillside Area Development Standards."

¹² Petitioner's challenge to other aspects of the Project are not before the court. To evaluate Petitioner's claim, the court is limited to the administrative record in this matter.

The City's arguments on this issue are neither particularly persuasive nor well developed. First, that others have encroached on the public right of way does not relieve Shahin's Project of compliance with the LAMC to qualify for a CEQA exemption. The record here is clear; the roadway is substandard—the reason for a substandard roadway is irrelevant under the LAMC.

Further, it is not Petitioner's burden to demonstrate the Project satisfies one of the exceptions to LAMC section 12.21C.10(i)(3)—the issue is whether substantial evidence supports the City's finding of zoning consistency. Moreover, even assuming it is Petitioner's burden, the stop-work notice (AR 6895) along with the City's admission Westwanda Drive is a substandard street less than 20 feet wide meets that burden. (AR 2575, 5995.)

Substantial evidence does not support the City's zoning consistency finding. The City has offered no convincing reason it determined the Project did not have to comply with LAMC section 12.21C.10(i)(3).¹³ The failure to comply with the LAMC undermines the City's consistency finding.

The City also contends Petitioner is precluded from raising the issue before the court for its failure to exhaust the issue at an administrative level.

" 'No action or proceeding may be brought pursuant to [Public Resources Code] section 21167 unless the alleged grounds for noncompliance [] were presented to the public agency orally or in writing . . . ' (§ 21177, subd. (a).)" (*Sierra Club v. City of Orange* (2008) 163 Cal.App.4th 523, 535.) " 'The essence of the exhaustion doctrine is the public agency's opportunity to receive and respond to articulated factual issues and legal theories *before* its actions are subjected to judicial review.' " (*Evans v. City of San Jose* (2005) 128 Cal.App.4th 1123, 1138 [quoting *Coalition for Student Action v. City of Fullerton* (1984) 153 Cal.App.3d 1194, 1198].)

The City asserts neither Petitioner nor any other person or entity challenged the City's finding the Project is a Class 32 exemption on the grounds the Project was not consistent with all applicable zoning regulations. The City notes a challenge to the Project's zoning consistency is absent from Petitioner's initial appeal (AR 146- 158), the supplemental appeal letter (AR 425-434), and Petitioner's oral arguments on appeal. (AR 348, 369.)

The City does acknowledge various persons commented during the hearing that Westwanda Drive was a "substandard street." However, according to the City, such " 'general references to environmental matters . . . and unelaborated comment[s]' do not satisfy the exhaustion requirement." (*North Coast Rivers Alliance v. Marin Municipal Water Dist. Bd. of Directors* (2013) 216 Cal.App.4th 614, 623.)

¹³ The City's reliance on *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, 1348 is not well taken. (Opposition 25:28-26:2.) In *Wollmer*, the state density bonus law mandated the city's waiver of zoning standards, rather than the City's seemingly voluntary waiver of enforcement of its zoning ordinances here.

The court disagrees. The court finds the exact issue—a less than 20-foot wide street and public safety—was brought to the City’s attention.

The law recognizes “less specificity is required to preserve an issue for appeal in an administrative proceeding than in a judicial proceeding” because “parties in such proceedings generally are not represented by counsel, . . . generalized environmental comments at public hearings, relatively . . . bland and general references to environmental matters, or isolated and unelaborated comment[s]’ will not suffice” to satisfy the exhaustion requirement. (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 527 [cleaned up].) Rather, “[t]he “exact issue” must have been presented to the administrative agency” (*Sierra Club v. City of Orange* (2008) 163 Cal.App.4th 523, 535.) Requiring anything less “would enable litigants to narrow, obscure, or even omit their arguments before the final administrative authority because they could possibly obtain a more favorable decision from a trial court.” (*Tahoe Vista Concerned Citizens v. County of Placer* (2000) 81 Cal.App.4th 577, 594.)

During the August 7, 2019 public hearing, a local resident commented:

“My concern is the fact that we live on a substandard street with spots on the street being as narrow as 15 feet wide. I don’t feel that a proper analysis has been done environmentally regarding not only the impact that it has, but also the public safety issue based on the fact of constructive trucks trying to maneuver back and forth on a substandard street.” (AR 352; see also AR 349.)

This public comment raised orally during the City’s hearing on the Project is adequate to raise the issue at the administrative level. Such comment put the City on notice of the potential inconsistency with the City’s zoning law. The commenter even reported the street was as narrow as 15 feet in some places creating a public safety issue.

Based on the foregoing, the court finds the City’s finding of zoning consistency in the context of its determination the Project satisfied the requirements of a Class 32 exemption is not supported by substantial evidence

c. Petitioner Has Not Met its Burden of Demonstrating an Exception to Either Exemption Applies:

The categorical exemptions are not absolute; even if a project falls within the description of one of the exempt classes, as it does here (Class 3), the Project may nonetheless have a significant effect on the environment based on factors such as location, cumulative impact or unusual circumstances. (*Save Our Carmel River v. Monterey Peninsula Water Management Dist.*, *supra*, 141 Cal.App.4th at 689.) “[W]here there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.” (*Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205–206.)

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Once the agency establishes that the project is exempt, the burden shifts to the party challenging the exemption to show that the project is not exempt because it falls within one of the exceptions listed in Guidelines section 15300.2. (*California Farm Bureau Federation v. California Wildlife Conservation Bd.*, *supra*, 143 Cal.App.4th at 186.) “[I]n determining whether the project ‘may impact on’ the environmental resource because of its location, the court applies a fair argument standard of review.” (*Berkeley Hills Watershed Coalition v. City of Berkeley*, *supra*, 31 Cal.App.5th at 890.)

Unlike statutory exemptions, categorical exemptions such as the “small project” exemption (Class 3) and the “infill” exemption (Class 32) are subject to exceptions enumerated in Guidelines section 15300.2.

1. Location Exception

Petitioner argues the Class 3 categorical exemption does not apply to the Project because of the “location” exception. Specifically, Petitioner contends the exemption does not apply because the Project is in an area designated as an environmental resource of critical concern, and the Project “may impact on” that resource.

Guidelines section 15300.2, subdivision (a) provides:

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

Petitioner argues the Project is located within the Santa Monica Mountains Zone (SMM Zone). (AR 420–421, 433–434, 425–426.) Petitioner contends the entire SMM Zone is a “precisely mapped” “location” designated as an “environmental resource of critical concern.”¹⁴

Public Resources Code section 33001 provides:

“The Legislature hereby finds and declares that the Santa Monica Mountains Zone, as defined in Section 33105, is a unique and valuable economic, environmental, agricultural, scientific, educational, and recreational resource that should be held in trust for present and future generations; that, as the last large undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan

¹⁴ While Petitioner took a contrary position during argument, based on Petitioner’s argument, it appears the categorical exemption from CEQA for single-family residences (Class 3) would never apply in the SMM Zone.

region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment; that it exists as a single ecosystem in which changes that affect one part may also affect all other parts; and that the preservation and protection of this resource is in the public interest.” (Emphasis added.)

Petitioner also suggests the Project is located within the City’s “Wildlife Pilot Study Area” as well as within a mapped “Biological Resource Area” in the City’s CEQA Thresholds Guide. (AR 193, 6607, 426, 347, 6175-6177, 6187.) Accordingly, Petitioner asserts the City erred by failing to find the location of the Project “may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.” (Guidelines § 15300.2, subd. (a).)

The City found the Project site is not located in a particularly sensitive environment. (AR 92-94.) The City reported:

“No evidence exists that the location of the project site within the SMMC zone identifies ‘an environmental resource of critical concern,’ much less ‘designates’ and ‘precisely maps’ such resources. No facts identify any evidence regarding any species or biological communities studied or considered in connection to the zone.” (AR 92-93.)

The City argues the SMM Zone does not meet the “precisely mapped” requirement of Guidelines section 15300.2, subdivision (a). The demarcation of the SMM Zone included in Public Resource Code section 33105 is “a loosely applied jurisdictional boundary over a portion of ‘the greater Los Angeles metropolitan region’ . . . and it does not identify a precisely mapped environmental resource of critical concern.” (AR 93.)

Public Resources Code section 33001 instructs the SMM Zone is defined by Public Resources Code section 33105. Public Resources Code section 33105 includes highly developed parts of greater Los Angeles (e.g., Ventura Boulevard, Valley Vista Boulevard, Lankershim Boulevard, Sunset Boulevard, Barham Boulevard, Cahuenga Boulevard). The City persuasively argues the legislature intended to create a multi-jurisdictional planning area through the SMM Zone. (See Pub. Resources Code §§ 33002, 33008.) “[I]t is the ‘environmental resource’ which must be ‘designated, precisely mapped, and officially adopted pursuant to law.’ ” (*Berkeley Hills Watershed Coalition v. City of Berkeley* (2019) 31 Cal.App.5th 830, 891 [quoting Guidelines § 15300.2, subd. (a).]) The City disputes the SMM Zone constitutes precise mapping related to environmental resources (Opposition 32:23-26).¹⁵

“For example, in the area near where the Project is located, the SMMC Zone is crudely delineated for almost three and a half miles as an entirely arbitrary ‘direct

¹⁵ Even the Santa Monica Mountains Conservancy (the Conservancy) acknowledges the Eastern portion of the SMM Zone “covers the area between the 405 and 101 freeways comprehensively, with the exception of smaller peripheral habitat patches.” (AR 139.)

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line drawn southwest from the southernmost boundary point of Griffith Park to the intersection of Sunset Boulevard with the corporate boundary of the City of Los Angeles near the intersection of Sunset Boulevard and Marmount [sic] Lane.' (Public Resources Code, § 33105) This straight line bisects properties across a fully developed portion of the City of Los Angeles in the Hollywood area. From there, it is drawn (again, arbitrarily) westward following 'the City of Los Angeles *corporate* boundary' (emphasis added) and the neighboring City of Beverly Hills' corporate boundary, until it reaches Sunset Boulevard, where it simply follows Sunset Boulevard for roughly twelve miles through fully developed neighborhoods until reaching Pacific Coast Highway. (Public Resources Code, section 33105.) Accordingly, the SMMC Zone's boundary inherently has no relation to environmental resources of critical concern, and it certainly could not be considered a 'precise' mapping of any such resources, because it arbitrarily follows straight lines, corporate city boundaries, and streets without any regard to particular environmental resources." (AR 93 [bold in original][emphasis added].)

The City's finding Guidelines section 15300.2, subdivision (a) does not preclude application of the Class 3 exemption to the Project is supported by substantial evidence. "[T]he [SMM Zone] map does not identify, with any specificity, an environmental resource of critical concern." (AR 93.) The City's determination the SMM Zone is not a "precisely mapped" area of an "environmental resource of . . . critical concern" is supported by substantial evidence. (Guidelines § 15300.2, subd. (a).)¹⁶

As to the Project's location in the "Wildlife Study Area," Petitioner's argument is scant. The City explains the "Wildlife Study Area" is part of a pilot study intended to "test potential regulations that could be adapted for future Protection Areas for Wildlife." (AR 6607.) Importantly, the City argues the area does not identify specific resources, much less "precisely map[]" such resources. (AR 6615-6521.) Finally, the "Wildlife Study Area" documents are labeled "draft" and "for information purposes only." (AR 6607.) Thus, the "Wildlife Study Area" has not been adopted by the City. (See Guidelines § 15300.2, subd. (a).)

¹⁶ Further support for the City's position is found in the Santa Monica Mountains Comprehensive Plan. It divides the Santa Monica Mountains into six subareas. The Project is in subarea 1 for the "City of Los Angeles East of San Diego Freeway." (AR 93.) The plan describes subarea 1 as "'predominantly residential' and states that the 'major planning objectives in this subarea are to establish substantial parks with adequate access . . . and to maintain the quality of the currently low-density residential areas.'" (AR 93.) Subarea 1 may be contrasted with subarea 4 "where the Plan recommends '[c]onservation, open space, compatible recreation, and rural densities' because 'development is concentrated in a few relatively small places.'" (AR 93.) From the plan, the City concluded: "The proposed single-family home does not trigger the location exception and is categorically exempt because it is within a concentrated development area in the 'predominantly residential' Subarea 1 and will not adversely affect 'the quality of the currently low-density residential areas.'" (AR 94.)

Salmon Protection & Watershed Network v. County of Marin (Salmon Protection) (2004) 125 Cal.App.4th 1098 discussed by Petitioner during argument also proves no more helpful to Petitioner's position before the court. In *Salmon Protection*, the Court addressed the location exception to the Class 3 exemption. There the County of Marin had "designated" a riparian area "as an environmental resource of critical concern." (*Id.* at 1102.) The proposed house was "within a designated stream conservation area." (*Id.* at 1103.) The county designated the area "to protect riparian habitats and their threatened coho salmon and steelhead trout populations from unconstrained development." (*Ibid.*) Thus, the county designated conservation area was directly tied to an environmental resource of critical concern.

Finally, during argument Petitioner argued its identification of the Eastern Santa Monica Mountains Linkage Planning Map "qualifies as a location designated as an environmental resource of critical concern." (Opening Brief 11 fn. 3; AR 224.)¹⁷ The map, created by the Conservancy, tracks a "wildlife corridor system that provides for animal movement between the 405 and 101 freeways leading to Griffith Park . . ." (AR 189.)

While the map may identify an "environmental resource of . . . critical concern"—a wildlife corridor—within which the Project site lies (AR 433), Petitioner has not identified any evidence in the administrative record of a fair argument there may be an impact on that environmental resource—the wildlife corridor—from "the project." (Guidelines § 15300.2, subd. (a).) That the Project site lies within the mapped area of a wildlife corridor does not alone raise a fair argument.¹⁸

The SMM Zone and the legislature's generalized designation of the area as a "unique and valuable economic, environmental, agricultural, scientific, educational, and recreational resource" (Pub. Resources Code § 31001) is not a "precisely mapped" "environmental resource of . . . critical concern . . ." as used in the CEQA Guidelines. (Guidelines § 15300.2, subd. (a).) Accordingly, substantial evidence supports the City's finding the Project's location is not located in a particularly sensitive environment.¹⁹ (See *Berkeley Hills Watershed Coalition v. City of*

¹⁷ On the issue, Petitioner argued: "The Santa Monica Mountains Conservancy also stated that the subject property was mapped within a distinct habitat block in its adopted *Eastern Santa Monica Mountains Linkage Planning Map*. AR 189-194, 224-225, 433. This also qualifies as a location designated as an environmental resource of critical concern." (Opening Brief 11 fn. 3.)

¹⁸ In addition to footnote 3 in its Opening Brief, Petitioner makes further argument concerning the wildlife corridor in its Reply Brief at page 18. That argument, however, does not address an impact to the wildlife corridor (the environmental resource) and the Project. Petitioner's Reply Brief at page 20 ("Project May Impact on an Environmental Resource of Critical Concern") also does not demonstrate a fair argument there may be an impact on the wildlife corridor based on the Project.

¹⁹ The City also contends "Petitioner cites its own comment letters and attachments in support of its claims but fails to acknowledge the City's responses supporting the City's decision . . . Petitioner's 'failure to do so is fatal.' (*Defend the Bay v. City of Irvine* (2004) 119 Cal.App.4th

Berkeley, supra, 31 Cal.App.5th at 890 [substantial evidence standard of review].) Petitioner has not met its burden of demonstrating otherwise.

2. Usual Circumstances Exception

Guidelines section 15300.2, subdivision (c) sets forth the unusual-circumstances exception to certain categorical exemptions. Petitioner argues both the Class 3 and Class 32 exemptions are not applicable due to “unusual circumstances.” The unusual-circumstances exception states:

“A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (Guidelines § 15300.2, subd. (c).)

The parties dispute the appropriate standard of review applicable to the unusual-circumstances exception. Judicial review is a two-step analysis:

“[W]hen a party seeks to establish that the unusual-circumstances exception applies, it must prove to the [city] that two elements are satisfied: (1) the project presents unusual circumstances and (2) there is a reasonable possibility of a significant environmental effect due to those circumstances. A court then assesses the entity’s determinations on these elements by applying different standards of review: a deferential standard applies in reviewing the first element and a nondeferential standard applies in reviewing the second.” (*Respect Life South San Francisco v. City of South San Francisco (Respect Life)* (2017) 15 Cal.App.5th 449, 457.)

Petitioner argues the City made no specific finding concerning unusual circumstances. Petitioner contends the City simply found “none of the exceptions to the use of [a] categorical exemption as set forth in Section 15300.2 of State CEQA Guidelines apply.” (AR 255.) Therefore, Petitioner asserts the “fair argument” standard described in *Respect Life, supra*, 15 Cal.App.5th at 449 applies. The fair argument standard is nondeferential. (*Id.* at 457.)

The City argues the facts here are distinguishable from *Respect Life*. The City contends the more deferential substantial evidence standard of review as set forth in *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086 applies. That is, before the court considers whether a fair argument of a reasonable probability that the Project will have a significant effect on the environment can be made, the court must consider whether substantial evidence supports the City’s finding the Project does not present unusual circumstances.

The court agrees with the City.

1261, 1266; see *Markley v. City Council* (1982) 131 Cal.App.3d 656, 673.)” (Opposition 31:20-23.)

In *Respect Life*, the city found its consideration of a conditional use permit allowing an office building to be converted to a medical clinic categorically exempt from CEQA. (*Respect Life, supra*, 15 Cal.App.5th at 453.) The court implied a finding by the city that the unusual circumstances exception did not apply because the city generally found none of the exceptions to the categorical exemptions applied to the city's action. (*Id.* at 455.) The Court explained, however, the "City made no explicit findings on either of the two elements [of the unusual-circumstances exception]. Thus, while [the Court knows] the City found against [the petitioner] on at least one of the elements, [it could not] say with certainty whether it found against [the petitioner] on the first element, the second element, or both." (*Id.* at 457-458.) Under such circumstances, a reviewing court must presume the city found the project presented unusual circumstances and then consider whether substantial evidence in the record "supports a fair argument that there is a reasonable possibility the project will have a significant effect on the environment as a result of any purported unusual circumstances the petitioner identifies." (*Id.* at 458 [court upholds implied determination exception does not apply where no substantial evidence of fair argument:].)

Here, the City's NOE specifically incorporated the City's recommendation report by reference. (AR 1, 73.) The report explained the City's rationale in finding neither the "location" nor "unusual-circumstances" exceptions were applicable. The City provided an adequate explanation of its exemption determinations and its rejection of the unusual-circumstances and location exceptions in the staff report prepared for the City Council. (AR 1 ["None of the exemptions stated in State CEQA Guidelines Section 15300.2 apply. See the City's supplemental Recommendation Report attached hereto and accompanying the project approval"], 78-81 [report].) The City's recommendation report was discussed and considered during public hearings concerning Petitioner's appeal as well as the City Council meeting. (AR 72, 73-96, 260, 273 [City Council meeting agenda], 342-343, 370.) The City's recommendation report specifically found:

"No unusual circumstances exist to trigger the unusual circumstances exception, and [Petitioner] has submitted no substantial evidence, as defined by CEQA, showing that the project involves any unusual circumstance dissimilar to other projects to construct one single-family hillside residence" (AR 81.)

As the City found no unusual circumstances, *Respect Life* has no application here. *Respect Life* concerned a city's failure to make any "explicit findings on either of the two elements" of the exception. (*Respect Life, supra*, 15 Cal.App.5th at 457.)

As such, the court turns to the first step of the analysis of the unusual-circumstances exception: whether a project presents unusual circumstances—the first element needed to establish the applicability of the unusual-circumstances exception—"is an essentially factual inquiry," where the court applies the traditional, and "relatively deferential," substantial evidence standard. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1114.)

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Neither CEQA nor the Guidelines define "unusual circumstances." (*Walters v. City of Redondo Beach* (2016) 1 Cal.App.5th 809, 820; Guidelines §§ 15350-15387 [definitions].) "Whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry, ' " founded 'on the application of the fact-finding tribunal's experience with the mainsprings of human conduct.' " ' [Citation.]" (*Berkeley Hillside Preservation v. City of Berkeley, supra*, 60 Cal.4th at 1114.)

The City in its recommendation report stated, "[t]he Project site is located on an urban, paved street within the City of Los Angeles, and in a residential neighborhood surrounded by similar single-family residential properties. . . . Constructing one residence on a lot of this size and location is not unusual. This Project is similar in effects as other single-family residential projects that would be exempt, including the existing surrounding lots within this very same neighborhood." (AR 81.) With respect to the tree removal, "the City considers the presence and removal of the trees and stumps on a single-family residential lot in the hillsides area of the City to be, in context, more commonplace than unusual. . . . Second, the City does not consider the presence or removal of the three individual protected trees and six stumps to be an unusual circumstance here, since it is similar to typical development of single-family residential and infill projects, including the areas that are currently developed on the same street as, and in the same neighborhood as, the Project." (AR 85.)

Petitioner, in relying on *Respect Life* and only making a fair argument challenge to this exception (the second step of the analysis), did not meet its burden of showing that City's finding there were no unusual circumstances was not supported by substantial evidence. (*Berkeley Hillside Preservation v. City of Berkeley, supra*, 60 Cal.4th at 1102 ["construing the unusual circumstances exception as requiring more than a showing of a fair argument that the proposed activity may have a significant environmental effect is fully consistent with the Legislature's intent."].)

The Petition is Moot:

Through its petition, Petitioner seeks a writ of mandate "commanding" the City "to [v]acate and set aside approvals of the Project, including but not limited to, the [Permit] for the Project" and an injunction "prohibiting any actions by [the City] until [the City] has complied with all applicable state, federal and local laws and the requirements of CEQA." (SAP, Prayer.) Petitioner's appeal sought to "revoke and set-aside the approval" of the Permit.²⁰ (AR 147.)

Petitioner brought the action because the Project "will result in the permanent loss of habitat for a sensitive natural community – the Coast Live Oak-California Walnut woodland" if the Project is "allowed to proceed without environmental review and appropriate mitigation." (Opening Brief 5:16-17.)

²⁰ The Permit is the only discretionary permit at issue. (See AR 1, 366.)

The City, Shahin and Melkonians argue the petition is moot because the court can no longer grant effective relief—Shahin has already removed the trees.

“ ‘California courts will decide only justiciable controversies. . . . [M]oot cases ‘are those in which an actual controversy did exist but, by the passage of time or a change in circumstances, ceased to exist.’ ” (*Parkford Owners for a Better Community v. County of Placer* (2020) 54 Cal.App.5th 714, 722 [quoting *Wilson & Wilson v. City Council of Redwood City* (2011) 191 Cal.App.4th 1559, 1573].) “ ‘The pivotal question in determining if a case is moot is . . . whether the court can grant the plaintiff any effectual relief.’ ” (*Id.* at 723.)

As the trees have already been removed pursuant to the City’s grant of the Permit—and had been removed by the time of Petitioner’s administrative appeal—there is no effective relief this court can grant. Setting aside the single discretionary permit associated with the Project will provide no relief to Petitioner. The entire action is moot.²¹

In *Hixon v. County of Los Angeles* (1974) 38 Cal.App.3d 370, the petitioners sought a writ of mandate to compel the county to obtain an environmental impact report (EIR) for a street-widening project which caused the actual and threatened removal of roadside trees. By the time of the hearing on the petition the county had already removed approximately 1,874 mature trees and replaced them with 3,847 smaller trees—the first phase of the project. The Court concluded requiring the county to prepare an EIR for that completed phase of the project would be futile: “The project is ended, the trees are cut down and the subject is now moot insofar as resort to a planning or informational document, which is what an EIR is.” (*Id.* at 378.)

Despite the three Coast Live Oak trees having been removed, Petitioner argues its action is not moot because effective relief may still be granted. Petitioner contends the court can order some relief “in the form of requiring protection of comparable offsite habitat.” (Reply 5:13.) In Petitioner’s view, “[e]ven if construction of the house were complete,” “key relief” is “still available” because Coast Live Oak trees and California Black Walnut habitat could be preserved in another location. (Reply 5:20-22.)

Despite Petitioner’s claims, the court finds Petitioner’s action is moot. Petitioner’s appeal before the City and petition here concerns the City’s single discretionary action issuing the Permit. Like in *Hixon*, the trees have *already been cut down* and the original trees could not be returned to the Project site. The Project has also already been substantially completed. (AR 357; Shanin Decl., ¶¶ 6-9, Ex. 2 [photos of construction].) At the time the trees were removed, Petitioner had not yet administratively challenged the Permit. (AR 79, 146, 850.)

²¹ Given the mootness issue, the court was not required to address the other claims raised by Petitioner. See *Friends of Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal.App.4th 1373, 1387 [where no additional environmental review required no need to address all CEQA issues raised].)

As argued by the City, Petitioner does not explain how mitigation would redress the purported loss of habitat *on the Project site*.²² Petitioner seeks to set aside the Permit in order to *prevent the tree removal* and ensure appropriate environmental review before the trees are removed. The fact that there may be some way to offset the environmental damage in different location—other than the Project site—is distinct from the relief sought by Petitioner.

Finally, the court finds none of the discretionary exceptions to mootness apply: this matter does not involve (1) an issue of broad public interest that is likely to reoccur; (2) a controversy between the parties that is likely to reoccur; and (3) a material question remaining for the court's determination. (*Cucamongans United for Reasonable Expansion v. City of Rancho Cucamonga* (2000) 82 Cal.App.4th 473, 479.)

While Petitioner to some extent argues the exceptions to mootness, none of the arguments are persuasive. Petitioner frames the issue here as to “whether houses built in the Santa Monica Mountains Zone, and particularly within designated habitat blocks, can be built without any review of their impacts on the environment” (Reply 6:28-7:2.) That broadly overstates and seemingly misstates the issue, which only considered and reviewed a specific single-family residence at specific location in the SMM Zone. As such, the Permit does not involve an issue of broad public interest that is likely to recur.

There is also no longer any likely controversy to recur between the parties as the trees at issue for this Project have been removed pursuant to the Permit.

Finally, the court does not find persuasive Petitioner's argument an important issue for the court to resolve remains: whether the SMM Zone and designated habitat blocks qualify as environmentally sensitive areas “designated, precisely mapped, and officially adopted pursuant to law” under Guidelines section 15300.2, subdivision (a). Given the issues related to this dispute are now moot, this issue does not remain for the court to decide and any opinion on it would be purely advisory. (*Scalazar v. Eastin* (1995) 9 Cal.4th 835, 860 [“[t]he rendering of advisory opinions falls within neither the functions nor the jurisdiction of this court”].)

The petition is denied as moot.²³

The Petition is Not Barred by Laches:

The City, Shahin and Melkonians assert Petitioner's claims before the court are barred by the doctrine of laches. The court disagrees.

²² In fact, Petitioner concedes as much—“no amount of on-site replacement of removed *trees* can offset a *loss of habitat* on such parcel.” (Opening Brief 13:15-16 [emphasis in original].)

²³ For this reason, the court need not address Melkonians' argument he is not a proper party to this action. The issue is moot, and the court need not reach the issue given the court's decision to deny the petition.

"Establishment of the [laches] defense requires a showing of unreasonable delay plus either acquiescence or prejudice." (*People v. Department of Housing & Community Dev.* (1975) 45 Cal.App.3d 185, 195.)

City, Shahin and Melkonians note the City complied with applicable notice requirements before conducting the March 7, 2018 meeting, and Petitioner knew the City issued the Permit as early as March 9, 2018. (AR 493. ["They just got approved to cut down the tree and agreed to replant 4 new ones for every tree they take down."]) Nonetheless, Petitioner did not file its administrative appeal until 177 days after the City issued the Permit—Petitioner filed its administrative appeal approximately 169 days after Shahin caused the trees to be removed. (AR 146; AR 850 [Real Party's notice of tree removal].)

The City, Shahin and Melkonians argue Petitioner's delay in filing its administrative appeal, which ultimately lead to this action, was unreasonable and prejudiced the City's ability to address the merits of Petitioner's appeal. Moreover, they contend Shahin also experienced prejudice because she has had to incur significant costs.

The City's claim of prejudice is unpersuasive. It has made no factual showing Petitioner's delay has hampered its ability to defend this action. The City does not argue, for example, the delay caused evidence to be lost or destroyed. That Shahin caused the trees to be removed prior to the initiation of this action appears to have no effect on the City's ability to defend.

Shahin's evidence is also insufficient, albeit slightly stronger. Shahin submits evidence she posted the bond required by the Permit and paid for the tree removal. (AR 143-144 [bond amount of \$19,798.00], 350.) Here, with respect to the bond for the Permit, Shahin would have incurred the bond without regard to Petitioner's actions. Admittedly, Shahin probably incurred additional bond premiums during the pendency of the matter. As for the cost of the tree removal, ultimately Shahin would have incurred the costs even if there had been no challenge to the Permit.

In actuality, it is only Petitioner who has suffered from the delay. Petitioner's delay mooted its action because Shahin caused the trees to be removed pursuant to the Permit during the challenge delay.

Furthermore, although the City, Shahin and Melkonians cited *People v. Department of Housing & Community Dev.* (1975) 45 Cal.App.3d 185, they omit language from it explaining "[t]he strong public interest in ecology preservation has prompted both federal and state courts to reject assertions of laches." (*Id.* at 196.) The case continues: "rejection of laches in environmental suits is consistent with the general principle that equitable defenses will rarely be invoked to defeat a policy adopted for the public protection." (*Id.*)

Based on the showing made, the court rejects the laches defense asserted by the City, Shahin and Melkonians.

Motion to Strike Portions of Petitioner's Reply Brief:

The City, Shahin and Melkonians move for a court order striking portions of Petitioner's Reply to Joint Opposition Brief (Reply Brief). Specifically, they request the court strike the following portions of the Reply Brief:

- (1) Footnote 3 on page 9 of the Reply Brief;
- (2) Lines 10 through 12 on page 10 of the Reply Brief; and
- (3) Lines 14 through 21 on page 10 of the Reply Brief, beginning with the words "The California Department of Fish and Wildlife . . ." on line 14 and ending with the words "RJN, Exh. 3 at p. 3." on line 21.

The City, Shahin and Melkonians argue Petitioner, in reply, has improperly sought judicial notice of "Exhibit 3" and "Exhibit 5" and makes arguments in its Reply Brief based on the "evidence" purportedly cited in the exhibits. (Reply Brief, pp. 9-10 [alleging Project site "meets the criteria to be considered a 'rare, threatened or endangered species' because it is identified as 'sensitive' on the NCL"], 10 [alleging Project site contains trees that "meet the definition of rare or endangered under CEQA" and is "'considered [a] Sensitive Natural Communit[y] to be addressed in the environmental review processes of CEQA' "].)

Petitioner argues the motion does not comply with Code of Civil Procedure section 436, which only applies to a pleading—defined as a "demurrer, answer, complaint or cross-complaint." (Code Civ. Proc. § 435, subd. (a)(2). Petitioner correctly contends the reply brief is not pleading as defined by the Code of Civil Procedure.

Whether the motion is technically proper, it is clear Petitioner has not sought to augment the administrative record.²⁴ Petitioner cannot improperly cite to and rely on evidence outside the City's record of proceedings which was certified and lodged with the court.

Review of an agency's decision by way of a writ of administrative mandate under section 1094.5 of the Code of Civil Procedure is "conducted solely on the record of the proceeding before the administrative agency." (*Sierra Club v. Cal. Coastal Commission* (2005) 35 Cal.4th 839, 863.) Further, as has been well-established in *Western States Petroleum Assn. v. Superior Court*, *supra*, 9 Cal.4th 559, "courts generally may not consider evidence not contained in the administrative record when reviewing the substantiality of the evidence supporting a quasi-legislative administrative decision under Public Resources Code section 21168.5 . . . [the court] also conclude[d] that extra-record evidence is generally not admissible to show that an agency 'has not proceeded in a manner required by law' in making a quasi-legislative decision. Such evidence is generally not admissible to challenge quasi-legislative decisions on non-CEQA grounds, and [the court found] no reason to apply a different rule in CEQA cases." (*Western*

²⁴ It is not entirely clear to the court Petitioner could properly move to augment the administrative record. (See Code Civ. Proc. § 1094.5, subd. (e). See also *Hadley v. City of Ontario* (1974) 43 Cal.App.3d 121, 126.)

States Petroleum Assn. v. Superior Court, supra, 9 Cal.4th at p. 565; *id.* at 571. ["In other parts of CEQA the Legislature has expressly stated that the existence of substantial evidence depends solely on the record before the administrative agency."])

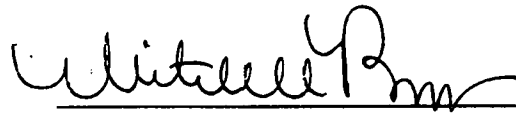
Petitioner provides no explanation to justify its extra-record evidence or that such extra-record evidence is properly considered by the court. As such, the court does not take judicial notice of Exhibits 3, 4 and 5, and such evidence is not considered by the court. The objection to the evidence by the City, Shahin and Melkonians (while styled as a motion to strike) is well taken.

CONCLUSION

Based on the foregoing, the petition is DENIED and the objection to Petitioner's Exhibits 3, 4 and 5 (as a motion to strike) is sustained.

IT IS SO ORDERED.

April 23, 2021



Hon. Mitchell Beckloff
Judge of the Superior Court

04/26/2021

06/22/2021

1 *Friends of Westwanda Drive v. City of Los Angeles, et al.*
2 Los Angeles County Superior Court Case No. 19STCP04113

3
4 **PROOF OF SERVICE**

5 I, Kathryn A. Ramirez, am employed in the County of Sacramento. My business address is 555
6 Capitol Mall, Suite 800, Sacramento, California 95814 and my email address is
7 kramirez@rmmenvirolaw.com. I am over the age of 18 years and I am not a party to the above-entitled
8 action.


9 On April 28, 2021, I served the following:

10 **[PROPOSED] JUDGMENT**

- 11 ☒ **VIA ELECTRONIC TRANSMISSION OR EMAIL** by causing a true copy thereof to be
12 electronically delivered to the following person(s) or representative(s) at the email address(es)
13 listed below. I did not receive any electronic message or other indication that the transmission
14 was unsuccessful.
- 15 ☐ **VIA OVERNIGHT DELIVERY** by causing a true copy thereof to be placed in an envelope
16 or package designated by the express service carrier with delivery fees paid or provided for,
17 addressed to the person(s) or representative(s) as listed below, and deposited in a dropbox or
18 other facility regularly maintained by the express service carrier.
- 19 ☐ **VIA FIRST CLASS MAIL** by causing a true copy thereof to be placed in a sealed envelope,
20 with postage fully prepaid, addressed to the following person(s) or representative(s) as listed
21 below, and placed for collection and mailing following ordinary business practices.

22 **SEE ATTACHED SERVICE LIST**

23 I declare under penalty of perjury that the foregoing is true and correct. Executed this 28th day
24 of April 2021, at Carmichael, California.

25
26
27
28

Kathryn A. Ramirez

1 *Friends of Westwanda Drive v. City of Los Angeles, et al.*
2 Los Angeles County Superior Court Case No. 19STCP04113

3 **SERVICE LIST**

4 5 6 7 8 9	Jamie T. Hall Julian K. Quattlebaum, III CHANNEL LAW GROUP, LLP 8383 Wilshire Boulevard, Suite 750 Beverly Hills, CA 90211 Telephone: (310) 347-0050 Facsimile: (323) 723-3960 Email: Jamie.hall@channellawgroup.com JQ@channellawgroup.com	Attorneys for Petitioner <i>Friends of Westwanda Drive</i> VIA E-Service
10 11 12 13 14 15	Robert L. Glushon Kristina Kropp LUNA & GLUSHON, A PROFESSIONAL CORPORATION 16255 Ventura Boulevard, Suite 950 Encino, CA 91436 Telephone: (818) 907-8755 Facsimile: (818) 907-8760 Email: rglushon@lunaglushon.com kkropp@lunaglushon.com	Attorneys for Real Parties in Interest <i>Karla Shahin and Armen Melfonians</i> VIA E-Service
16 17 18 19 20 21	Timothy McWilliams Steven G. Martin LOS ANGELES CITY ATTORNEY'S OFFICE 200 North Main Street, 7 th Floor Los Angeles, CA 90012 Telephone: (213) 978-8767 Facsimile: (213) 978-8090 Email: tim.mcwilliams@lacity.org steve.martin@lacity.org	Co-Counsel for Respondent <i>City of Los Angeles</i> VIA E-Service

FILED

Superior Court of California
County of Los Angeles

04/27/2022

Sherril R. Carter, Executive Officer / Clerk of Court

By: M. Sanchez Deputy

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Attorneys for Petitioner,
SUNSHINE HILL RESIDENTS ASSOCIATION

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES – STANLEY MOSK COURTHOUSE

SUNSHINE HILL RESIDENTS ASSOCIATION,
an unincorporated association

Petitioner,

vs.

CITY OF LOS ANGELES, a municipal
corporation

Respondent,

LARRY SCHLOSSBERG; ROES 1-25

Real Parties in Interest.

Case No. ~~21STCP03910~~ 20STCP03910

**[PROPOSED] JUDGMENT GRANTING
PEREMPTORY WRIT OF MANDAMUS**

[California Environmental Quality Act,
Public Resources Code § 21000 *et seq.*]

Judge: Hon. Mary H. Strobel
Department: 82

[PROPOSED] JUDGMENT

On November 25, 2020, Petitioner Sunshine Hill Residents Association ("Petitioner") filed a Verified Petition for Writ of Mandate ("Petition") against Respondents City of Los Angeles (collectively "City" or "Respondent") and Real Party of Interest Larry Schlossberg ("Real Party").

On December 16, 2021, at 1:30 p.m., the hearing on the Petition came before Department 82 of the Los Angeles Superior Court, the Honorable Mary H. Strobel presiding. All parties appeared remotely. Jamie T. Hall and Julian Quattlebaum appeared on behalf of Petitioner. Kristina Kropp appeared on behalf of Real Party in Interest and Larry Schlossberg. Nathan George and Robert Mahlowitz appeared on behalf of Respondent City of Los Angeles.

The matter concerns Petitioner's challenge to Respondent's determinations made pursuant to the California Environmental Quality Act concerning Real Party's proposed single family home project at 11472 Laurelcrest Drive. The Court having reviewed the record of Respondent's proceedings in the matter, the briefs submitted by counsel, and the arguments of counsel; the matter having been submitted for decision; and the Court having ruled on the submitted matter in its minute order issued February 7, 2022, a copy of which is attached as Exhibit A hereto and incorporated in full by this reference,

IT IS ORDERED AND ADJUDGED AND DECREED as follows:

1. The Court's written February 7, 2022 Minute Order attached at Exhibit A is adopted as the final ruling;
2. Judgment is entered in favor of Petitioner for Respondent's failure to comply with the requirements of the California Environmental Quality Act ("CEQA") as set forth at Exhibit A;
3. Respondent's CEQA determination for the proposed single-family residence at 11472 West Laurelcrest Drive ("Project") is set aside for failure to comply with the requirements of CEQA for the reasons set forth at Exhibit A.
4. A Peremptory Writ of Mandate issues under seal of this Court, directing Respondent to:
 - a. Vacate or set aside its approval of the Project's tree removal permit and

any other Project approvals and reconsider all Project approvals in light of the Court's opinion at Exhibit A;

b. Make and file a Return to the writ of mandate within ninety (90) days after its issuance, setting forth those actions taken to comply with the writ and Judgment, or that an appeal from the Judgment herein has been or will be filed. Any objection to said Return shall be filed no later than thirty (30) days after the date of service of the Return.

c. Petitioner is awarded its costs of suit in amounts to be determined by cost memoranda filed and served in compliance with California Code of Civil Procedure, § 1032 et seq., and California Rules of Court, Rule 3.1700. This Court retains jurisdiction for purposes including, but not limited to, the consideration of such a cost memorandum and any oppositions thereto.

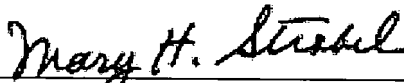
5. Under Public Resources Code section 21168.9(c), the Court specifically does not direct Respondent to exercise its lawful discretion in any particular way;

6. This Judgment constitutes the final judgment of this Court in this action for all purposes; and

7. The Court shall retain jurisdiction to enforce this Judgment pursuant to Pub. Res. Code Section 21168.9, and reserves jurisdiction to determine the matter of entitlement of attorney's fees and the amount of any award on motion by the prevailing party.

IT IS SO ORDERED.

Date: 04/27/2022



Honorable Mary H. Strobel
Judge, Superior Court

PROOF OF SERVICE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action; my business address is 8383 Wilshire Blvd., Suite 750, Beverly Hills, CA 90211. My electronic address is jamie.hall@channellawgroup.com.

On April 22, 2022 I served a copy of the foregoing documents described as **[PROPOSED] JUDGMENT GRANTING PEREMPTORY WRIT OF MANDAMUS** as follows:

Andrea K. Leisy, Esq.
Nathan O. George, Esq.
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NGeorge@rmmenvirolaw.com
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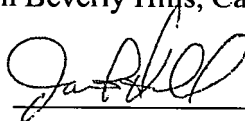
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[X] BY ELECTRONIC MAIL: I transmitted via EMAIL the document(s) listed above to the parties set forth above on this date.

Executed on April 22, 2022 in Beverly Hills, California.

Jamie T. Hall



SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 82

20STCP03910

February 7, 2022

**SUNSHINE HILL RESIDENTS ASSOCIATION, AN
UNINCORPORATED ASSOCIATION vs CITY OF LOS
ANGELES, A MUNICIPAL CORPORATION**

10:01 AM

Judge: Honorable Mary H. Strobel
Judicial Assistant: N. DiGiambattista
Courtroom Assistant: None

CSR: None
ERM: None
Deputy Sheriff: None

APPEARANCES:

For Plaintiff(s): No Appearances

For Defendant(s): No Appearances

**NATURE OF PROCEEDINGS: HEARING ON PETITION FOR WRIT OF MANDATE
RULING ON SUBMITTED MATTER**

The court having taken the above matter under submission on December 16, 2021, now makes its ruling as follows:

Petitioner Sunshine Hill Residents Association (“Petitioner”) petitions for a writ of mandate compelling Respondent City of Los Angeles (“Respondent” or “City”) to vacate and set aside approvals for the construction of a proposed single-family residence at 11472 West Laurelcrest Drive (“Project”) and to conduct environmental review of the Project under the California Environmental Quality Act (“CEQA”). Respondent and Real Party in Interest Larry Schlossberg (“Real Party” or “Schlossberg”) oppose the petition. The court heard oral arguments on December 16, 2021 after which it took the matter under submission. The court now issues its ruling.

**Requests for Judicial Notice; Objections; and Parties’ Requests for Augmentation of
Administrative Record**

The parties make several requests for judicial notice, some of which would have the effect of augmenting the administrative record. The parties also lodge objections.

In general, “a hearing on a writ of administrative mandamus is conducted solely on the record of the proceedings before the administrative agency.” (Toyota of Visalia, Inc. v. New Motor Vehicle Bd. (1987) 188 Cal.App.3d 872, 881.) However, extra-record evidence may be admitted if, in the exercise of reasonable diligence, the relevant evidence could not have been produced or was improperly excluded at the hearing. (CCP § 1094.5(e); Pomona Valley Hosp. Med. Ctr. v.

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Superior Court (1997) 55 Cal.App.4th 93, 100.)

The requirements to submit extra-record evidence under section 1094.5(e) are “stringent” and the court lacks discretion to augment the record if the requirements are not met. (Pomona Valley Hosp. Med. Ctr. v. Superior Court (1997) 55 Cal.App.4th 93, 102.) In CEQA cases, “extra-record evidence can never be admitted merely to contradict the evidence the administrative agency relied on in making a quasi-legislative [or quasi-adjudicatory] decision or to raise a question regarding the wisdom of that decision.” (Western States Petroleum Assn. v. Sup. Ct. (1995) 9 Cal.4th 559, 579; see Eureka Citizens for Responsible Government v. City of Eureka (2007) 147 Cal.App.4th 357, 367.) A request for judicial notice cannot be used to circumvent the rules constraining the admission of extra-record evidence. (Ballona Wetlands Land Trust v. City of Los Angeles (2011) 201 Cal.App.4th 455, 475, fn. 10.)

The court rules as follows on the parties’ requests for judicial notice and objections:

Petitioner’s Request for Judicial Notice (“RJN”), Exhibits 1 and 2 – Granted. (Evid. Code § 452(b).)

Petitioner’s Reply, Hall Declaration Exhibit 2 – Denied. Respondent’s and Real Party’s objections are sustained. As argued by Real Party, Petitioner does not provide sufficient information showing that the letter constitutes an official opinion of the Attorney General’s office. The court, in its discretion, also declines to grant judicial notice because the request, including to augment the record, was improperly made in reply. (Balboa Ins. Co. v. Aguirre (1983) 149 Cal.App.3d 1002, 1010.)

Petitioner’s Reply, Hall Declaration Exhibit 3 – Denied. Respondent’s objection is sustained. Petitioner improperly made this request for judicial notice in reply.

Court’s ruling on Respondent’s objections to Reply Declaration of Jamie Hall, 1-6 – Sustained.

Respondent’s RJN Exhibit A – Granted. (Evid. Code § 452(c).)

Respondent’s RJN Exhibits B, C – Granted. (Evid. Code § 452(c).)

Respondent’s RJN Exhibit D – Granted. Petitioner’s objection is overruled.

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Respondent's RJN Exhibit E – Denied. (Cal. Rules of Court, Rule 8.1115(a); B.F. v. Sup.Ct. (2012) 207 Cal.App.4th 621, 627, fn. 2 [denying judicial notice because “trial court decisions are not precedent”].)

Respondent's RJN Exhibit F – Granted. (Evid. Code § 452(c).) Petitioner does not oppose judicial notice. (Oppo. to RJN 3, fn. 2.)

Background

Administrative Proceedings

The Project is a single-family development project that will require the removal of six Coast Live Oak (“Oak”) Trees. (AR 18–19, 82–83.) The proposed two-story home will be approximately 2,850 square feet. (AR 18, 82.) The parcel to be developed is located at 11472 West Laurelcrest Drive in Studio City. (AR 18, 82, 190, 1676, 7012–7014.)

Real Party in Interest applied for a Tree Permit on February 27, 2019, to remove six Oaks from the property. (AR 27; AR 151, 152, 155, 156, 157, 158 [pictures of oaks].) At the time of the application filing, the property contained nine trees protected under the City's Protected Tree Ordinance, including eight Oaks and one dead Southern California Black Walnut (“Walnut”). (AR 82–83, 141.) Multiple protected trees, including two Walnuts, are located on neighboring parcels. (AR 141, 161, 204, 148–149, 154, 159–160.) The adjacent property at 11478 West Laurelcrest is also undeveloped. (AR 7040, 7021.) Together, the two lots (11478 West Laurelcrest and 11472 West Laurelcrest) comprise 22,957 square feet of undeveloped land. (AR 7040, 6586.) The Project site is located in an otherwise fully developed neighborhood of existing single-family residences. (AR 837, 1041, 162.)

The Board of Public Works (“Board”) considered a proposed Tree Removal Permit (“Tree Permit”) for the Project on September 13, 2019, as well as a proposed exemption from CEQA. (AR 2–12, 961, 1000–1004.) Despite protests, the Board approved the Tree Permit and an exemption from CEQA as a Class 3 project. (Ibid.) On September 23, 2019, Petitioner timely appealed the determination that the Project was exempt from CEQA. (AR 130–132.) On November 4, 2020, the City's Public Works and Gang Reduction Committee (“Committee” or “PWC”) considered the appeal and conducted a public hearing where members of Petitioner and other interested parties testified. (AR 1006–1011, 1015–1063.) A Staff Report was prepared for

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the appeal. (AR 80–295.) Petitioner’s counsel submitted a supplemental appeal justification letter, supporting materials, and an expert report to the Committee. (AR 1880–1890.) After hearing testimony, including opposition to the Project (AR 1014–1034), the Committee recommended denial of the appeal. (AR 13–14.) On November 24, 2020, the full City Council voted to deny the appeal and adopt the Public Works and Gang Reduction Committee Report. (AR 15–16, 1127.) Petitioner submitted an additional supplemental appeal justification letter (AR 6573–7077) and declarations from residents (AR 6684–6685, 7040–7050) prior to the City Council acting on the appeal. The City filed a Notice of Exemption with the County Recorder on December 1, 2020, asserting that the Project was categorically exempt under CEQA pursuant to Guidelines Sections 15303 [Class 3] and 15332 [Class 32]. (AR 1.) This action ensued.

Writ Proceedings

On November 25, 2020, Petitioner filed its petition for writ of mandate. On April 20, 2021, Petitioner filed the operative first amended petition. Respondent and Real Party answered. On October 15, 2021, Petitioner filed its opening brief in support of the petition. The court has received Respondent’s and Real Party’s joint opposition, Petitioner’s reply, the administrative record, and the joint appendix.

On December 14, 2021, Petitioner filed a reply to Respondent’s and Real Party’s objections to the reply request for judicial notice. The court has considered Petitioner’s December 14, 2021, reply, in ruling on the objections.

Standard of Review

Under CEQA, “[t]he lead agency has the burden to demonstrate that a project falls within a categorical exemption and the agency’s determination must be supported by substantial evidence.” (Citizens for Environmental Responsibility v. State ex rel. 14th District Agricultural Association (2015) 242 Cal.App.4th 555, 568.) “[W]here the record contains evidence bearing on the question whether the project qualifies for the exemption ... and the agency makes factual determinations as to whether the project fits within an exemption category ... [judicial review is] whether the record contains substantial evidence to support the agency’s decision.” (Walters v. City of Redondo Beach (2016) 1 Cal.App.5th 809, 817.)

Substantial evidence is defined as “enough relevant evidence and reasonable inferences from this

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information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.” (Title 14 Cal. Code Regs. (“CEQA Guidelines”) § 15384(a).) An agency is presumed to have regularly performed its official duties. (Evidence Code § 664.)

“Once the agency establishes that the project is exempt, the burden shifts to the party challenging the exemption to show that the project is not exempt because it falls within one of the exceptions listed in Guidelines section 15300.2.” (Citizens, supra, 242 Cal.App.4th at 568.) The standard of review that applies to the unusual circumstances and location exceptions to the category 3 and 32 exemptions is discussed in detail below.

Analysis

Class 3 Exemption

CEQA Guidelines, section 15303, categorically exempts the “construction and location of limited numbers of new, small facilities or structures[,]” which includes, as an example, “[o]ne single-family residence, or a second dwelling unit in a residential zone.” Substantial evidence supports City’s finding that the Project qualifies for this exemption. (See e.g. AR 1, 3, 80, 7027.) Petitioner makes no argument to the contrary. The court analyzes *infra* Petitioner’s arguments that an exception under CEQA Guidelines section 15300.2 applies.

Class 32 Exemption

Guidelines, section 15332 exempts “in-fill development” meeting the following requirements: “(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.”

Petitioner has not challenged City’s finding that the Project qualifies as “in-fill development” or that requirements (b), and (e) are satisfied. Substantial evidence supports those findings and Petitioner has also waived any challenge to those findings. (See AR 80-86, 102-103, 94.)

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With respect to (a) (consistency with General Plan and Zoning regulations), Petitioner briefly argued in its Opening brief that the Project is not consistent with all General Plan Policies and Zoning regulations because “the Project proposes an 18-foot retaining wall” and “an 18-foot retaining wall is not allowed without seeking a discretionary zoning entitlement.” (Opening Brief 16.) In opposition, Respondent and Real Party addressed the point at length. (Oppo. 25-27.) In reply, Petitioner does not respond and states that “Petitioner is no longer pursuing the claim that the project is ineligible for the Class 32 exemption due to the excessive number of retaining walls associated with the project.” (Reply 17, fn. 4.) Petitioner therefore waives the argument made in the moving papers, and persuasively opposed by Respondent and Real Party, that the Project does not comply with General Plan Policies and Zoning regulations. (See *Sehulster Tunnels/Pre-Con v. Traylor Brothers, Inc.* (2003) 111 Cal.App.4th 1328, 1345, fn. 16 [failure to address point is “equivalent to a concession”].) In any event, for reasons argued by Respondent and Real Party, the court rejects Petitioner’s argument about the height of retaining walls. (Oppo. 25-27.)

Petitioner contends that, for several different reasons, the Project site has value as habitat for rare, threatened, and endangered species and also that the Project will have significant noise impacts. (Opening Brief (OB) 9-17.) As discussed, the court reviews City’s Class 32 exemption findings for substantial evidence. (See *Walters, supra*, 1 Cal.App.4th at 817; see AR 15-16 and 80-295 [Council findings and adopted Committee report].)

Exhaustion of Administrative Remedies

Respondent and Real Party contends that Petitioner failed to exhaust administrative remedies with respect to several of Petitioner’s claims.

Public Resources Code section 21177, subdivision (a) provides that “[a]n action or proceeding shall not be brought pursuant to Section 21167 unless the alleged grounds for noncompliance with this division were presented to the public agency orally or in writing by any person during the public comment period provided by this division or prior to the close of the public hearing on the project before the issuance of the notice of determination.”

“The petitioner bears the burden of demonstrating that the issues raised in the judicial proceeding were first raised at the administrative level.” (*Sierra Club v. City of Orange* (2008) 163 Cal.App.4th 523, 536; see Pub. Res. Code § 21177(a).) The petitioner is not required to have

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brought the precise legal inadequacy that it raises before the trial court to the administrative agency's attention to preserve the issue for judicial review so long as the petitioner fairly apprised the agency of the substance of its claim. (Save Our Residential Environment v. City of West Hollywood (1992) 9 Cal.App.4th 1745, 1750; see Porterville Citizens for Responsible Hillside Development v. City of Porterville (2007) 157 Cal.App.4th 885, 909.) The exhaustion doctrine is "not satisfied here by a relatively few bland and general references to environmental matters." (Coalition for Student Action v. City of Fullerton (1984) 153 Cal.App.3d 1194, 1198.)

The court analyzes the exhaustion requirement *infra*, where relevant to specific issues raised by Petitioner in its opening brief.

Value As Habitat for Endangered, Rare, or Threatened Species

As noted, for the Class 32 exemption to apply, the Project site must have "no value, as habitat for endangered, rare or threatened species." (Guidelines § 15332.)

In relevant part, the term "endangered, rare or threatened species" is defined in the CEQA Guidelines as follows:

(b) A species of animal or plant is:

(1) "Endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors; or

(2) "Rare" when either:

(A) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or

(B) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the Federal Endangered Species Act.

(c) A species of animal or plant shall be presumed to be endangered, rare or threatened, as it is listed in:

(1) Sections 670.2 or 670.5, Title 14, California Code of Regulations; or

(2) Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

(d) A species not included in any listing identified in subdivision (c) shall nevertheless be

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considered to be endangered, rare or threatened, if the species can be shown to meet the criteria in subdivision (b). (CEQA Guidelines § 15380.)

Petitioner contends that substantial evidence does not support City's exemption finding because, according to Petitioner, the Project site supports habitat of (1) the mountain lion; (2) Coast Live Oak-California Walnut Woodland; and (3) Southern California Black Walnut. (OB 9-16.)

Class 32 Exemption: Mountain Lions

Exhaustion of Administrative Remedies

Respondent and Real Party contend that Petitioner's "last minute, 1000+ page supplemental letter" did not fairly present its claims related to mountain lions to City and thus did not exhaust administrative remedies. (Oppo, 16-17, citing *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 528 (CREED).) This argument is not persuasive. Petitioner submitted a lengthy appeal letter to City Council on November 23, 2020, asserting that the Project does not qualify for a Class 32 exemption because the Project site has value as habitat for mountain lions. (AR 6588-6590.) On November 23, 2020, Santa Monica Mountains Conservancy ("SMMC") also submitted a letter asserting that the Project site has value as habitat for the mountain lion and that the Class 32 Exemption did not apply. (AR 7692.) As required by Public Resources Code section 21177(a) and (b), this written opposition to the Project was submitted "before the close of the public hearing on the project before the issuance of the notice of determination." Respondent cites no authority that submission of these opposition arguments the day before the November 24, 2020, City Council hearing did not satisfy the exhaustion requirement. CREED, supra, is distinguishable because in that case "the letters CREED submitted to the City clerk on the dates of the CEQA hearings contain only general, unelaborated objections insufficient to satisfy the exhaustion doctrine." (Creed, supra at 527-528.) Here, Petitioner's appeal letter and the SMMC letter clearly stated and fairly presented to City Council the argument that the Class 32 exemption did not apply because the Project site is habitat for mountain lions.

Is the Mountain Lion an Endangered, Rare, or Threatened Species under CEQA?

Petitioner contends that "[t]he mountain lion (*Puma concolor*) is a candidate species under formal consideration for listing as threatened or endangered under the California Endangered Species Act (CESA)." (OB 9.) Based on a petition seeking to list mountain lions as threatened or

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endangered under CESA, Petitioner contends that mountain lions should be considered an endangered, rare, or threatened species within the meaning of section 15380 of the CEQA Guidelines. (OB 9-10, citing AR 6589, 6725-6759.) In opposition, Respondent and Real Party contend that “Petitioner makes no attempt to show that Mountain Lions meet the criteria, and instead argues that, because Fish and Game Code, section 2085 protects candidate species from ‘take’ under CESA, the City was required to consider them ‘threatened’ species for CEQA purposes.” (Oppo. 19.)

CEQA Guidelines section 15380 states that an animal species shall be presumed endangered, rare, or threatened if it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations pursuant to CESA; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 as rare, threatened, or endangered pursuant to the Federal Endangered Species Act (“FESA”). Petitioner does not show that mountain lion has been listed under CESA or FESA.

The CESA petition, which Petitioner cites, states that “Central Coast and Southern California mountain lion populations are genetically imperiled and face extinction in both the short- and long-term.” (AR 6735.) The CESA petition states that the mountain lion subpopulation of the Santa Monica Mountains is part of an “evolutionarily significant unit (ESU)” of mountain lions for the Southern California/Central Coast region. (AR 6724.) “Certain populations of the Southern California/Central Coast mountain lion ESU are already ‘in serious danger of becoming extinct’ (e.g. Santa Ana and Santa Monica mountains), and if assessed separately, would individually meet the definition of an ‘endangered species.’” (AR 6725.) Without reversal of current trends, “mountain lions will disappear from Southern and Central Coastal California in the coming decades, representing a loss of the species from a significant portion of its range in the state.” (AR 6729.)

It appears that Petitioner contends that the subpopulation of mountain lions that lives in the Santa Monica Mountains can qualify, on its own, as an endangered, rare, or threatened species under section 15380. (See Reply 11:14-22 [asserting that that ESU of mountain lions within the Santa Monica Mountains is endangered].) Without explanation, Petitioner refers to the subpopulation of mountain lions in the Santa Monica Mountains as an “ESU,” even though the CESA petition discusses the ESU more broadly as applying to the entire Southern California/Central Coast region. (AR 6724.) Section 15380(a) defines “species” as a “species or subspecies of animal.” Petitioner fails to develop arguments that a subpopulation of an ESU may be qualify as an endangered, rare, or threatened species under section 15380. (See Cal. Rules of Court, Rule 3.1113; Quantum Cooking Concepts, Inc. v. LV Associates, Inc. (2011) 197 Cal.App.4th 927,

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934 [Rule 3.1113 “rests on a policy-based allocation of resources, preventing the trial court from being cast as a tacit advocate for the moving party's theories”]; Nelson v. Avondale HOA (2009) 172 Cal.App.4th 857, 862-863 [argument waived if not raised or adequately briefed].)

Arguably, the CESA petition provides substantial evidence that the ESU of mountain lions for the Southern California/Central Coast region, which includes the subpopulation of mountain lions in the Santa Monica Mountains, is endangered, rare, or threatened. (AR 6725-6759.) In its findings, City did not expressly find that mountain lions in this region are not an endangered, rare, or threatened species under CEQA. (See AR 86-99.) In opposition, Respondent and Real Party challenge Petitioner’s evidence, but do not cite other substantial evidence that could support an implied finding that the mountain lions in the Southern California/Central Coast region are not endangered, rare, or threatened species under CEQA. While arguably the expert report of Ty Garrison, discussed *infra*, might provide substantial evidence that mountain lions are not an endangered, rare, or threatened species, Respondent and Real Party have not made such argument. (See Oppo. 17-19; see AR 163-165, 169-178 [Garrison report]; Quantum Cooking Concepts, Inc. v. LV Associates, Inc. (2011) 197 Cal.App.4th 927, 934.)

It appears the ESU of mountain lions for the Southern California/Central Coast region may qualify as a “subspecies” within the meaning of section 15380. Even if arguing this mountain lion “ESU” is an endangered, rare, or threatened species under section 15380, Petitioner must show that no substantial evidence supports City’s implied finding that the Project site has no value as habitat for that endangered, rare, or threatened species.

Does the Project Site Have Value as Habitat for Mountain Lion?

City’s finding that the site has no value as habitat for endangered, rare, or threatened species (see AR 83, 86) relied on expert testimony from Ty Garrison, a biologist with 40 years of experience. (AR 1046.) He was qualified to give an expert opinion on the issue of whether the Project site has value as a habitat for any endangered, rare, or threatened species. Garrison stated that he surveyed the Project site on May 5, 2020. He described the Project site as an “approximately one-quarter acre property ... located in the Studio City area of the heavily developed eastern Santa Monica Mountains.” (AR 162; see also AR 167 [showing location of Project site].)

In his report, Garrison cited CEQA’s definition of endangered, rare, or threatened species in section 15380. (AR 164-165.) He compiled a list of sensitive species with the potential to occur on the Project site from the “the California Natural Diversity Data Base (CNDDB May, 2020)

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and California Native Plant Society's online inventory (accessed May 2020), as well as personal knowledge of the project biologists." (AR 164.) Garrison concluded that the Project site has no value for any endangered, rare, or threatened species. (AR 163-165, 169-178.) Garrison also opined in his report, and testified, that the Project site does not constitute a wildlife corridor or "habitat linkage." (AR 168, 1046-47.) While Garrison did not specifically discuss the CESA petition upon which Petitioner relies or refer to mountain lions as a sensitive species, his expert report specifically noted that "candidate species ... may be considered rare or endangered pursuant to Section 15380(b)." (AR 164.) Given the comprehensive nature of Garrison's survey, his clear description of methodology, and his strong qualifications as an experienced biologist, Garrison's report and testimony provide substantial evidence that the Project site has no value as habitat for endangered, rare, or threatened species, including mountain lions.

Petitioner's consultants – Travis Longcore, Ph.D. and Daniel Cooper – did not opine in their written reports that the Project site has value as habitat for mountain lions. (See AR 196-203, 204-211.) Cooper opined that "[a]t just over 1 acre, the open space patch occupied by the subject property is large enough to support foraging mule deer, which presumably utilize it and nearby open space patches on steep slopes as they wander through the hills, which feature several similar-sized patches, including larger protected areas." (AR 205.) However, Cooper did not opine that the Project site is a habitat for mountain lion, or that the possible presence of deer in the area establishes that the Project site is a habitat for mountain lion.

To challenge City's exemption finding, Petitioner cites the CESA petition summarized above. (OB 9-10.) However, the CESA petition provides no evidence that the Project site serves as habitat for mountain lion. (See AR 167 [location of Project site]; see also AR 6743 and George Decl. Exh. B [map showing mountain lion ranges in Santa Monica Mountains].) The Project site is located in Studio City, between Interstate 405 and Highway 101, and not within the Mountain Lion ranges in the listing petition. (AR 1, 80, 1041; see also AR 6585, 6592-94, 6743 [maps]; George Decl., Exh. B.)

Petitioner contends that "[n]umerous sources establish that the Property and its immediate surroundings are frequently occupied by mule deer" and he cites evidence from the CESA petition that deer comprise 90 percent of the diet of mountain lions in the Santa Monica Mountains. (OB 10, citing AR 819, 981, 1015, 1024, 1031, 1033, 1124, and 6741.) Petitioner also cites testimony that mountain lions have been observed "in the neighborhood" and across the street from the Project site. (AR 6684, 1031.) Petitioner does not cite any evidence that mountain lions have been seen on the Project site. Furthermore, whether the Project site

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constitutes habitat for an endangered, rare, or threatened species is a technical question that requires opinion evidence from a qualified expert. Petitioner's cited lay testimony only supports that mountain lions may sometimes be present in the vicinity of the Project site. Such lay testimony, standing alone, is not substantial evidence that could refute City's exemption finding. "A lay person's opinion based on technical information that requires expertise does not qualify as substantial evidence." (Newtown Preservation Society v. County of El Dorado (2021) 65 Cal.App.5th 771, 789.)

Petitioner cites a letter from Paul Edelman, Deputy Director of Natural Resources and Planning, for the Santa Monica Mountains Conservancy. (OB 10, citing AR 7692.)

Contrary to the opposition argument, Edelman's letter appears to qualify as an expert opinion, rather than lay testimony. (See Oppo. 17-18.) Edelman declares that he has a Master's Degree in biology and has served as "Conservancy's chief staff ecologist for thirty years which includes studying and protecting habitat linkages in the eastern Santa Monica Mountains for an even longer period of time than thirty years." (AR 7693.)

Edelman opined that the Project site is a "wildlife movement pathway or corridor" and that such "smaller, isolated blocks nonetheless provide great value and critical habitat to urban wildlife." Because of evidence that deer and mountain lions have been seen in the area, Edelman seems to conclude that the Project site itself is a habitat for mountain lions. Based on the CESA petition, Edelman concludes that mountain lions in the Santa Monica Mountains should be viewed as an endangered, rare, or threatened species. Edelman's opinion could be challenged on the grounds that he cites no evidence of mountain lions being seen on the Project site. Nor does Edelman sufficiently explain why he believes the Project site is habitat for mountain lion, even though a map of the mountain lion home ranges does not encompass the Project site. (See George Decl. Exh. B; AR 6743.) Nonetheless, the Edelman letter does provide some expert opinion supporting Petitioner's position.

However, Edelman's opinion that the Project site constitutes habitat for an endangered, rare, or threatened species conflicts with the report of Garrison, summarized above. "When the evidence on an issue conflicts, the decisionmaker is 'permitted to give more weight to some of the evidence and to favor the opinions and estimates of some of the experts over the others.'" (Town of Atherton v. California High-Speed Rail Authority (2014) 228 Cal.App.4th 314, 349.) Furthermore, in conjunction with Garrison's report, the map showing the mountain lion ranges and maps showing the Project site location in a highly developed area support a reasonable conclusion that the Project site is not habitat for mountain lions. (See George Decl. Exh. B; AR

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6743 [The Mountain Lion Home Ranges 2016 Map]; see also AR 6582, 6585, 209 [maps].) On substantial evidence review, the court does not weigh this conflicting evidence.

The parties dispute whether SMMC should be viewed as a “trustee agency” under CEQA. As argued by Respondent and Real Party, Petitioner’s claim that the SMMC is a “trustee agency” has no bearing here because the City was not required by CEQA to consult any other agency about its determination that CEQA does not apply. (See Guidelines, § 15061.) Local agencies are only required to consult with trustee agencies when preparing an environmental impact report, not when considering an exemption. (Pub. Res. Code § 21153.) Also, CEQA defines “trustee agency” as “a state agency that has jurisdiction by law over natural resources affected by a project, that are held in trust for the people of the State of California.” (Id. § 21070.) SMMC does not have jurisdiction over alleged natural resources on private land. (See Id. § 33008(c).) While on this record the court is not persuaded that SMMC should be viewed as a “trustee agency” with respect to the Project site, the court need not definitively resolve this issue. The opinion of Edelman and SMMC has been considered as expert evidence, as analyzed above. Even if SMMC is a “trustee agency” with respect to the Project site, that would not change the court’s analysis.

Based on the foregoing, Petitioner has not shown, based on the contention that the Project site is habitat for mountain lions, that City’s findings under section 15332 are not supported by substantial evidence.

Class 32 Exemption: Southern California Black Walnut

Petitioner contends that “Southern California Black Walnut also meets the criteria to be considered ‘rare’ under CEQA Guidelines Section 15380 subdivision (b)” and that the Project site “undeniably” has value as habitat for this species of tree. (OB 14-15.) Petitioner exhausted these arguments below. (See e.g. AR 1880-88, 6602, 196-203, 204-211.)

Does Substantial Evidence Support City’s Implied Finding that Southern California Black Walnut Is Not An Endangered, Rare, or Threatened Species under CEQA?

In its exemption findings, City did not appear to find that Southern California Black Walnut (“Walnut”) is not an endangered, rare, or threatened species. (See AR 95-97.) Nonetheless, in opposition, Respondent and Real Party contend that Walnut is not a rare species under CEQA. (Oppo. 23-24.)

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Real Party's expert, biologist Garrison, did not provide any clear opinion that walnut is not an endangered, rare, or threatened species. Garrison identified Southern California Black Walnut and California Walnut Woodland as sensitive biological resources in the Studio City area, but found that such resources were not present on the Project site. (See AR 176-177.) He noted that Southern California Black Walnut and walnut woodland are not listed federally or at the state level as endangered, rare, or threatened. (Ibid.) However, he noted that Southern California Black Walnut is listed as a "4.2" rarity rank by the California Native Plant Society ("CNPS"). (Ibid.; see also AR 5069.) The report states that that "CNPS Priority List 4" means the plant is "on watch list for plants of limited distribution." (AR 179.)

CDFW has published a document entitled "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Nature Communities." (AR 1901-1912.) CDFW states that plants tracked by the California Natural Diversity Database and California Native Plant Society as California Rare Plant Rank 3 or 4 may meet the definition of rare or endangered under CEQA Guidelines Section 15380, subdivisions (b) and (d) and warrant consideration under CEQA on the basis of declining trends, recent taxonomic information, and other factors. (AR 1903.) The Walnut is on CDFW's "Special Plants List" and listed as having a California Rare Plant Rank ("CRPR") of 4.2. (AR 5122-5286, 5069, 5228.) CRPR 4 means Limited Distribution / Watchlist, and the .2 (of 4.2) means moderately threatened, with 20-80% of its occurrences threatened. (AR 5135.)

Further, the City adopted the following finding when the Walnut was added to the list of locally protected species in 2006 via Ordinance 177404.

In accordance with Charter Section 556, the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan. It implements Policy 3 of Section 6: Endangered Species of the Conservation Element of the General Plan by revising regulations concerning endangered species; and Policy 4 of Section 10: Habitats of the Conservation Element of the General Plan by creating legislation that encourages and facilitates protection of local native plant and animal habitats. It also implements the California Environmental Quality Act by designating *Juglans californica* var. *californica* as a protected species, consistent with the recommendations of the California Native Plant Society (6th. Inventory of Endangered Species, RED Code 4-4-4) that this "locally significant" species be "evaluated for consideration during the preparation of environmental documents relating to CEQA." (AR 4407.)

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The City Council adopted the Planning Commission's findings. (AR 4369.) Petitioner represents, and City has not disputed, that Policy 3 of Section 6: Endangered Species of the Conservation Element of the General Plan states: "Policy 3: continue to support legislation that encourages and facilitates protection of endangered, threatened, sensitive and rare species and their habitats and habitat corridors." (OB 15; see AR 5315.)

Finally, Longcore, Petitioner's expert and a certified ecologist, opined that "California Walnut" is a "rare species." (AR 1894.)

Contrary to Petitioner's assertion, the legal question for this court is not whether substantial evidence supports Petitioner's contention that Walnut is considered "rare." (See OB 15:11-12.) However, City apparently made no express finding that Walnut is not considered an endangered, threatened, or rare species. Furthermore, Real Party's expert Garrison did not provide any clear opinion on that issue. In those circumstances, and also considering Petitioner's evidence summarized above, the record does not show substantial evidence supporting a finding that Southern California Black Walnut is not an endangered, threatened, or rare species under section 15380.

Respondent's and Real Party's arguments to the contrary are not persuasive. Respondent and Real Party concede that the walnut species is protected by ordinance in City, and they cite no expert opinion disputing that walnut is a rare species. (Oppo. 25.)

Value as Habitat for Southern California Black Walnut?

City found that the Project site has no value as habitat for Walnut, including because "there are no living walnut trees" on the site; "understory components are lacking"; and "the surrounding area is urbanized and developed with residential uses." (AR 95.)

As discussed above, Real Party's expert, biologist Garrison, concluded that the Project site has no value for any endangered, rare, or threatened species. (AR 163-165, 169-178.) As relevant to oak-walnut woodland, Garrison also wrote the following in his report:

Coast live oak woodland is the only vegetation community present on the property as is typical of north-facing slopes in the region, which also support oak/walnut woodland. Oak woodlands are generally characterized as having canopy vegetation and understory. The canopy consists of

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oak trees and other associated trees and large shrubs and the understory is comprised of low growing shrubs, annuals, and clambering vines. On the project site coast live oaks (*Quercus agrifolia*) and toyon (*Heteromeles arbutifolia*) make up the canopy. No California black walnut were found on the property but there are several on the adjacent properties to the west and south. Understory vegetation is heavily dominated by nonnative weedy species with a few individuals of five native species found. Native species noted include two clambering herbs, fiesta flower (*Pholistima auritum*) is common near the road and bedstraw (*Galium aparine*) is scattered on the lower slopes. Laurel sumac (*Malosma laurina*) is a shrub found resprouting from cut stumps in a few onsite locations. Poison oak (*Toxicodendron diversilobum*) and wild cucumber (*Marah macrocarpus*) are vines beginning to climb the trees after being cut back at some time in the past.

Nonnative plants onsite are a mix of local landscape plants that have spread onto the site and common widespread naturalized weedy forbs and grasses. Nonnative species outnumber the natives in diversity and abundance....

Though the canopy of the site is typical of oak woodland in the area, consisting of coast live oak and toyon, the understory is dominated by nonnative weedy species. Because the majority of the site is dominated by nonnative weedy species the habitat cannot be considered a typical native oak woodland habitat. While partially functioning as an oak woodland, the lack of native understory vegetation has severely reduced the habitat value of the site. (AR 163 [underline added].)

In testimony before the Public Works and Gang Reduction Committees, Garrison also stated that the site “could possibly have been, at one time, oak walnut woodland, although there are no walnuts present on the site at the present time.” (AR 1046; see also AR 204 [Cooper report noting that the “understory is largely non-native herbaceous, and appears to be regularly mowed/’weedwhipped.’”].)

Some evidence in the record suggests that there was a dead Southern California Black Walnut on the Project site. (AR 161 [arborist report].) However, the baseline for City’s exemption determination was the Project site at the time the Project was proposed. (Bottini v. City of San Diego (2018) 27 Cal.App.5th 281, 303-304.) Accordingly, substantial evidence supports City’s finding that “the Project site does not constitute an ‘oak-walnut woodland’ because there are no living walnut trees.” (AR 95.)

Petitioner and its expert, Longcore, disagree with Garrison’s expert opinion. Petitioner cites a

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November 3, 2020, letter of Longcore that responds to Garrison's report and City's recommendation report. (OB 15-16, citing AR 1892-97.) Longcore opined: "Presence of a dead plant, in this instance California Walnut, indicates that the site is suitable for the growth of that plant. Trees die based on drought, age, and other factors, but the presence of a dead tree is proof positive that slope, aspect, soil, and climate conditions are present on the site for growth of the species. Plus, the abundance of walnut trees on adjacent parcels that I observed is further proof that the location is high quality habitat for California Walnut." (AR 1894, 7070.) Longcore notes that an environmental community is not based on species located within the legal lot lines of a parcel, but on the "species composition of the overall contiguous vegetation patch." (AR 1893.) Longcore also opined that "clearing of vegetation in the understory does not turn a Coast Live Oak-California Walnut Woodland into another vegetation type.... Much of the biodiversity value in this vegetation type is in the trees themselves and the soils, so routine clearing has limited impact." (AR 1893-95.) "A non-native understory does not preclude Coast Live Oak-California Walnut Woodland from being a Sensitive Natural Community." (AR 1895.) Longcore opined that "the constituent elements for the sensitive vegetation community are not rendered nonexistent by the presence of residential units. The vegetation patch is affected by the surrounding land uses, but ... the site is large enough to support indicator species of healthy native woodland such as Oak Titmouse." (AR 1894.)

Respondent and Real Parties contend that Longcore was not qualified to give this opinion, or that he is less persuasive than Garrison, because Longcore is not a biologist. (Oppo. 24.) Longcore received academic degrees, including a Ph.D., in geography. At the time of the administrative proceedings, Longcore was an associate adjunct professor at the UCLA Institute of the Environment and Sustainability. (AR 1899.) However, Longcore is also a "certified senior ecologist" and he has taught courses on "Forest Ecosystems" and "California Oaks and Oak Woodlands." (AR 1892, 1899.) Longcore is qualified to give his opinion with respect to whether the Project site constitutes habitat for Walnut or oak-walnut woodlands.

In any event, on substantial evidence review, the court does not reweigh the evidence or decide which opinion of two qualified experts should be credited. "When the evidence on an issue conflicts, the decisionmaker is 'permitted to give more weight to some of the evidence and to favor the opinions and estimates of some of the experts over the others.'" (Town of Atherton v. California High-Speed Rail Authority (2014) 228 Cal.App.4th 314, 349.)

Based on Garrison's expert report and testimony, the undisputed evidence that there are no living walnut trees on the Project site, and the location of the Project site in a developed residential

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area, City could reasonably determine that in the baseline conditions the Project site has no value as habitat for Walnut. Garrison specifically opined that the site is not oak-walnut woodland because there are no living Walnuts on site. Furthermore, he opined that “the lack of native understory vegetation has severely reduced the habitat value of the site.” (AR 163.) Significantly, Garrison explained his scientific methodology, including the search he performed for sensitive biological resources on the site. (AR 164-165.) Garrison expressly concluded that the site “does not support any Rare, Threatened or Endangered species or habitat (in an extensive enough area) that would support those species.” (AR 168.)

In reply, Petitioner argues that “the Longcore analysis conclusively establishes that the Property is an Oak-Walnut Woodland” and that Longcore’s opinion is more persuasive than Garrison’s on the question of whether the Project site has value as habitat for Walnut. (Reply 12-14.) The court has considered these arguments and is not persuaded that they establish that City’s findings were unreasonable or are not supported by substantial evidence, including Garrison’s expert report and testimony. Under the substantial evidence test, the court must resolve reasonable doubts in City’s favor. (Ebbetts Pass Forest Watch v. Department of Forestry & Fire Protection (2004) 123 Cal.App.4th 1331, 1346.) The court “reverse[s] the [City’s] decision only if, based on the evidence before it, a reasonable person could not reach the [City’s] conclusion.” (Ibid.) Under the substantial evidence test, “[d]isagreements among experts do not suggest an abuse of discretion....” (Ibid.)

Based on the foregoing, substantial evidence supports City’s findings that, under baseline conditions, the Project site does not have value as habitat for Walnut.

Class 32 Exemption: Oak-Walnut Woodland

Petitioner contends that “[t]he Coast Live Oak-California Walnut Woodland meets the criteria to be considered ‘rare’ under CEQA Guidelines section 15380” and that the Project site constitutes a habitat for Oak-Walnut Woodland. (OB 11-14; Reply 11-14.) Petitioner exhausted these arguments below. (See e.g. AR 1880-88, 6602, 196-203, 204-211.)

Are Oak-Walnut Woodlands Endangered, Rare, or Threatened Species under CEQA?

Petitioner cites evidence, a letter from Longcore, stating that Coast Live Oak-California Walnut Woodland “is a Sensitive Natural Community, as defined by the California Department of Fish and Wildlife.” (AR 1896.) Longcore declares that “Coast Live Oak-California Walnut Woodland

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is not currently assigned a rarity rank [by CDFW], but is identified as a Sensitive Natural Community, meaning that CDFW considers it to be at least S3 rarity.” (AR 1896.) Petitioner contends that “Sensitive Natural Community” is defined by CDFW as “communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects.” (OB 11, citing AR 1896.) 1 Longcore also quotes a CDFW webpage stating that “Natural Communities with ranks of S1-S3 are considered Sensitive Natural Communities to be addressed in the environmental review processes of CEQA and its equivalents.” (AR 1896, 4329.) Finally, Petitioner cites evidence that only a few thousand acres of “walnut woodlands” exist in California. (AR 217-218.)

In opposition, Respondent and Real Party contend that “[r]egardless of the type of woodland Petitioner claims is present on Mr. Schlossberg’s property, Guidelines, section 15380, expressly applies to individual species, not ‘communities’ of species, whether sensitive or otherwise.” (Oppo. 22.) They contend that Petitioner “cites no provision of CEQA or the Guidelines establishing, as a matter of law, that loss of ‘Sensitive Natural Community’ area is per se significant under CEQA.” (Oppo. 23.)

Section 15380 defines “species” as “a species or subspecies of animal or plant or a variety of plant.” Petitioner cites no authority and fails to develop a persuasive argument that a “woodland” comprised of two species of trees (oak and walnut) constitutes a species or subspecies of animal or plant. Petitioner acknowledges this issue in reply but failed to address it directly. (See Reply 13-14; Schulster Tunnels/Pre-Con v. Traylor Brothers, Inc. (2003) 111 Cal.App.4th 1328, 1345, fn. 16 [failure to address point is “equivalent to a concession”].) The court is not persuaded that a woodland constitutes a species under section 15380.

Even if Coast Live Oak-California Walnut Woodland constitutes a species or subspecies, Petitioner’s record citations do not show that a “Sensitive Natural Community,” as defined by CDFW, necessarily constitutes an endangered, rare, or threatened species. Petitioner cites no other evidence that could support its position that Coast Live Oak-California Walnut Woodland is endangered, threatened, or rare under section 15380. (OB 11-12.) Petitioner’s record citations provide some evidence that Southern California Black Walnut may satisfy this definition, as analyzed above. (See e.g. AR 217-218, 1892-97, 1882-83.) However, Petitioner’s record citations are unclear as to whether Coast Live Oak-California Walnut Woodland should be considered endangered, rare, or threatened under section 15380.

On this record and briefing, Petitioner does not show that Coast Live Oak-California Walnut

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Woodland is an endangered, rare, or threatened species under section 15380.

Does Substantial Evidence Support City's Finding that the Project Site Does Not Have Value as Habitat for Oak-Walnut Woodlands?

Even if Coast Live Oak-California Walnut Woodland is an endangered, rare, or threatened species under section 15380, Petitioner also must show that no substantial evidence supports City's finding that the Project site does not have value as habitat for such woodland. For the same reasons stated above with respect to Walnut specifically, substantial evidence supports City's findings that, under baseline conditions, the Project site does not have value as habitat for Coast Live Oak-California Walnut Woodland. There are no Walnuts on site and the site is located in a developed area. Garrison opined that "the lack of native understory vegetation has severely reduced the habitat value of the site." (AR 163.) Garrison expressly concluded that the site "does not support any Rare, Threatened or Endangered species or habitat (in an extensive enough area) that would support those species." (AR 168.)

Class 32 Exemption: Oak Woodlands?

In the opening brief, Petitioner challenged City's Class 32 exemption findings on the grounds that the Project site supports habitat of (1) the mountain lion; (2) Coast Live Oak-California Walnut Woodland; and (3) Southern California Black Walnut. (OB 9-16.) In that section of its brief, Petitioner did not argue that oak woodlands are an endangered, rare, or threatened species or that the Project site has value as habitat for oak woodlands. Petitioner later argued that the unusual circumstance exception under section 15300.2 applies because "the project will have a significant effect on the environment by permanently reducing oak woodland habitat." (OB 18-21.) However, Petitioner's unusual circumstance argument was not a challenge to the Class 32 Exemption finding that the Project has no value as habitat for an endangered, rare, or threatened species.

For reasons unclear, Respondent and Real Party seem to interpret the opening brief as asserting a separate Class 32 exemption argument based solely on oak woodlands. (See Opp. 15:23-26 and 16:20-23.) As just stated, the court does not interpret Petitioner as making such argument in the opening brief. Moreover, in reply, Petitioner only discusses oak woodlands in relation to the unusual circumstances issues, not the Class 32 exemption. (See Reply 11-18.) In any event, the court agrees with Respondent and Real Party that substantial evidence, including the Garrison report, supports a finding that oak woodland is not an endangered, rare, or threatened species

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under section 15380. (See Oppo. 21-22; see AR 163-165, 174-178; see AR 1045-1046, 2399-2400.) Petitioner makes no argument. Accordingly, Petitioner's arguments about oak woodlands do not undermine City's Class 32 Exemption findings.

Class 32 Exemption: Noise Impacts

Petitioner contends that substantial evidence does not support City's Class 32 exemption findings because, according to Petitioner, the Project will have significant noise impacts as a result of construction and such noise would significantly impact wildlife in the area. (OB 16-17.) Contrary to Respondent's and Real Party's assertion (see Oppo. 27), Petitioner exhausted these arguments in its November 23, 2020, appeal letter and in the July 14, 2019, letter of Longcore. (AR 6603-05, 199.)

In its Class 32 exemption finding, City found that the Project will not have any significant environmental impacts related to noise. (§ 15332; AR 1, 86.)

Petitioner contends that this finding is not supported by substantial evidence because "[t]he conditions imposed on the Project via the Soils and Geology Approval Letter (AR 6636-6641) anticipate the use of drilled pile and/or caisson shafts. AR 6639, 6641, 6600-6601." (OB 16.) Petitioner then contends, based on a chart in its appeal letter, that construction may exceed noise levels in excess of standards established in City's General Plan and Municipal Code. (Ibid. citing AR 6603-05.) These record citations do not show that City's finding is unsupported by substantial evidence.

The cited Soils and Geology Approval Letter states 61 conditions that must be complied with during site development. Petitioner does not explain which conditions are relevant to its argument. It is not the court's function to independently review each condition to determine if any support Petitioner's position. (See *Citizens for a Megaplex-Free Alameda v. City of Alameda* (2007) 149 Cal.App.4th 91, 113.) In any event, the Soils and Geology Approval Letter does not show the actual construction plans or the equipment that will be used. Moreover, the chart in Petitioner's appeal letter, apparently based on a study from 1971, provides no competent evidence of the noise levels that will occur during construction at the Project site. While Petitioner contends that the Project construction will use "drilled pile and/or caisson shafts," the cited evidence does not support that assertion and, in any event, the chart does not show the noise that will be produced for such construction at the Project site.

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CSR: None
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Deputy Sheriff: None

Petitioner cites no expert opinion or similar evidence supporting a conclusion that the Project will have significant noise impacts as a result of construction. Petitioner cites statements from Longcore that construction would cause adverse noise impacts on wildlife. (OB 17, citing AR 199.) Longcore stated in relevant part:

Noise has adverse impacts on wildlife as well that are not addressed in the limits on construction hours in place in the City of Los Angeles. A significant scientific literature can be found to document that noise has a range of adverse impacts on wildlife (see e.g., Slabbekoorn and Ripmeester 2008), including interference with communication of songbirds, distraction of prey species (making them more susceptible to predation), and a whole range of other adverse impacts (Chan et al. 2010, Laiolo 2010). The City has never provided evidence that its noise ordinances would reduce impacts on wildlife to a less than significant level by limiting construction hours and therefore it can be assumed that the proposed project would have a significant impact on wildlife from noise when compared with the baseline conditions at the project site. (AR 199.)

Thus, Petitioner's consultant cites general information about noise impacts to wildlife and argues that the burden should be on the City to prove that its noise ordinance addresses noise impacts to wildlife. (AR 199.) Longcore himself provided no evidence in his report about the noise levels that would be generated by Project construction or that such noise levels would exceed any relevant level of significance for any specific wildlife near the Project site.

Finally, Petitioner states that another of its experts, Daniel Cooper, "detected several native birds that were likely nesting at the project site. AR 205." (OB 17.) Specifically, Cooper "detected several native birds that are likely nesting either on-site, or very close by, based on the presence of begging young or calling pairs." (AR 205.) Cooper did not state that he actually identified any bird species nesting on site. He provided no opinion that noise from Project construction would have a significant impact on wildlife, including birds. Thus, his report does not support Petitioner's position that the Project would have significant noise impacts on wildlife, including birds.

Moreover, Biologist Ty Garrison concluded that, while nonprotected birds were likely to use the site, compliance with existing regulatory measures, including the Migratory Bird Treaty Act, would avoid potential impacts to birds. (AR 164; *San Francisco Beautiful v. City and County of San Francisco* (2014) 226 Cal.App.4th 1012, 1033 [City "may rely on generally applicable regulations to conclude an environmental impact will not be significant and therefore does not require mitigation"].)

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UNINCORPORATED ASSOCIATION vs CITY OF LOS
ANGELES, A MUNICIPAL CORPORATION**

10:01 AM

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Judicial Assistant: N. DiGiambattista
Courtroom Assistant: None

CSR: None
ERM: None
Deputy Sheriff: None

When an appellant challenges “the sufficiency of the evidence, all material evidence on the point must be set forth and not merely [its] own evidence.” (Toigo v. Town of Ross (1998) 70 Cal.App.4th 309, 317; see also County of San Diego v. Assessment Appeals Bd. No. 2 (1983) 148 Cal.App.3d 548, 554; Citizens for a Megaplex-Free Alameda v. City of Alameda (2007) 149 Cal.App.4th 91, 113.) Petitioner fails to meet this burden with respect to City’s finding that the Project would not have significant noise impacts. For instance, Petitioner fails to discuss noise ordinances and conditions of approval that will apply to the Project construction; any evidence concerning the construction plans or equipment that will be used; or relevant statements from Garrison’s report, summarized above.

For all these reasons, the court concludes that substantial evidence supports City’s finding that the Project will not have any significant environmental impacts related to noise. (§ 15332; AR 1, 86.)

Based on the foregoing, Petitioner has not shown that City prejudicially abused its discretion in finding the Project exempt under section 15332.

Unusual Circumstances Exception

Petitioner contends that the unusual circumstance exception under section 15300.2 applies because “the project will have a significant effect on the environment by permanently reducing oak woodland habitat.” (OB 18-21.) Petitioner also contends that the Project is subject to unusual circumstances due to displacement of mountain lion habitat. (OB 22.)

“A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” (CEQA Guidelines § 15300.2(c).)

“A party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance. Alternatively, ... a party may establish an unusual circumstance with evidence that the project will have a significant environmental effect.” (Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086, 1105.)

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The court in *Walters v. City of Redondo Beach* (2016) 1 Cal.App.5th 809, summarized the tests under *Berkeley Hillside* as follows:

In assessing whether the unusual circumstances exception applies, we engage in two alternative analyses, as delineated by our Supreme Court in *Berkeley Hillside Preservation* “In the first alternative, ... a challenger must prove both unusual circumstances and a significant environmental effect that is due to those circumstances. In this method of proof, the unusual circumstances relate to some feature of the project that distinguishes the project from other features in the exempt class.” “Once an unusual circumstance is proved under this method, then the ‘party need only show a reasonable possibility of a significant effect due to that unusual circumstance.’ ”

Whether the project presents unusual circumstances under this alternative is a factual inquiry subject to the traditional substantial evidence standard of review. This standard requires that we “resolv[e] all evidentiary conflicts in the agency's favor and indulg[e] in all legitimate and reasonable inferences to uphold the agency's finding.”

...

In the second alternative under *Berkeley Hillside*, a challenger “may establish an unusual circumstance with evidence that the project will have a significant environmental effect.” “When it is shown ‘that a project otherwise covered by a categorical exemption will have a significant environmental effect, it necessarily follows that the project presents unusual circumstances.’ ” “But a challenger must establish more than just a fair argument that the project will have a significant environmental effect. A party challenging the exemption, must show that the project will have a significant environmental impact.” “In other words, a showing by substantial evidence that a project will have a significant effect on the environment satisfies both prongs of the unusual circumstances exception under the second method of establishing the exception.” (*Walters v. City of Redondo Beach* (2016) 1 Cal.App.5th 809, 819-820 [internal citations omitted].)

Unusual Circumstances Exception: Oak Woodland

Exhaustion of Administrative Remedies

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Respondent and Real Party contend that “at no point during the administrative process did Petitioner, or anyone, argue that the presence of Oak Woodlands was an ‘unusual circumstance.’” (Oppo. 28-29.) Based on the court’s review of the parties’ record citations, the court agrees that no one specifically argued that the presence of oak trees or oak woodland on the site, standing alone, was an unusual circumstance requiring CEQA review. Petitioner argued that the site constituted an Oak-Walnut Woodland, which was an “unusual circumstance.” (AR 6585-6586; see AR 217-218, 1896-1897.) Petitioner also argued that the presence of protected trees on site was an unusual circumstance. (AR 6585.) As Petitioner notes in reply (Reply 17-18), SMMC asserted that the proposed removal of woodland habitat containing Coast Live Oak and Walnut would constitute a potentially significant biological impact. (AR 1675-76.) Various commentators, including Petitioner’s expert Dan Cooper, informed City that the site contained an oak woodland. (AR 1181, 1149, 1158, 1239, 1625, 1823, 4083.) However, Petitioner has not cited any argument below that the presence of oak woodland, standing alone, was an unusual circumstance requiring CEQA review. Thus, Petitioner did not exhaust an argument under alternative one of the Berkeley Hillside framework with respect to oak woodland.

Alternative One – Do Unusual Circumstances Exist?

Even if Petitioner exhausted an argument under alternative one with respect to oak woodland, Petitioner does not show in its writ briefs that substantial evidence does not support City’s finding that unusual circumstances do not exist under the first alternative with respect to oak woodland. Petitioner only addresses the second alternative in its opening brief and reply. (See OB 18-21; Reply 18:15:27 [“the issue of whether or not the presence of oak trees or an oak woodland is ‘unusual’ is not relevant because Petitioner seeks to establish that the ‘project will have a significant effect on the environment.’”].) Having failed to address alternative one, Petitioner fails to show that substantial evidence does not support City’s finding that the presence of oak trees on a hillside lot is not an unusual circumstance. (See AR 94; Nelson v. Avondale HOA (2009) 172 Cal.App.4th 857, 862-863 [argument waived if not raised or adequately briefed].)

Alternative Two – Will Project Have Significant Environmental Effect on the Environment?

Petitioner argues that it is relying on alternative two of the Berkeley analysis, i.e. that unusual circumstances exist because the project will have a significant effect on the environment. Petitioner contends that the removal of Oak trees on the project site will have a significant effect

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on the environment. At the hearing, Respondent and RPI argued that Petitioner had not exhausted this issue.

The court considers the citations to the record provided by the parties. The court concludes Petitioner and other commentators sufficiently raised an argument under the second alternative, that the unusual circumstances exception applied because the project will have significant environmental impacts because oak woodland would be removed. (See, e.g., AR 192; AR197; AR1239; AR1675-76; and AR4340. As noted earlier, the petitioner is not required to have brought the precise legal inadequacy that it raises before the trial court to the administrative agency's attention to preserve the issue for judicial review so long as the petitioner fairly apprised the agency of the substance of its claim. (*Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1750; see *Porterville Citizens for Responsible Hillside Development v. City of Porterville* (2007) 157 Cal.App.4th 885, 909.)

Petitioner argues, persuasively, that the Project site contains oak woodland habitat and that the oak woodland on the Project site would be impacted by removal of six oak trees. (OB 18-21.) The Project requires the removal of six of the eight oak trees identified on the Project site. (AR 1, 2, 83.) Expert Garrison concluded that "Coast live oak-woodland is the only vegetation community present on the Property." (AR 163.) Garrison acknowledged that "[t]he project does have the potential to impact oak trees." (AR 168.)

In opposition, Respondent and Real Party do not appear to dispute the presence of oak trees and oak woodland on the Project site, or that the Project would impact oak woodland due to the removal of six oak trees. (Oppo. 30-33.) To the extent they do, the court finds their arguments unpersuasive, as Real Party's expert acknowledged both the presence of oak woodland and an impact on woodland by the Project.

Rather, Respondent and Real Party contend that substantial evidence supports City's finding that the Project would not have any "significant" impacts on the environment and that Petitioner's record citations do not establish "significant" impacts. (Ibid.) The court agrees that the dispositive issue is whether Petitioner has shown by substantial evidence that the removal of oak trees from the Project site would constitute a "significant" impact on the environment. (See AR 83-97.)

"CEQA grants agencies discretion to develop their own thresholds of significance' and an agency's choice of a significance threshold will be upheld if founded on substantial evidence."

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(Mission Bay Alliance v. Office of Community Investment & Infrastructure (2016) 6 Cal.App.5th 160, 206; see CEQA Guidelines § 15064(b)-(g).) “An ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” (§ 15064(b)(1).) “In determining whether an effect will be adverse or beneficial, the lead agency shall consider the views held by members of the public in all areas affected as expressed in the whole record before the lead agency.” (§ 15064(c).) “[I]n marginal cases where it is not clear whether there is substantial evidence that a project may have a significant effect on the environment, the lead agency shall be guided by the following principle: If there is disagreement among expert opinion supported by facts over the significance of an effect on the environment, the Lead Agency shall treat the effect as significant and shall prepare an EIR.” (§ 15064(g).)

Petitioner cites City’s CEQA Thresholds Guide (“Guide”) and argues that the Guide establishes that removal of six oak trees is a significant environmental impact. (OB 19-20, citing AR 2816, 2936.) The Guide states, inter alia, that a project would normally have a significant impact on biological resources if it could result in “[t]he loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community.” (AR 2936.) As the parties point out, the Guide “applies only to those non-exempt projects subject to CEQA that require an Initial Study, negative declaration, mitigated negative declaration, or EIR.” (AR 2816.) Also, the Guide “does not substitute for the use of independent judgment to determine significance or the evaluation of the evidence in the record.” (2816.)

Petitioner also claims that the City “previously admitted” that the loss of Oak Woodland is a significant impact, and cites Petitioner’s November 3, 2020, letter. (OB, p. 19, citing AR 1887.) Petitioner’s letter, in turn, quotes a paragraph from an “Update to the Biological Resources Technical Report” (Bio Report) for the Harvard-Westlake School Parking, Safety and Athletic Improvement Plan (Plan). (See George Decl., Exh. F.) In context of that different project, the biological resources expert (also Garrison) stated the following:

While the impacts to oak and walnut trees are to be mitigated in accordance with the Tree Ordinance, and thus by definition mitigated to a less than significant level by the City’s standards, the replacement of individual trees does not immediately mitigate the loss of habitat. Oak and walnut woodlands are considered sensitive regionally and even at the statewide level. The loss of these habitats is already considered significant regionally and statewide. As discussed below, the loss of oak-walnut woodland onsite is considered to be a cumulatively considerable

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contribution to a significant impact with respect to loss of this resource. (AR 1887; see George Decl. Exh. F at 274.)

As Respondent and Real Party point out (Oppo. 32), the Harvard-Westlake project discussed in this Bio Report was materially different than the Project here. The Bio Report does not establish that removal and replacement of Oak trees is per se a significant environmental impact. Rather, the Bio Report concluded that the Plan's removal of 147 protected trees and loss of 1.43 acres of Oak-Walnut woodland would be significant. (George Decl., Exh. F, pp. 5-6, 7-8.) The court agrees with Respondent and Real Parties that neither the generic statements in the Guide, nor the Bio Report from a much larger project, establish that substantial evidence does not support City's finding that the removal of six oak trees from the Project site, with tree mitigation, would not be a significant environmental impact.

However, Petitioner also cites expert opinions, from this case, that could support a finding that removal of the six oak trees from the Project site, even after mitigation, would constitute a significant environmental impact.

In his June 5, 2020, letter, Garrison opined: "The oaks present on the site are protected by City Ordinance and are considered sensitive under CEQA. With adjustments to account for misidentified and overlooked trees, the tree replacement plan will meet the City's requirements for compliance. It should be noted that the City's requirements do not replace oak woodland habitat nor account for the temporal loss of individual tree canopy." (AR 168.)

In a July 14, 2019, letter, Longcore opined: "Mitigation measures that are tied to replacing individual protected trees, such as Coast Live Oak, are ineffective at mitigating impacts to whole vegetation alliances. Native tree protection ordinances focus on the specimens, but CEQA analysis requires recognition of the whole community of organisms that live within an area, in this instance within the oak-walnut woodland.... The Coast Live Oak-California Walnut association is a subtype of Coast Live Oak woodland. The strong relationships between oaks generally and wildlife are well established. An oft-cited figure reports that 320 species of vertebrates and 5,000 species of insects are associated with oak woodlands (Block et al. 1990, Pavlik et al. 1991). These totals make oak woodlands the richest overall wildlife habitats in California, and rank among the top three habitats for birds (Wilson et al. 1991) Oak woodlands are threatened by fire suppression, overgrazing, urban development, and disease. It is for this reason that the destruction of oak woodlands in general constitutes a significant environmental impact, and the association at the project site is even more important as a sensitive vegetation

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community. Again, these impacts are to the total area covered by the woodland, not just the impacts to the individual trees.... It is obvious that the proposed project would have a significant adverse impact on the environment through the loss of sensitive native vegetation and that the mechanism of individual oak tree replacement would be insufficient to address such loss.” (AR 197-198.)

In a letter dated November 4, 2020, Edelman, of SMMC, concurred that “[t]he mitigation measures proposed by the City (mere replacement of trees) does not mitigate the impacts to this sensitive natural community (or even an oak woodland).” (AR 4340.)

Despite these expert opinions, City arguably could have exercised its discretion and determined that removal of six of eight oak trees, subject to required tree mitigation, on a relatively small undeveloped lot in an otherwise developed area, does not constitute a significant impact on the environment. As Respondent and Real Party point out, the Legislature has signaled that, depending on the circumstances, replacement trees may constitute adequate mitigation for loss of Oak trees and Oak Woodlands. (Oppo. 31, citing Pub. Res. Code § 21083.4.) The Project approval here requires that “the removed trees will be replaced with a minimum of twenty-four, 24-inch box size Coast Live Oak trees. Survival of all Oak trees shall be guaranteed by bond for a minimal three-year period.” (AR 1.) Respondent and Real Party cite evidence, and Petitioner does not dispute, that the tree mitigation required by City in this case complies with City’s Protected Tree Ordinance. (See Oppo. 30-31, citing AR 1, 3, 84, 978, 981.) The cited experts opine that the required mitigation is not sufficient, but they do not dispute that City imposed the mitigation required by its ordinance.

Neither in their briefs nor at the hearing did Respondent and Real Party identify any evidence in the record, such as an expert opinion or City guidelines, from which the court could assess whether despite Petitioner’s evidence regarding significant impact, City reasonably determined that the removal of six oak trees, under the circumstances of this case, did not constitute a significant impact on the environment. Respondent and Real Party point to a statement by Longcore (AR217-218) that Oak woodlands alone does not constitute a “sensitive natural community.” This statement does not speak specifically to “significant environmental effect.” In light of the other evidence in the record, the court does not find this statement alone negates the substantial evidence in the record that removal of the six oak trees on the project site would have a significant effect on the environment. Garrison, the expert upon which Respondent and Real Party rely, states that the project does have potential to impact oak trees, but that his “report does not detail oak impacts or mitigations.” Further, Garrison states “It should be noted that the City’s

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requirements do not replace oak woodland habitat nor account for the temporal loss of individual tree canopy.” (AR168).

The court concludes that Petitioner has shown by substantial evidence that unusual circumstances exist that preclude the use of a categorical exemption; namely that the project will have a significant effect on the environment due to the removal of oak trees.

Unusual Circumstances Exception: Mountain Lion Habitat

Petitioner contends that “the Project site is highly unusual in that it supports habitat for the mountain lion, a candidate species protected as a ‘threatened species’ under CEQA.” (OB 22.) “The Project would erode habitat for a candidate species and therefore cause a significant impact.” (Ibid.; see also Reply 6-11.) Petitioner appears to be raising arguments under both alternatives one and two of the Berkeley Hillside framework for the unusual circumstances exception.

For the reasons discussed above as to the Class 32 Exemption, the court rejects Petitioner’s arguments that the Project would impact mountain lion habitat. Substantial evidence supports City’s implied findings that the Project site does not constitute habitat for mountain lion and that the Project would not have a significant impact on habitat for mountain lion. Based on that same analysis, it follows that substantial evidence supports City’s implied findings that purported habitat for mountain lion does not constitute an unusual circumstance for the Project site, and that the Project will not have a significant environment impact on habitat for mountain lion.

Location Exception

Petitioner contends the Project is not categorically exempt under Guidelines section 15303 because the “location” exception in Guidelines, section 15300.2(a) applies. (OB 22- 24.) That exception states: “Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.” (Guidelines, § 15300.2(a).)

“As with the unusual circumstances exception, the determination whether a project is located in

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‘a particularly sensitive environment’ (Guidelines, § 15300.2, subd. (a)) is essentially a factual inquiry, subject to the substantial evidence standard of review. Thus, in evaluating the agency's determination whether a project is located where there is ‘an environmental resource of hazardous or critical concern’ (ibid.), the court applies a deferential standard of review, ‘resolving all evidentiary conflicts in the agency's favor and indulging in all legitimate and reasonable inferences to uphold the agency's finding.’” (Berkeley Hills Watershed Coalition v. City of Berkeley (2019) 31 Cal.App.5th 880, 890.) “However, in determining whether the project ‘may impact on’ the environmental resource because of its location, the court applies a fair argument standard of review.” (Ibid.)

However, in this case, Petitioner makes purely legal arguments based on the statutory language of Public Resources Code sections 33001 and 33105. Petitioner contends that, contrary to City's findings (see AR 89-90), the legislature has determined that the Santa Monica Mountains Zone, as defined in section 33105, is an “environmental resource of ... critical concern.” (OB 23-24; Reply 24 [asserting that “the substantial evidence standard is largely irrelevant, because the questions to be resolved are not factual ones but legal disputes over statutory interpretation”].)

“The rules governing statutory construction are well settled. We begin with the fundamental premise that the objective of statutory interpretation is to ascertain and effectuate legislative intent. [Citations.] To determine legislative intent, we turn first to the words of the statute, giving them their usual and ordinary meaning. [Citations.] When the language of a statute is clear, we need go no further. However, when the language is susceptible of more than one reasonable interpretation, we look to a variety of extrinsic aids, including the ostensible objects to be achieved, the evils to be remedied, the legislative history, public policy, contemporaneous administrative construction, and the statutory scheme of which the statute is a part.” (Nolan v. City of Anaheim (2004) 33 Cal.4th 335, 340.)

To the extent “purely legal issues involve the interpretation of a statute an administrative agency is responsible for enforcing, [the court] exercise[s] [its] independent judgment, ‘taking into account and respecting the agency's interpretation of its meaning.’” (Housing Partners I, Inc. v. Duncan (2012) 206 Cal.App.4th 1335, 1343; see also Yamaha Corp. of America v. State Bd. Of Equalization (1998) 19 Cal.4th 1, 11.)

The Santa Monica Mountains Zone (“Zone”) is defined as follows:

“Zone” means the Santa Monica Mountains Zone, which includes that part of the land area of the

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greater Los Angeles metropolitan region, landward of the Pacific Coast Highway (State Highway Route 1) bounded by Calleguas Creek, thence following Calleguas Creek northward to its intersection with the corporate boundary of Camarillo, thence following the southern boundary of the City of Camarillo eastward until it intersects the Ventura Freeway (State Highway Route 101), thence following the Ventura Freeway eastward to a point of intersection with the western boundary of the Malibu Creek Watershed. The northern boundary continues thence along the boundary of the Watershed to its intersection again with the Ventura Freeway on the east; thence eastward along this freeway to its intersection with the corporate boundary of the City of Los Angeles, thence continuing on a line drawn one-quarter of a mile south of the Ventura Freeway to its intersection with Ventura Boulevard and continuing on a line one-quarter mile south from Ventura Boulevard eastward to its intersection with Sepulveda Boulevard; thence continuing eastward along Valley Vista Boulevard to its intersection with Dixie Canyon Avenue and from this point continuing eastward on a line one-quarter mile south of Ventura Boulevard to its intersection with a linear projection of Lankershim Boulevard and thence northeasterly on this projection and continuing on Lankershim Boulevard to its intersection with Cahuenga Boulevard, thence east along Cahuenga Boulevard to its intersection with a linear projection of Barham Boulevard, and hence northeasterly along such projection and continuing upon Barham Boulevard to its intersection with the Los Angeles River, and eastward along the south bank of the Los Angeles River to its intersection with the boundary of Griffith Park, including Griffith Park, and thence following a direct line drawn southwest from the southernmost boundary point of Griffith Park to the intersection of Sunset Boulevard with the corporate boundary of the City of Los Angeles near the intersection of Sunset Boulevard and Marmount Lane, thence continuing westward following the Los Angeles corporate boundary to its intersection with the boundary of the City of Beverly Hills, thence following the northern boundary of the City of Beverly Hills until it returns to Sunset Boulevard, thence following Sunset Boulevard westward to its point of intersection with the Pacific Coast Highway (State Highway Route 1).

The zone shall also include Elysian Park and El Pueblo de Los Angeles State Historic Park and, for purposes of providing a recreational trail corridor, it shall also include hiking and equestrian trail connections and accessways between Griffith Park, Elysian Park, and El Pueblo de Los Angeles State Historic Park.

Thus, in short, the Zone is defined as a vast area in the Los Angeles region that stretches from “Calleguas Creek” to the west and “Griffith Park” to the east.

Public Resources Code section 33001, cited by Petitioner, also provides: “The Legislature hereby

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finds and declares that the Santa Monica Mountains Zone, as defined in Section 33105, is a unique and valuable economic, environmental, agricultural, scientific, educational, and recreational resource that should be held in trust for present and future generations; that, as the last large undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment; that it exists as a single ecosystem in which changes that affect one part may also affect all other parts; and that the preservation and protection of this resource is in the public interest.”

Public Resources Code section 33002, cited by Respondent and Real Party, states: “The Legislature further finds and declares that prior to the preparation of the plan by the Santa Monica Mountains Comprehensive Planning Commission, planning for the zone was fragmented and there were ineffective means of determining and resolving conflicting interjurisdictional values, or of evaluating individual projects within the zone as to their effect on the entire region; that in the absence of a governmental mechanism to perform such evaluations, piecemeal development projects were occurring within the zone which resulted in the irreplaceable loss of open space and recreational resources, in the physical and biological deterioration of air, land, and water systems within the zone, and adversely affected regional life-support systems, including fish and wildlife, therefore being harmful to the needs of the present and future population of the region.”

To trigger the location exception under section 15300.2, the Zone must be an “environmental resource ... of critical concern where designated, precisely mapped, and official adopted pursuant to law....”

Petitioner does not show that the entire Zone constitutes an “environmental resource” within the meaning of section 15300.2. “A ‘resource’ is a ‘natural source of wealth or revenue,’ or a ‘natural feature or phenomenon that enhances the quality of human life.’” (Berkeley Hills Watershed Coalition, supra, 31 Cal.App.5th at 890.) As argued by Respondent and Real Party, the Zone includes numerous urban roads, major freeways, and urban development in areas such as Thousand Oaks, Woodland Hills, Tarzana, and Encino. (See AR 89-90; George Decl., Exh. D [Santa Monica Mountains Conservancy Zone Map].) These already developed urban areas cannot reasonably be viewed as an environmental resource within the meaning of section 15300.2. Petitioner’s arguments to the contrary are not persuasive. (See Reply 24.) Furthermore, the Santa Monica Mountains Conservancy Act (SMMCA) itself acknowledges that the Zone includes both developed and undeveloped land and identifies the SMMC Plan as the

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 82

20STCP03910

February 7, 2022

**SUNSHINE HILL RESIDENTS ASSOCIATION, AN
UNINCORPORATED ASSOCIATION vs CITY OF LOS
ANGELES, A MUNICIPAL CORPORATION**

10:01 AM

Judge: Honorable Mary H. Strobel
Judicial Assistant: N. DiGiambattista
Courtroom Assistant: None

CSR: None
ERM: None
Deputy Sheriff: None

“comprehensive plan for the conservation and development of the zone.” (Pub. Res. Code § 33004; see also § 33002.) The Project is located in an urbanized area of the Zone. (AR 89-91, 837, 1041, 1043, 1047, 1053.)

Petitioner also does not show that any environmental resources of critical concern in the Zone are “designated, precisely mapped, and officially adopted pursuant to law[,]” as required by Guideline 15300.2(a). As explained in the Staff Report, the delineation of the Zone included in section 33105 is “a loosely applied jurisdictional boundary over a portion of ‘the greater Los Angeles metropolitan region’ ... and it does not identify a precisely mapped environmental resource of critical concern.” (AR 89-90; see AR 1053.) The delineation includes large swaths of fully developed areas. The Zone’s boundary, as defined by statute, is intended to create a multijurisdictional planning area (see §§ 33002, 33008), and cannot be considered a “precise” mapping of “environmental resources of critical concern” because the Zone’s boundary follows straight lines, corporate city boundaries, and streets without any regard to particular environmental resources. (See AR 89-90, 1053; § 33105.)

Other than its citation to Public Resources Code sections 33001 and 33105, Petitioner does not cite any evidence to challenge City’s finding that the location exception does not apply. Petitioner’s reliance on these statutes is unpersuasive for the reasons discussed above. Substantial evidence supports City’s findings that the Zone, including the Project site, do not constitute an “environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law.” (§ 15300.2(a); AR 89-91.) Based on this conclusion, the court does not reach Respondent’s and Real Party’s argument that Petitioner fails to satisfy the second prong of the location exception by showing a fair argument that the Project may impact an “environmental resource” within the meaning of section 15300.2(a). (See Opp. 36-37.)

Conclusion

The court concludes that Petitioner has shown by substantial evidence that unusual circumstances exist which preclude the use of a categorical exemption; namely that the project will have a significant effect on the environment due to the removal of oak trees. City and Real Party have not shown the City concluded that the tree replacement program would mitigate any significant impact from tree removal. The writ is denied in all other respects.

The court will issue a writ directing City to set aside its approval of the tree removal permit and

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 82

20STCP03910

February 7, 2022

**SUNSHINE HILL RESIDENTS ASSOCIATION, AN
UNINCORPORATED ASSOCIATION vs CITY OF LOS
ANGELES, A MUNICIPAL CORPORATION**

10:01 AM

Judge: Honorable Mary H. Strobel
Judicial Assistant: N. DiGiambattista
Courtroom Assistant: None

CSR: None
ERM: None
Deputy Sheriff: None

other approvals for the construction of the proposed single-family residence at 11472 West Laurelcrest Drive, and to reconsider in light of the court's opinion.

Petitioner is to prepare and lodge a proposed form of judgment and proposed form of writ in accordance with Local Rule 3.231(n). The court will hold the proposed documents ten days for objections unless approved by opposing counsel as to form.

.
Petitioner's exhibit 1 is ordered returned forthwith to the party who lodged it, to be preserved unaltered until a final judgment is rendered in this case and is to be forwarded to the court of appeal in the event of an appeal.

.
A copy of this minute order is mailed via U.S. Mail to counsel of record.

.
FOOTNOTE:

1- The cited record page (AR 1896) does not provide a definition of Sensitive Natural Community. However, AR 1903 shows the cited definition by CDFW.

Certificate of Mailing is attached.

SANTA MONICA MOUNTAINS COMPREHENSIVE PLAN

Adopted February 1979

**Revised for Submission to the Secretary of the
Interior, August 1979**



**State of California
SANTA MONICA MOUNTAINS
COMPREHENSIVE PLANNING COMMISSION
107 South Broadway, Room 7106
Los Angeles, California
(213/620-2021)**

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The Commission expresses deep appreciation to the California Environmental Intern program for support of the study and to James Pepper, Associate Professor of Environmental Planning, University of California at Santa Cruz, for his assistance and encouragement.

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The Commission gratefully acknowledges the assistance of the Office of Planning and Research:

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Laurie Allen, Composition

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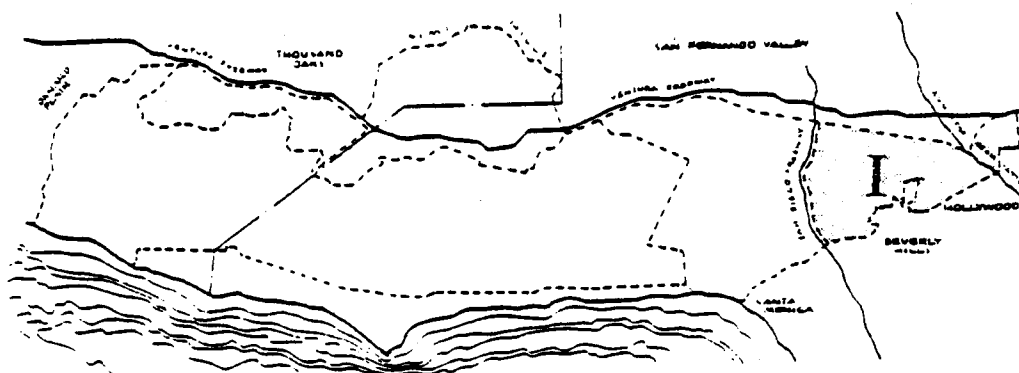
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CHAPTER III: SPECIFIC AREA RECOMMENDATIONS

The Santa Monica Mountains have been divided into six planning areas for more detailed recommendations. These areas are: (1) City of Los Angeles East of San Diego Freeway; (2) City of Los Angeles West of San Diego Freeway; (3) The Agoura Vicinity and Simi Hills; (4) The Interior of the Mountains in Los Angeles and Ventura Counties; (5) The City of Thousand Oaks; and, (6) the Coastal Corridor. As discussed in the Introduction, no specific land use recommendations have been prepared for the Coastal Corridor.

Subarea I: City of Los Angeles East of San Diego Freeway

Population:	1977 Estimate	60,319
	1990 Santa Monica Mts. Plan Estimate	61,469



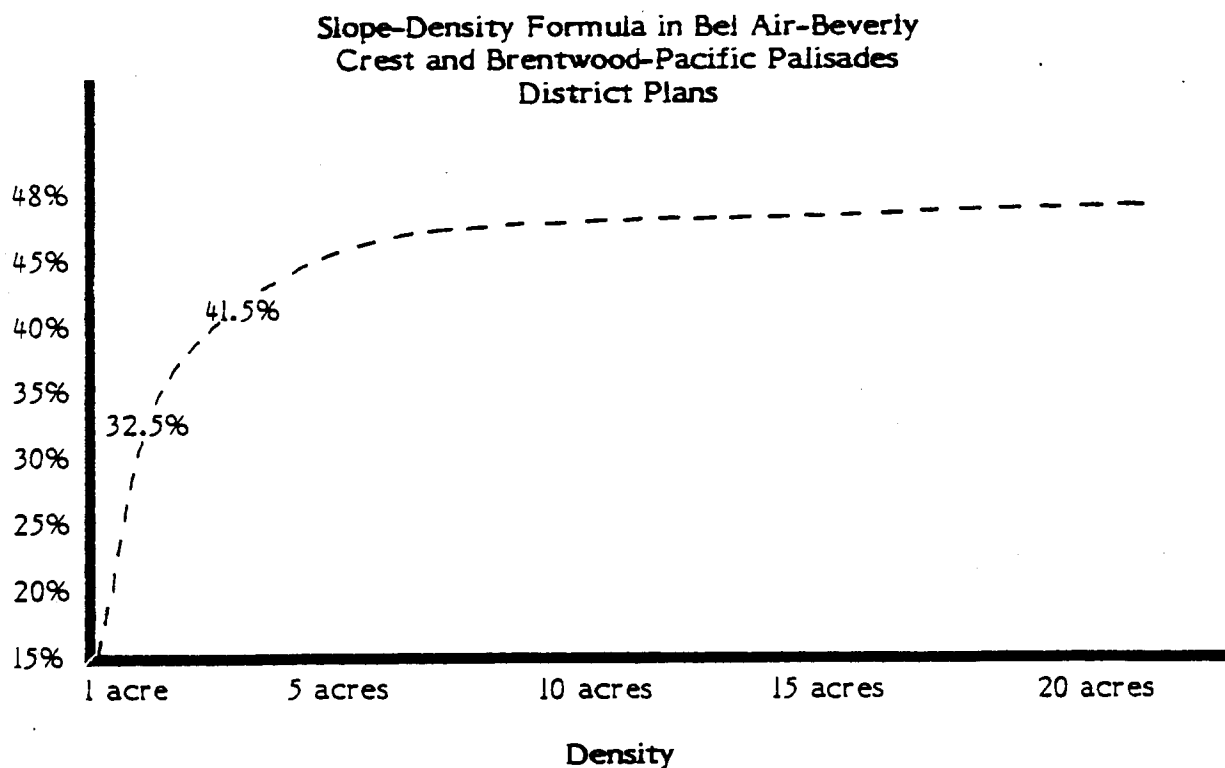
This predominantly residential subarea includes the City's District Plan for Beverly Crest-Bel Air and portions of the District Plans of Sherman Oaks-Studio City and Hollywood. The Commission's major planning objectives in this subarea are to establish substantial public parks with adequate access (discussed in the Recreation Section) and to maintain the quality of the current low-density residential areas. In line with the latter goal, grading ordinances should be adopted to protect the land from excessive grading and removal of brush.

Densities in the Beverly Crest-Bel Air District Plan are subject to a slope-density formula in areas designated as "minimum density." Approximately 3,580 acres of residential land are designated as minimum density (1-to-2 acres per dwelling unit); this acreage amounts to about 37% of the entire residential land in the District Plan. The minimum density areas are found mainly between the San Diego Freeway and Stone Canyon Reservoir and between Beverly Glen Boulevard and the Franklin Reservoirs. Under this formula, the density will be reduced on slopes of 15% or over. The lowest density will be reached at 48% slope when 20 acres are required per dwelling unit.

Subarea I: Recommendations

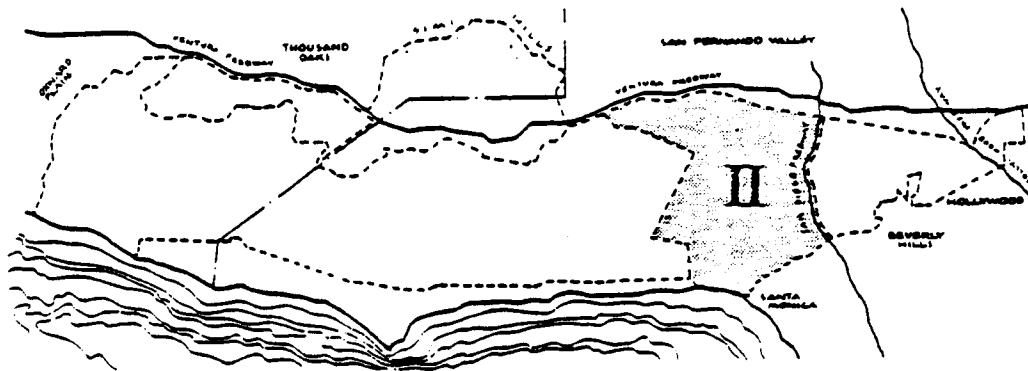
1. Grading ordinances should be adopted to protect the land from excessive grading and removal of brush.
2. The "Beverly Crest-Bel Air" formula should be applied to all land designated "minimum density" in the City District Plans and the Franklin Canyon Zoned District within the Santa Monica Mountains.

A slope density formula will reduce the need for extensive grading by decreasing density as the slope increases. Lower densities allow the clustering of development on flatter, more accessible land not requiring excessive grading and may result in shorter and narrower roads. Reducing the number of public buildings and services required by high density development will indirectly lower the need to grade.



Subarea II: City of Los Angeles, West of San Diego Freeway

Population:	1977 Estimate	69,827
	1990 Santa Monica Mts. Plan Estimate	76,787



Like Subarea I, the principal planning objectives for Subarea II are to protect the residential quality of the area and preserve the natural resources.

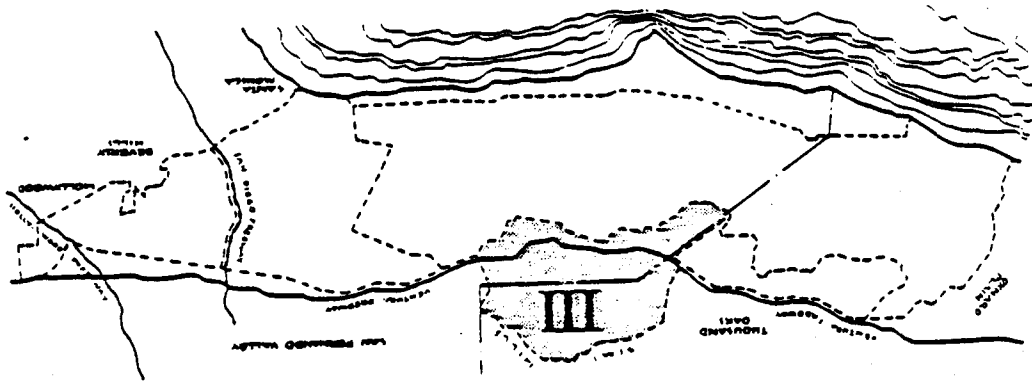
Approximately half of Subarea II is already in public ownership, including Topanga State Park, Rustic and Sullivan Canyons, and the Mission Canyon landfill site. About half of the private land remains undeveloped. Existing densities range from 2 acres per dwelling unit in the interior canyons and ridges to about 7 dwelling units per acre in the flatter, more accessible areas in Tarzana-Encino.

Subarea II: Recommendations

1. Grading ordinances should be adopted to protect the land from excessive grading and removal of brush.
2. The "Beverly Crest-Bel Air" formula should be adopted and applied to the entire subarea where the District Plan designation of "minimum density" applies. The formula is presently not applied in the District Plans of Canoga Park-Winnetka-Woodland Hills and Encino-Tarzana. The areas in the Brentwood-Pacific Palisades District Plan presently exempted from the formula should be reclassified to "minimum density" and become subject to the formula.

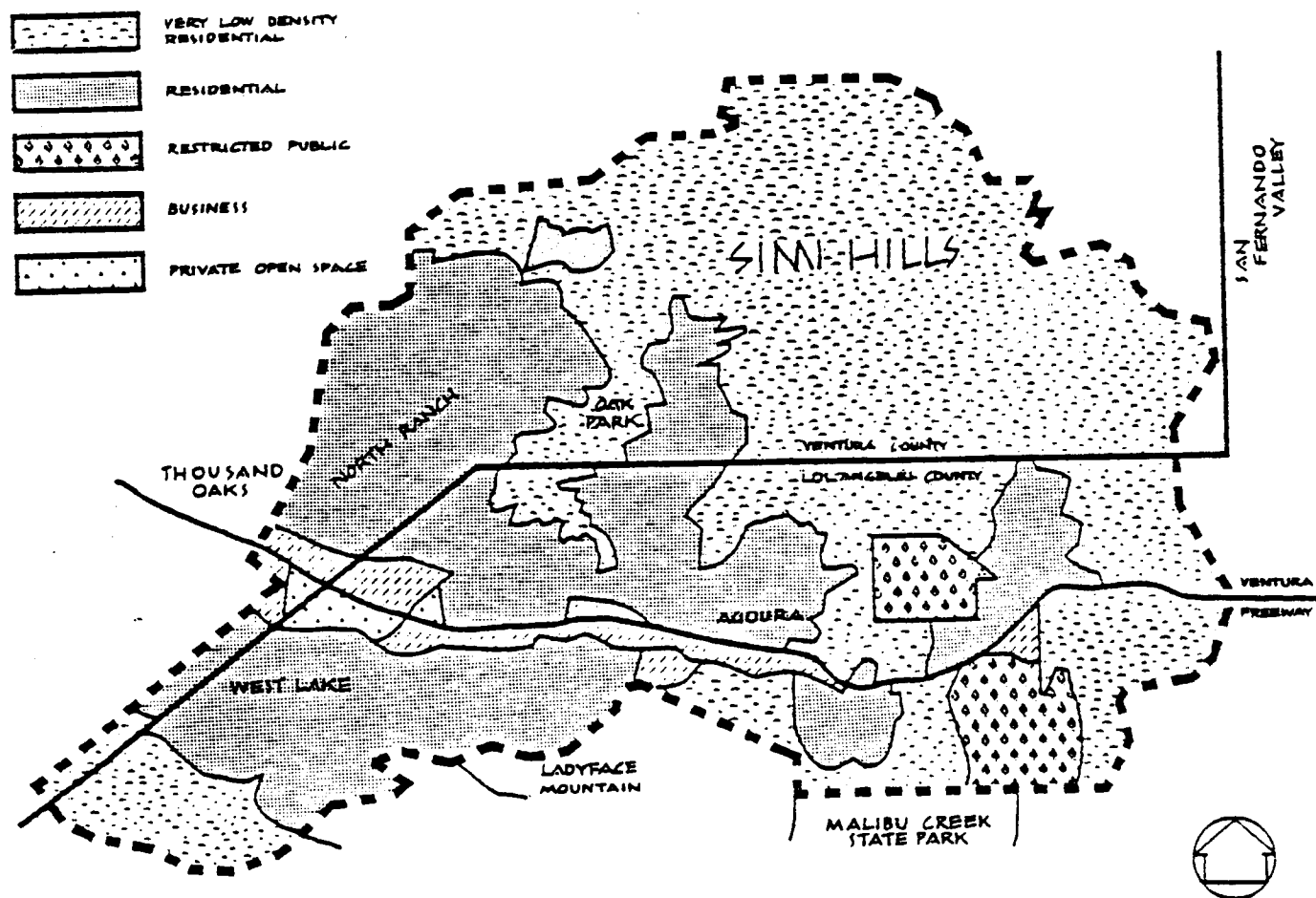
Subarea III: The Agoura Vicinity and Simi Hills

Population:	1977 Estimate	18,356
	1990 Santa Monica Mts. Plan Estimate	34,716



This subarea includes the Agoura and Westlake vicinity in Los Angeles County, the Simi Hills portion of Ventura County, and a section of the North Ranch in the City of Thousand Oaks. A major objective in the planning area is to allow existing and future residential, commercial, and industrial tracts to become a harmonious community while each retains a distinct identity and is defined by natural areas separating them from one another where the steeper slopes dictate. Also, greenbelts should separate the Agoura area from adjacent, large urban concentrations. The area has already attracted a number of "clean industries"; this trend should be supported and encouraged. The Commission proposes that commercial development be allowed in a total of approximately 897 acres. Large regional shopping centers already exist in San Fernando Valley and in the City of Thousand Oaks. Therefore, the shopping facilities recommended for the Agoura area will be primarily for local or neighborhood needs.

The Ventura Freeway serves as the major transportation artery. Several roads exit from the freeway and run north and south. There is no complete network of east-west roads connecting the various neighborhoods nor is it anticipated that a well developed system will ever be physically or economically feasible. Most public services are available or can be extended, with the possible exception of sanitary sewage treatment. Schools are presently filled to capacity. A new school district was recently created to serve the existing and future population in the Oak Park area of Ventura County.



SUBAREA III : THE AGOURA VICINITY
AND SIMI HILLS

The area is relatively free of natural constraints. Much of this land is on relatively flat slopes (less than 20%) along the Freeway, Kanan Road, Chesebro Road, in the Westlake area, and along Las Virgenes Road. These favorable conditions have already attracted several large developments, such as Westlake, Lake Lindero, and Oak Park. There are, however, several areas with serious constraints within the subarea, generally on steep high ground. These should be kept at rural densities, so that they provide greenbelt separations between the residential neighborhoods. Examples are the hills between Liberty Canyon and Las Virgenes Road and the hills between Oak Park and upper Lindero Canyon.

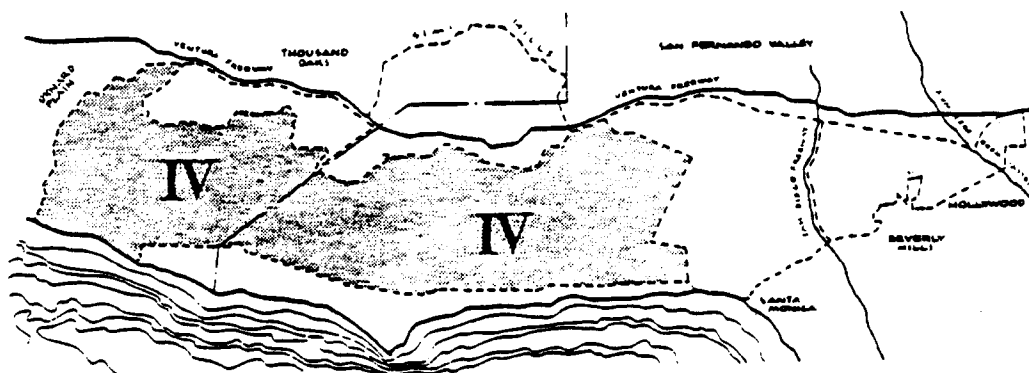
Presently Agoura is cluttered with a variety of large signs and billboards along both sides of the Ventura Freeway. The resulting visual blight lowers the residential and commercial quality of the area. This becomes apparent when the Agoura area is compared with Thousand Oaks and Westlake where signs and billboards are under much stricter control. Subarea III recommendations will allow a strong community with several, distinct neighborhoods divided by greenbelts or low-density rural sections. The feeling of overcrowding and total development would be avoided and the sense of community strengthened.

Subarea III: Recommendations

1. Central Agoura should have planned growth for a community with a strong sense of identity and with opportunities to live and work in the same area.
2. Residential neighborhoods should be developed with densities ranging from 1-to-5 dwelling units per acre in the flat portions, and in selected locations, townhouses and apartment densities should be allowed.
3. On the edge of the relatively dense residential areas, lower densities should be required (1-to-5 acres per dwelling unit) because two constraints are prevalent. Developments should be clustered away from serious hazards.
4. Residential densities should be further reduced in the more remote sections, generally in the canyons and on the ridges proposed as greenbelts for the Agoura-Simi Hills community.
5. Better standards for sign control and procedures to phase out billboards should be adopted for this area.

Subarea IV: The Interior of the Mountains in Los Angeles and Ventura Counties

Population:	1977 Estimate	18,614
	1990 Santa Monica Mts. Plan Estimate	25,614



This is the largest and least developed subarea, the heart of the Mountains, reaching from the westerly boundary of Topanga State Park to the Oxnard Plain. It is bounded on the north by the Agoura-Simi Hills subarea and Thousand Oaks and on the south by the Coastal Corridor. The planning options are still open because development is concentrated in a few, relatively small places. Therefore, the Commission's recommendations can and will have a more far-reaching effect on the future of the Mountains than in the other subareas. The natural resources and scenic beauty can and should be preserved. If California fails to take this opportunity, the loss of the natural openness of the Mountains will be sorely felt by future generations. Conservation, open space, compatible recreation, and rural densities are, therefore, the major land uses recommended for the interior Mountains.

In some existing small communities development should be allowed by in-filling at the ~~prevailing~~ density, provided that the road network and urban services have the necessary capacity. The feasibility of expanding existing commercial services or establishing new commercial areas should also be investigated. In principle, commercial services to fulfill the residents' daily needs are to be encouraged.

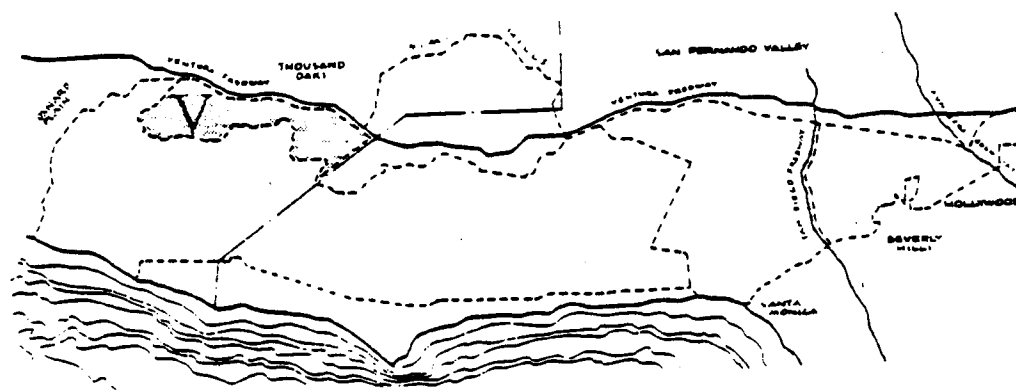
In the more remote portions of this subarea, clustering should be the preferred development pattern. However, in Ventura County, the Commission finds that due to the existing base level of low-density zoning (10-40 acres per unit), the lack of adequate water and road service, and the need for large building sites for septic systems, clustering is not appropriate for this area. In the remainder of this subarea where services exist, cluster development is appropriate. Clustering will reduce hazardous grading for access roads, allow wildlife to move freely in the recommended wildlife network, and at the same time preserve the rural character of the land.

Subarea IV: Recommendations

1. Retain existing private open space. For example, the Commission recommends that an agreement can be made with the Salvation Army Camp and the Boy Scouts Camp east of Point Mugu State Park to give the public the right of first refusal if the property is sold. The agreement should also provide for trail easements through these properties and stipulate that no development take place.
2. Detailed plans for the existing communities within the interior of the Mountains (Calabasas, Topanga, Monte Nido, Malibu Lake, and Sherwood Lake) should be prepared in cooperation with neighborhood groups.
3. Most private land in this subarea should be devoted to low-residential use (from 5-to-40 acres per dwelling unit). In areas where slopes are generally less than 33% and the constraints are less severe, 5-to-20 acres per dwelling unit are recommended.
4. Media Creek Valley should be used for grazing and other agricultural uses, combined with low-density residential development. The feasibility of bringing treated water from the Tapia Plant to this valley for irrigation should be investigated.

Subarea V: The City of Thousand Oaks

Population:	1977 Estimate	23,275
	1990 Santa Monica Mts. Plan Estimate	53,470



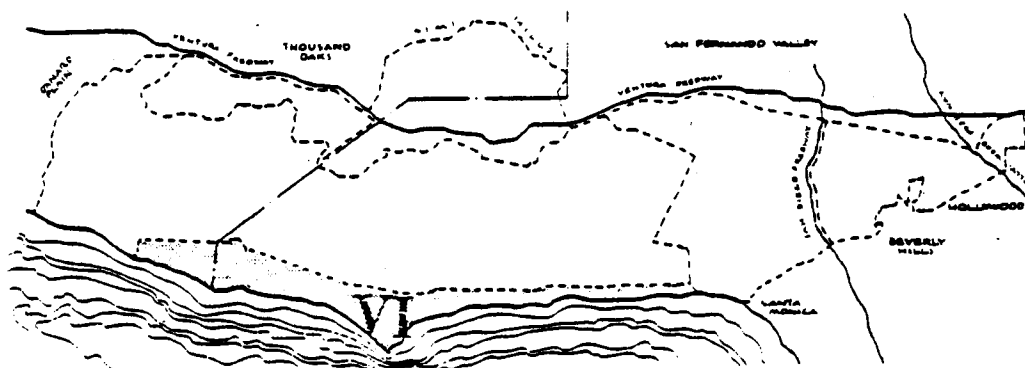
Newbury Park and the western section of Westlake Village fall within the Commission's planning zone. Both these areas are included in the General Plan for the City of Thousand Oaks.

Subarea V: Recommendations

1. Commercial and industrial uses are recommended south of the Ventura Freeway as indicated in the Thousand Oaks General Plan.
2. Residential densities ranging from 1-to-5 units per acre are recommended for most of the area.
3. Very low densities are recommended for the Danielson Ranch and portions of the Broome and Dos Vientos Ranches.
4. Along the ridge towards Hidden Valley, open spaces and the low-density residential development are recommended.

Subarea VI: Coastal Corridor

Population:	1977 Estimate	15,685
	1990 Santa Monica Mts. Plan Estimate	22,500



This subarea covers the entire coastline from Topanga State Park to Calleguas Creek in Ventura County. No specific land use recommendations have been prepared for the Coastal Corridor, but Local Coastal Programs should be reviewed for their impact on the remaining portion of the Santa Monica Mountains. The 1990 population estimate was derived from the proposed Los Angeles County Plan and adopted Ventura County Plan.

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

Report Attachment 11

OFFICE OF THE
CITY CLERK

Council and Public Services Division

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LOS ANGELES, CA 90012
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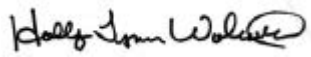
PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

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

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


HOLLY L. WOLCOTT
CITY CLERK

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

MOTION

I HEREBY MOVE that Council ADOPT the recommendations contained in the Energy, Climate Change, Environmental Justice and River Committee report dated November 3, 2022.

PRESENTED BY _____
PAUL KORETZ
Councilmember, 5th District

SECONDED BY _____
MITCH O'FARRELL
Councilmember, 13th District

November 22, 2022

CF 21-1284

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

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

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

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

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

Community Impact Statement: Yes

For:
Tarzana Neighborhood Council

Summary:

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

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

Respectfully Submitted,

ENERGY, CLIMATE CHANGE, ENVIRONMENTAL JUSTICE, AND RIVER COMMITTEE

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

EV 21-1284_rpt_eccejr_11-03-22

ATTACHMENT

-NOT OFFICIAL UNTIL COUNCIL ACTS-

R E S O L U T I O N

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

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

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

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

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

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

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

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

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

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

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

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

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

DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
REPORT NO.1


ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California

Date: June 17, 2015

JUN 17 2015

CITYWIDE

Honorable Board of Public Works
of the City of Los Angeles


Executive Officer
Board of Public Works

Commissioners:

REQUEST BOARD APPROVAL AND ADOPTION OF THESE STREET TREE REMOVAL PERMIT AND TREE REPLACEMENT CONDITION POLICIES

RECOMMENDATIONS

That your Board review, approve, and adopt these street tree removal and tree replacement condition policies as follows to codify existing practices:

- 1) Designate the Bureau of Street Services (BSS), Chief Forester, as the authorized officer and employee to issue street tree removal permits.
- 2) Require the public be notified of the proposed removal of three or more street trees by: placing a public notice for a 30 calendar days minimum period on each proposed tree removal providing the reason for tree removal and BSS contact information, placement of the address/project on the BSS Street Tree Removal Notification System, informing the Community Forest Advisory Committee (CFAC), and emailing the respective Council District Office(s) in which the street tree removals shall occur.
- 3) Require a Board of Public Works (BPW) public hearing for the consideration of the removal of three or more street trees at a specific address or a single project containing multiple addresses.
- 4) Require as a condition of a tree removal permit that each approved street tree removal be replaced by the permit applicant on a 2:1 basis with 24" box size tree stock and be watered for a minimum three-year period.

HISTORY

The BPW is empowered to govern the tree and plant infrastructure in the City of Los Angeles (COLA) public rights-of-way (ROW) by the Los Angeles Municipal Code (LAMC) Sec. 62.161-176. This includes the power to permit street tree removal and planting (LAMC Sec 62.162(a)). The current street tree removal permit and tree replacement condition practices are largely a compendium of ad hoc decisions made over the past fifty years or more. This report makes recommendations that will codify the requirements for obtaining a street tree removal permit and tree replacement conditions associated with the issuance of such permits. Codification of these current practices does not preclude additions and alterations to the requirements going forward

as conditions warrant.

Current BPW practice for considering the removal of two or fewer street trees requires a review by the designated BSS employee/officer and/or a single commissioner after which the request is approved or denied. In cases where the removal of three or more street trees is requested, the subject trees are posted for a minimum of thirty calendar days after which a BPW public hearing is held and an approval/denial of the street tree removal permit is made.

Current street tree removal permit conditions require a 2:1 tree replacement with 24" box size tree stock for each approved street tree removal. Every effort is made to have the replacement trees planted at the tree removal location but in the event room for replanting is not available, the replacement trees are delivered to BSS for planting in other areas of the City. The applicant is required to water any trees planted at the tree removal location for a minimum three-year period.

RECITAL

The Board of Public Works and its officers and employees have control and authority over the street tree population per the COLA LAMC Sec. 62.161-62.176. The BPW or its designated officers/employees manage the tree and plant infrastructure contained within the public ROW as well as private property trees/plants that may impact the public ROW. As part of this authority, the BPW, or its designated officer/employee, is empowered to issue street tree removal permits when upon inspection and review it is determined tree removal is required.

The BPW has been exercising their power to approve or deny street tree removal for many years. Historic and current BPW practices are directed to the preservation of healthy and vital street trees. However, there are reasons that street tree removal permits may be considered that include damage to City infrastructure or private structures/buildings, construction of a vital City facility, installation of vital new streets and other public ROW improvements, capital improvement projects, and the structural integrity/condition of a tree that may warrant removal.

The LAMC Sections referenced above empower the BPW to make street tree removal permit decisions while not codifying the actual application of this power. The BPW application of their power has been manifested by practices and ad hoc policies developed over the last 50 years or more. For the most part, no formal tree removal permit or tree removal permit conditions or replacement policies have been adopted. The existing requirements are actually a function of long-standing past practices.

The LAMC contains no language, implicit or explicit, requiring public notification of any quantity of potential street tree removal(s) nor the necessity for a BPW public hearing to consider the proposed tree removal(s). The necessity for these to occur has become BPW practices over time. Codification of the practices and their application would allow for easier understanding of the process, provide a more timely process reducing the strain on COLA resources as well as the permit applicants, and be more closely aligned with the intent of the LAMC.

Currently, the BPW and/or its officers/employees utilize the following street tree removal permit procedures:

Removal of Two or Fewer Street Trees

- Notifications
 - Respective Council office in which the permit request resides
- Application and tree and site inspection with photographs are reviewed by BSS officer
- Application and tree and site inspection are reviewed with a BPW commissioner at which time an approval or denial of the tree removal permit is determined
- If approved, tree removal permit with tree replacement conditions is issued

Removal of Three or More Street Trees at One Address or a Single Project with Multiple Addresses

- Notifications
 - Respective Council office in which the permit request resides
 - Posting on the Street Tree Removal Notification system
 - Physical notice placed on each proposed tree removal for a 30 calendar-day minimum period
- Application and tree and site inspection with photographs are reviewed by BSS officer and a recommendation for approval/denial is determined and a BPW Board Report regarding the tree removal project is created
- BPW public hearing to consider the street tree removal permit application

As previously mentioned, most of these processes are due to past practices and ad hoc decisions for individual tree removal permit locations/projects. The exception to the ad hoc decisions was a 1991 formally adopted tree removal policy relative to Bureau of Engineering (BOE) projects. The adopted policy required BOE projects of three or more trees be physically posted on each proposed tree removal and a subsequent public hearing regarding the project be held to determine the approval/denial of the street tree removals. The adoption of these processes for BOE projects soon became "policy" for all projects requiring three or more street tree removals regardless of the project source.

The LAMC Sec. 62.170 states, "The Board may require, as a condition to any permit to remove or destroy a tree, that the permittee plant another tree of the type and size specified in the permit, within forty (40) days from the date of the issuance of the permit, in place of the tree to be destroyed or removed pursuant to the permit." For at least the past 25 years, the BPW has required that all street tree removals shall be replaced on a 2:1 basis. Although the tree stock size required to be planted varied during that time, for approximately the last ten years the tree stock replacement size practice has been 24" box size stock.

The intention of the tree replacement condition has been and continues to be ensuring street tree canopy succession. There has always been some dispute among tree professionals as to the best tree stock replacement size and species and the viability of ensuring tree canopy succession using a 2:1 tree replacement ratio. However, BSS professionals have found that tree replacement with 24" box size tree stock provides the best chance of tree survivability in the fairly hostile public ROW environment while also offering the best chance at acclimatization to its new growing environment. Further, a 2:1 tree replacement ratio will provide canopy succession within seven to ten years for the average street tree size tree removal.

Given past practice and the desire to provide clear guidance to the general public and applicants for tree removal/replacement, the BSS recommends the BPW formally adopt the following street tree removal permit and tree removal replacement conditions to codify past practices:

- Designate the Bureau of Street Services (BSS), Chief Forester, as the authorized officer and employee to issue street tree removal permits.
- Require the public be notified of the proposed removal of three or more street trees by: placing a public notice for a 30 calendar-day minimum period on each proposed tree removal providing the reason for tree removal and BSS contact information, placement of the address/project on the BSS Street Tree Removal Notification System, informing the Community Forest Advisory Committee (CFAC), and emailing the respective Council District Office(s) in which the street tree removals shall occur.
- Require a Board of Public Works public hearing for the consideration of the removal of three or more street trees at a specific address or a single project containing multiple addresses.
- Require as a condition of a tree removal permit that each approved street tree removal be replaced by the permit applicant on a 2:1 basis with 24" box size tree stock and be watered for a minimum three-year period.

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The formal adoption of these street tree removal permit and tree replacement condition policies will allow for uniform application of the policies now and provide a baseline for any future policy modifications that may be necessary. The intention is to provide a firm groundwork for current and future City personnel to make sound street tree removal decisions and enable a more understandable process for the applicants and the general public.

The BSS is aware that the COLA faces unique and immediate challenges in the areas of sustainability, the historic drought, and infrastructure replacement, all towards the goal of making the COLA the most livable of American cities. These challenges may necessitate the creation of additional policies in the future.

(RL)

Report Prepared by:

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Respectfully submitted,



NAZARIO SAUCEDA, DIRECTOR
BUREAU OF STREET SERVICES