Full Biological Report for
1830 and 1849 Blue Heights Drive
City of Los Angeles, California

Hollywood Community Plan Area
Council District 4

City Case Number No. ZA-2020-5987-ZV

Applicant:

A & T Development, LLC
6423 Wilshire Boulevard
Los Angeles, CA 90048

Prepared by:

Alden Environmental, Inc.
3245 University Avenue, #1188
San Diego, CA 92104

May 26, 2021

ALDEN
ENVIRONMENTAL, INC

Full Biological Report for the 1830 and 1849 Blue Heights Drive Project

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ES. EXECUTIVE SUMMARY

The proposed Blue Heights project is a two story, single-family residence on a currently vacant parcel at 1830 Blue Heights Drive in the City of Los Angeles, California. Construction of the project would also affect the adjacent, vacant lot at 1849 Blue Heights Drive.

There are no sensitive natural communities on the project site. No special status plant species were observed on site, and none is expected to occur. City-protected trees and non-protected, significant trees would be protected or satisfactorily replaced. The project site has an Ecological Integrity Rating of Rank D (severely disturbed/poor). Therefore, the project would not have significant impacts on sensitive flora resources.

No special status animal species were observed or detected on site, and none is expected to occur. And, the project will comply with nesting bird regulations. Therefore, the project would not have impacts on special status and/or protected fauna resources.

The project is not part of the Essential Habitat Connectivity Network, and is not a South Coast Missing Linkage. The project site is surrounded by residential buildings, fences, walls, ornamental vegetation, and road with steep cuts into the adjacent slopes. There are some highly fragmented, discontinuous pockets of vacant land in the vicinity, primarily on steep slopes. These conditions limit potential wildlife movement through the site and limit it to common urban species. Therefore, the project would have less-than-significant impacts on wildlife movement.

No water resources were observed on the project site, and according to the literature review, none is present on site or in the project vicinity. Therefore, there would be no impacts to water resources from the project.

In conclusion, the project would not have impacts on sensitive or special status biological resources, and no mitigation would be required.

GLOSSARY OF TERMS AND ACRONYMS

Alden	Alden Environmental, Inc.
BMP	Best Management Practice
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Los Angeles
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
DBH	Diameter at Breast Height
IPaC	Information, Planning, and Conservation System
MBTA	Migratory Bird Treaty Act
MRCA	Mountains Recreation and Conservation Authority
NHD	National Hydrography Dataset
NWI	National Wetland Inventory
SMMC	Santa Monica Mountains Conservancy
SWCA	SWCA Environmental Consultants
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

1.0 PROJECT OVERVIEW

1.1 PURPOSE OF REPORT

This report describes existing biological conditions on 1830 and 1849 Blue Heights Drive project site and provides the City of Los Angeles (City) and project applicant with information necessary to assess impacts to biological resources under the California Environmental Quality Act (CEQA) and City, State, and Federal regulations.

1.2 PROJECT INFORMATION

The project name is Blue Heights Residence. The City Case Number is ZA-2020-5987-ZV, and the Environmental Case Number is ENV-2016-4327-MND.

The Applicant is A & T Development, LLC. Contact information for the Applicant's representative is provided below:

Chris Parker
Pacific Crest Consultants
29635 Agoura Road
Agoura Hills, CA 91301
818-591-9309

1.3 PROJECT LOCATION

The project site is located at 1830 Blue Heights Drive in the City of Los Angeles, California (City; Figure 1 Regional Location; Figure 2 Project Location). Figure 3 Aerial Photo shows the project site overlaid on aerial imagery and the locations of representative photographs taken of the site on April 26, 2021 (Appendix A Representative Photographs).

The residence would be built at 1830 Blue Heights Drive (residence parcel). Off-site impacts from widening Blue Heights Drive would occur and also affect the adjacent parcel located at 1849 Blue Heights Drive. Table 1 presents information for each parcel. The combined parcels are herein addressed as the "project site" unless otherwise indicated. The project is located in the Hollywood Community Plan Area and in City Council District 4. It is located on the Beverly Hills U.S. Geological Survey (USGS) 7.5-minute quadrangle map (Figure 4).

Table 1
Parcel Information

Address	Assessor Parcel Number	Total Acreage
1830 Blue Heights Drive	5558-015-019	1.01
1849 Blue Heights Drive	5558-001-010	1.64

1.4 SITE HISTORY

As far back as 1947, the project site was vacant and appears to have been largely unchanged since then. No structures appear visible on aerial imagery from 1947 through 2016, and none is present today other than fencing along Blue Heights Drive (Nationwide Environmental Title Research, LLC 2021). There have been no building permits issued for the subject site, per City records.

1.5 EXISTING PHYSICAL/NATURAL GEOGRAPHIC SITE FEATURES

The project site contains approximately 200-foot-high south- and west-facing slopes (Figure 4 USGS Topography). The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by up to 3 feet of natural residual soil and 1.5 feet of highly weathered granite over granite bedrock. The project site is located in a designated seismically induced landslide hazard zone (City 2016). Elevations on the residence parcel range from 1,050 to 1,155 feet above mean sea level. Soils are of the Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes (Figure 5 Soils).

No hydrological features were found on either of the project site, and no erosional features or plants indicating riparian or aquatic habitats were found. The National Wetland Inventory (NWI) and National Hydrography Dataset (NHD) show no wetland resources in the project site vicinity (Figure 6). There are no unique features on the project site including any physical characteristic that might have unusual or exceptional biological value such as cliff faces, rock outcrops, sandstone bluffs, stream banks, and bars.

1.6 PROPOSED DEVELOPMENT

The proposed project is a two story, single-family residence on a currently vacant parcel at 1830 Blue Heights Drive (Figure 7 Site Plan). The project includes landscaping, a pool, decks, garage, carport, access road, and retaining walls. The project would develop the entire 1.01-acre residence parcel. Off-site impacts would also occur from widening Blue Heights Drive, which would affect the adjacent parcel located at 1849 Blue Heights Drive.

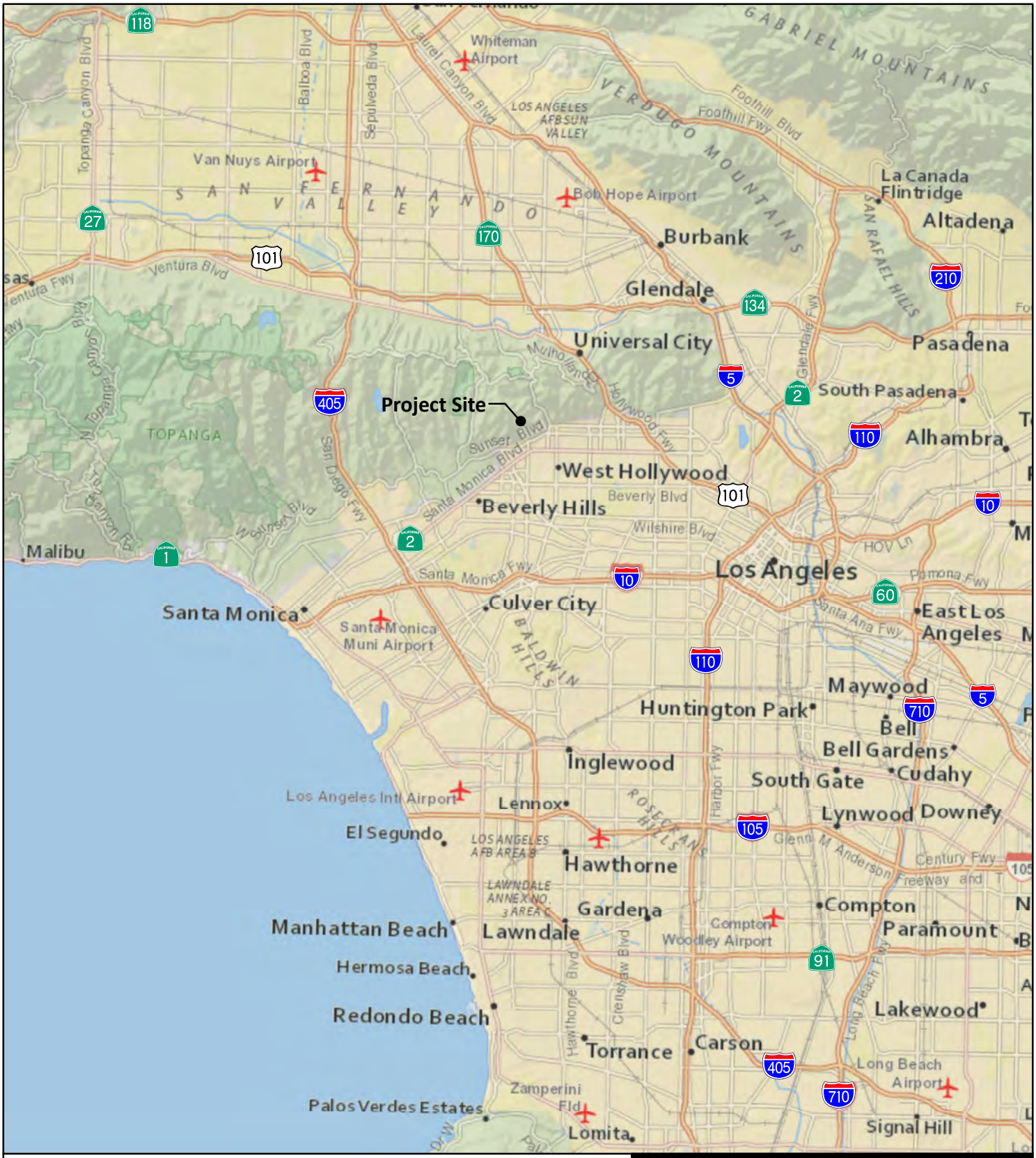
Access to the project site for construction and staging would be along an existing driveway from Blue Heights Drive. The driveway would be improved as part of construction to provide access to the completed residence. Retaining walls and fencing would be installed on the building pad to provide stability and security for the built residence.

There are no existing easements on the project site. Stormwater facilities include permeable pavers, drain pipes, and other Best Management Practices (BMPs) as shown on the project plans and approved by the City. The project also would connect to a private sewer line and then to the City's existing system.

Total non-exempt grading (cut) and export will be 5,989 cubic yards (Figures 8a and 8b Grading Plan). Landscaping and all fuel modification for the finished project would be installed and maintained on the residence parcel (Figure 9 Landscape Plan). There is no off-site fuel modification.

1.7 PROJECT SCHEDULE

Project construction is expected to last two years and is estimated to start October 1, 2021.



ALDEN ENVIRONMENTAL, INC

Figure 1

Regional Location

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

Parcel Boundary

N
W E
S

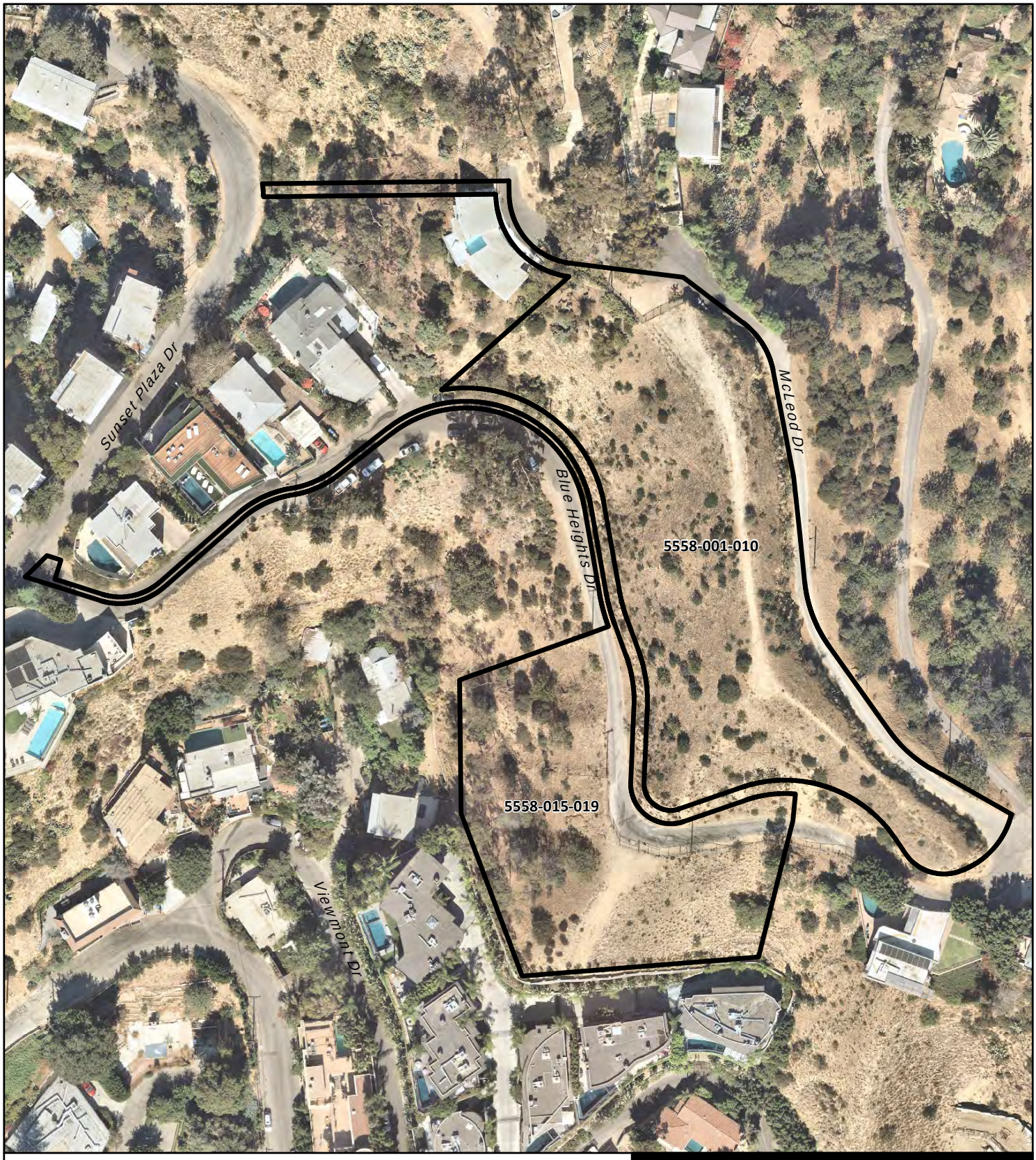
0 1,000 2,000 Feet

ALDEN ENVIRONMENTAL, INC

Figure 2

Project Location

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA



Parcel Boundary

N
W E
S
0 50 100
Feet

ALDEN
ENVIRONMENTAL, INC

Figure 3

Aerial Photo

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

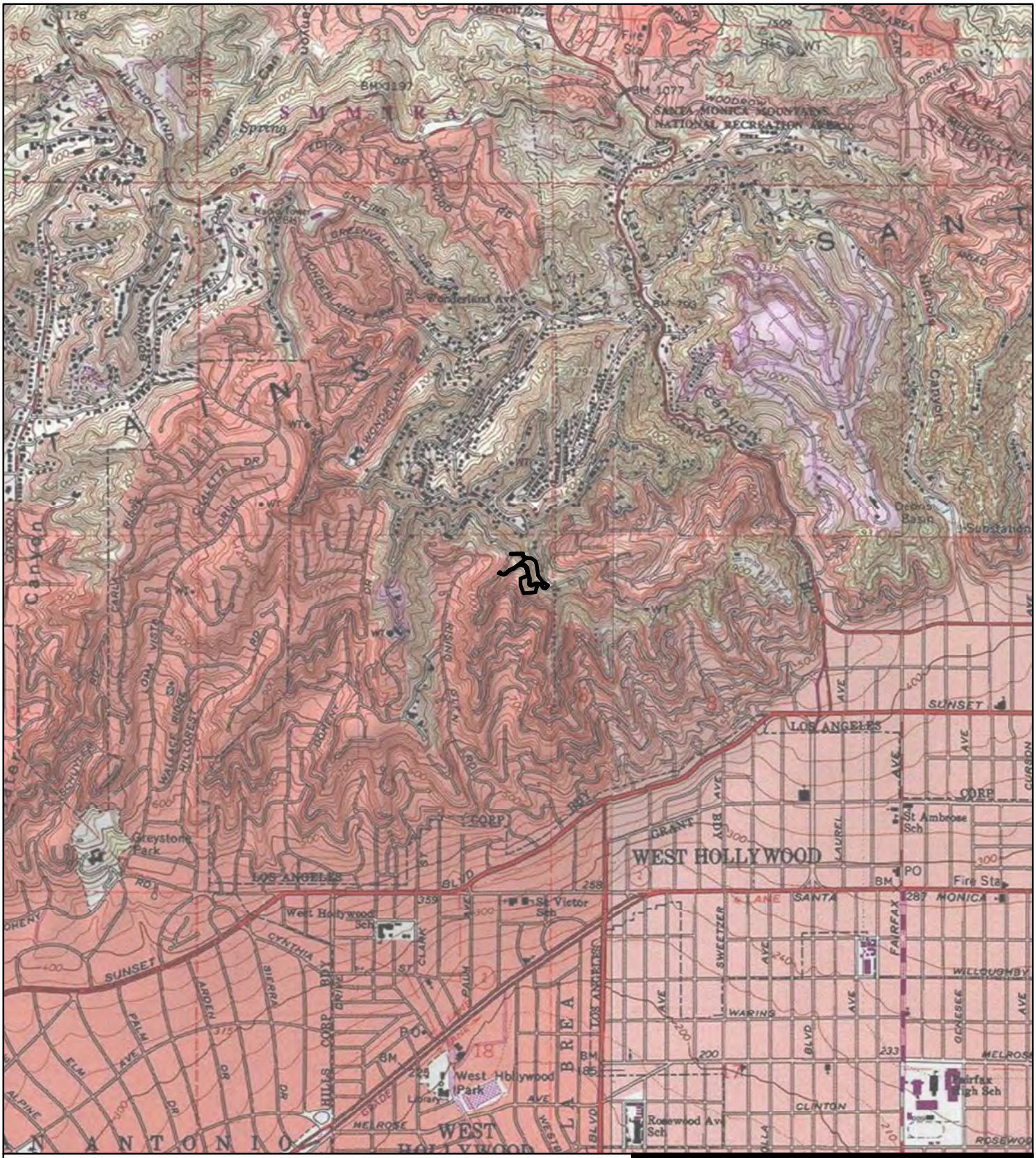
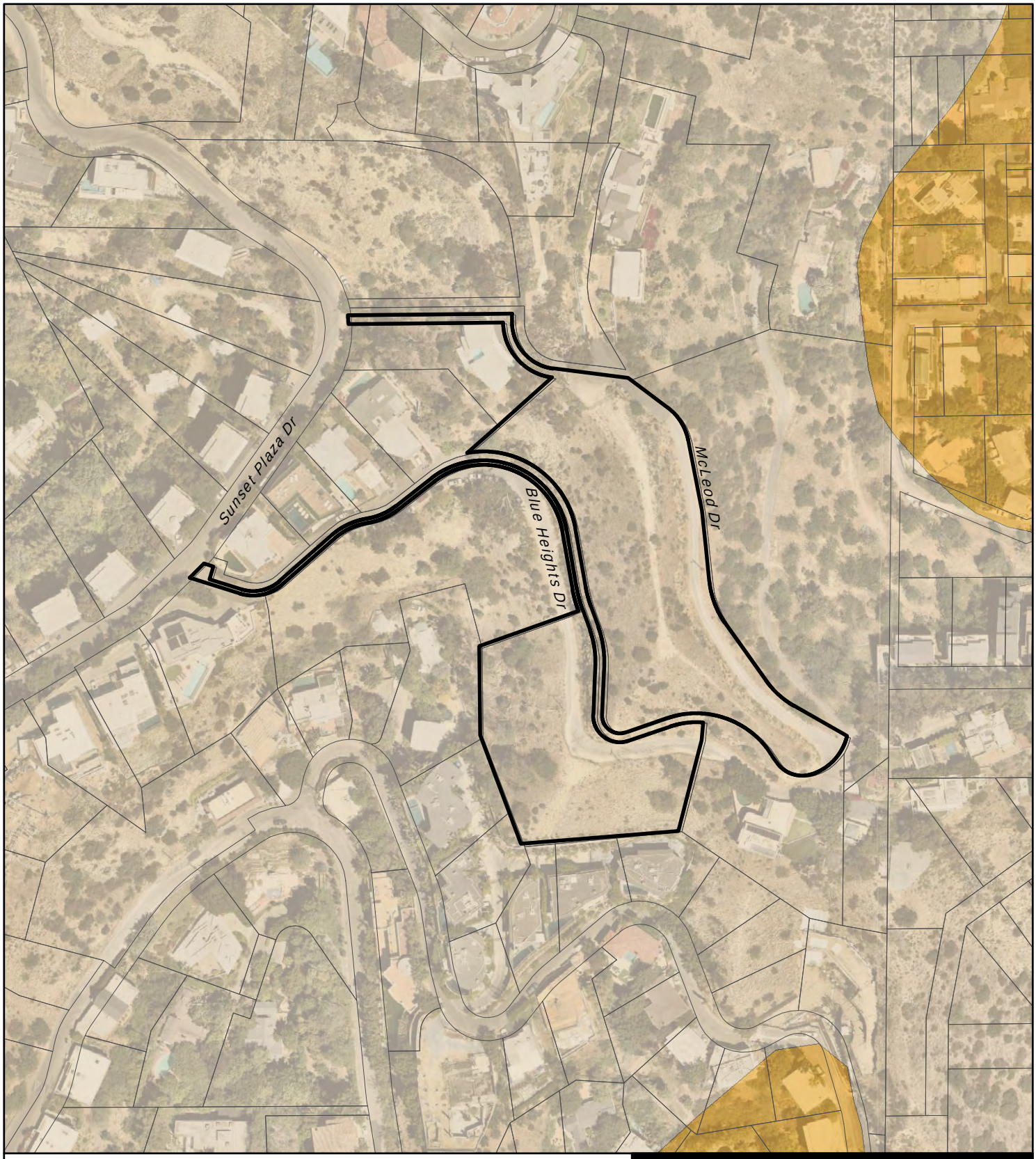


Figure 4

USGS Topography

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA



Parcel Boundary

Soils

Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes

Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes

N
W E
S

0 75 150 Feet

ALDEN ENVIRONMENTAL, INC

Figure 5

Soils

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

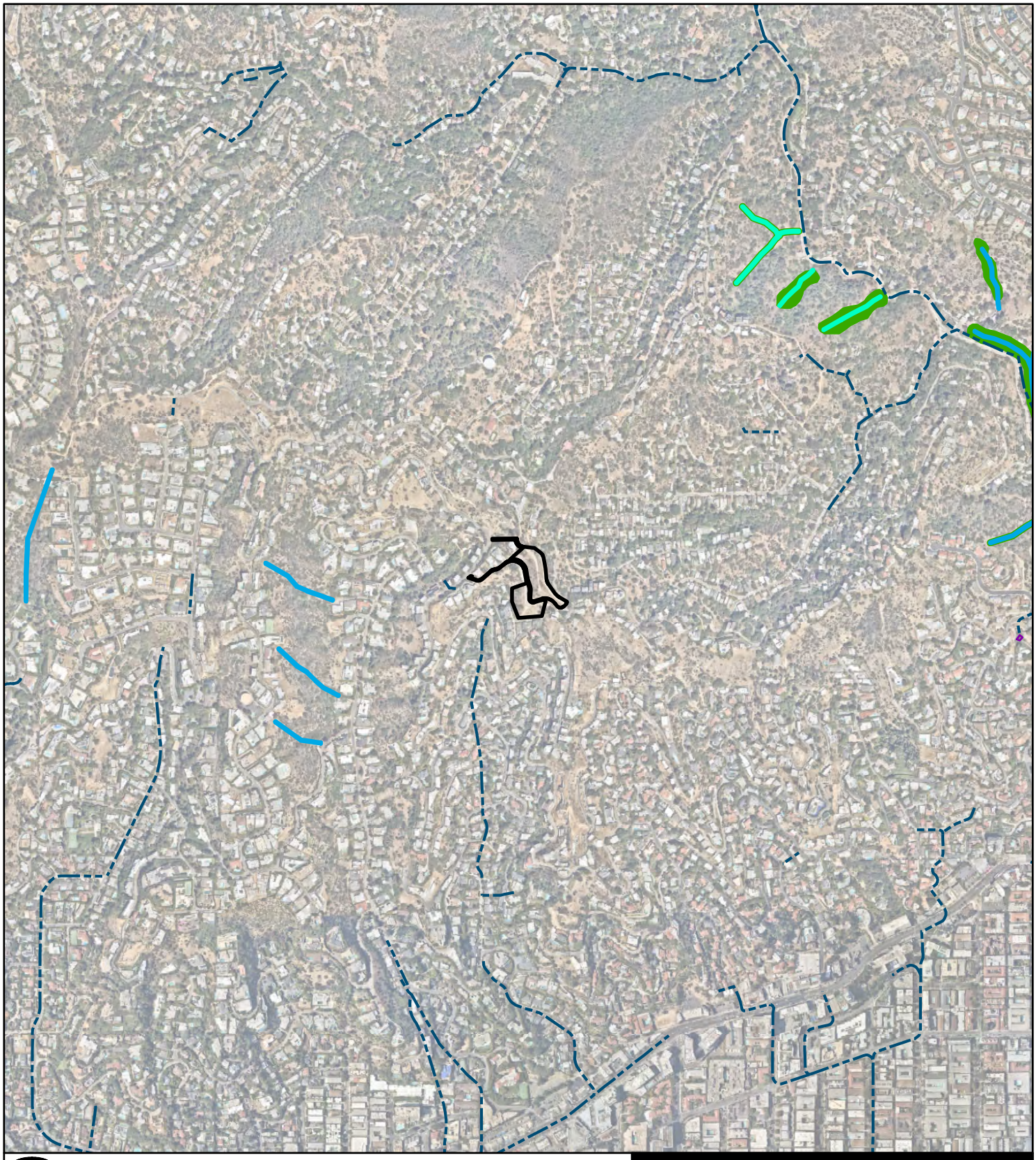
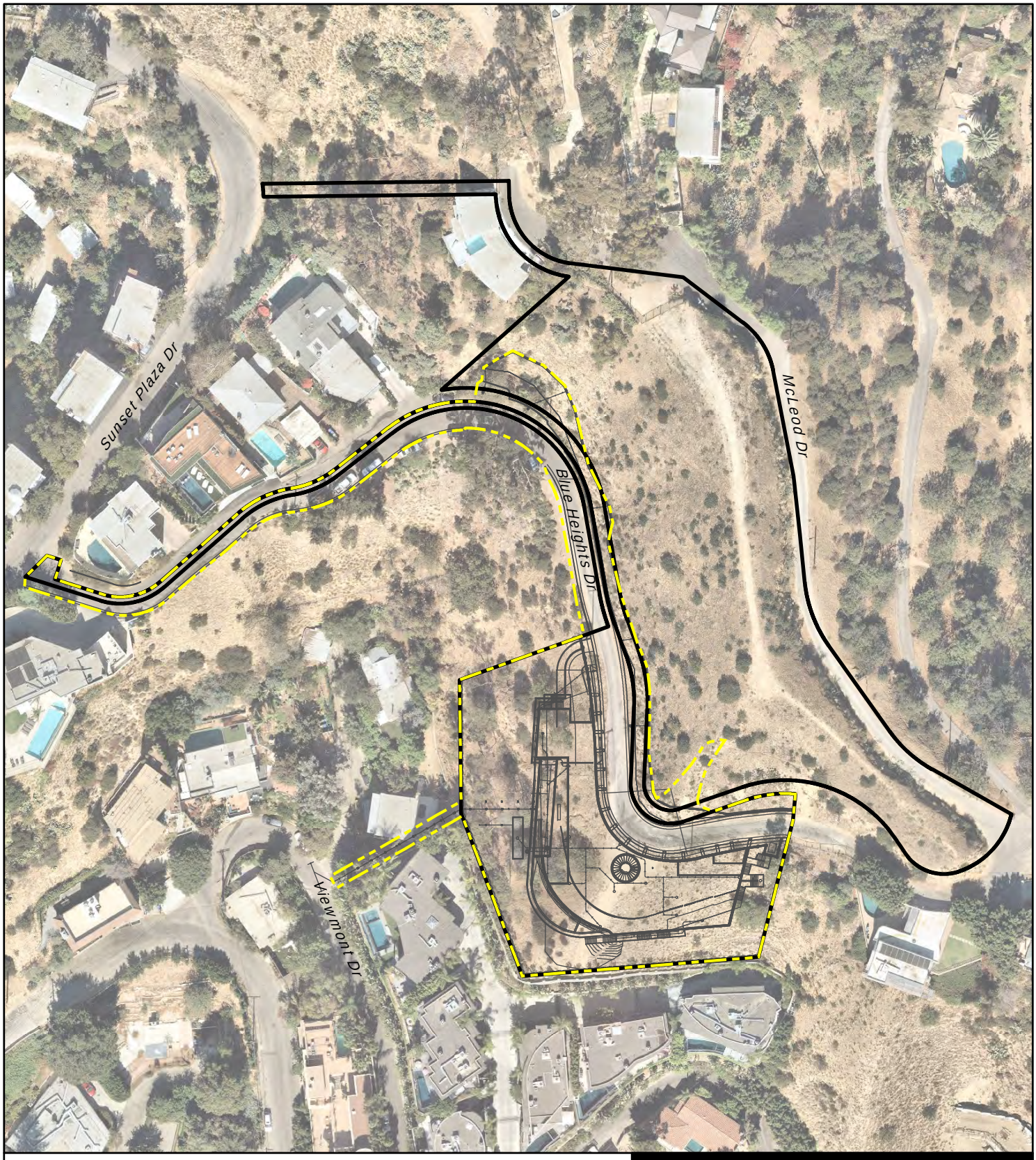


Figure 6

NWI & NHD

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA



Parcel Boundary
Project Impacts

N
W E
S
0 50 100
Feet

ALDEN
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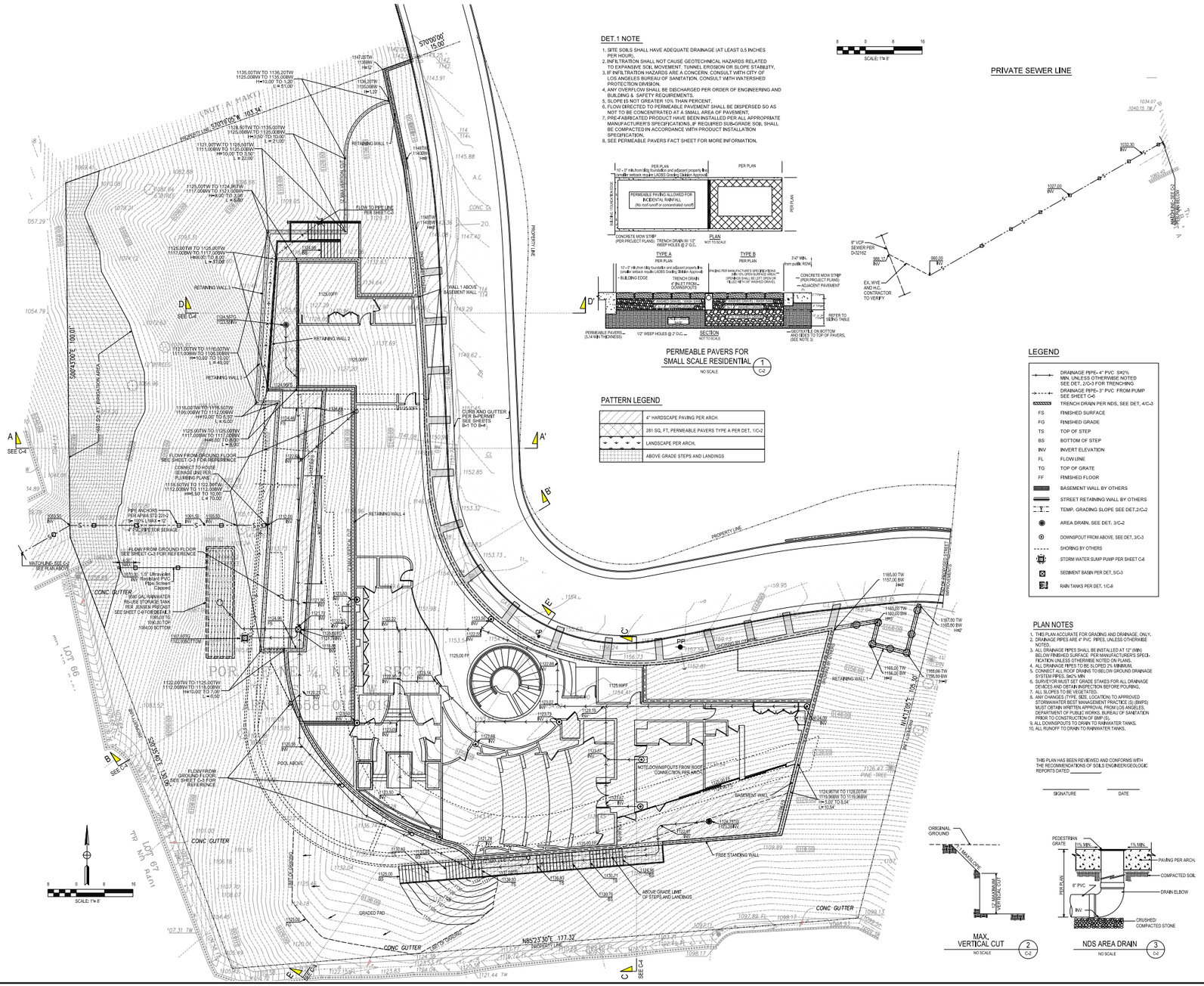
Figure 7

Site Plan

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA



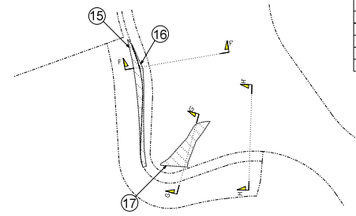
Source: A&T Development 2021

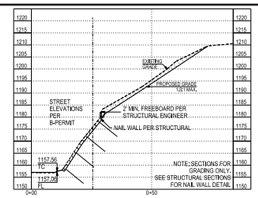
Figure 8a

Onsite Grading Plan

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

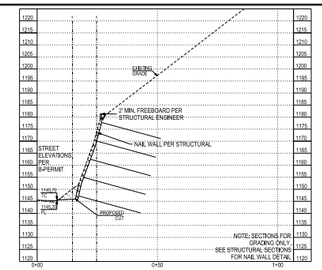
ALDEN ENVIRONMENTAL, INC





CROSS-SECTION G-G'
SCALE: 1"= 10'

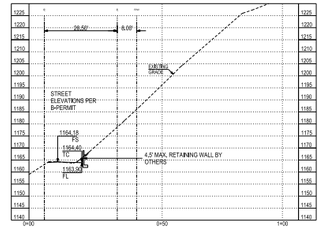
16 0 16 32
SCALE: 1"= 16'



CROSS-SECTION F-F'
SCALE: 1"= 10'

PATTERN LEGEND

	CUT
	FILL



CROSS-SECTION H-H'
SCALE: 1"= 10'

PUBLIC R/W CONSTRUCTION NOTES

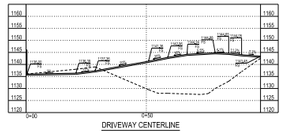
(1) INSTALL 2- 4" CAST IRON CURB DRAIN PIPES PER APWA STD. 150-3.

OFFSITE GRADING

16 OFFSITE DOWNSLOPE 2 CUT = 1.6'
GRADED AREA= 285 SQ. FT.
(285'1.6/27'= 16 C.Y. CUT

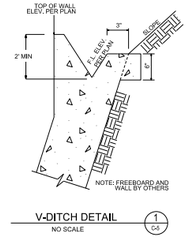
17 OFFSITE UPSLOPE AVG CUT = 2.2'
GRADED AREA= 723 SQ. FT.
(723'2.2/27'= 59 C.Y. CUT

EARTHWORK QUANTITY TABLE	CUT (CY)	FILL (CY)
ROUGH GRADE	75	0
EXPORT	75	

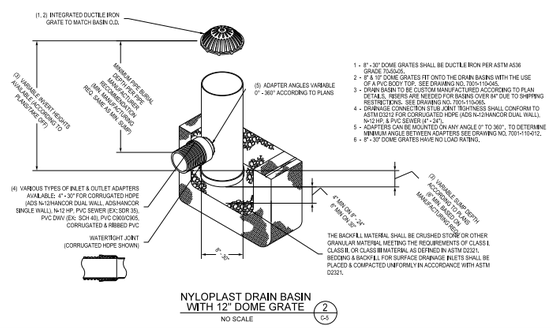


LEGEND

- DRAINAGE PIPE- 6" PVC PIPE
- V-DITCH PER DET. 1/C5
- SEDIMENT BASIN WITH SEALED GRATE SEE DET. 5/C-3
- NYLOPLAST DRAIN BASIN WITH 12" DOME GRATE SEE DET. 2/C-5



V-DITCH DETAIL (1 / C-5)
NO SCALE



NYLOPLAST DRAIN BASIN WITH 12" DOME GRATE (2 / C-5)
NO SCALE

Source: A&T Development 2021

Figure 8b

Offsite Grading Plan

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

ALDEN ENVIRONMENTAL, INC

PLANTING LEGEND

TREES — ZONE-23 REGION-3

KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	WUCOLS	NATIVE	QUANTITY
	Phoenix dactylifera 'Zahidi' Zahidi Date Palm	20' BTH	Bare Root	L	NO	7
	Quercus agrifolia Coast Live Oak	15 GAL. 24" Box 36" Box	Multi Trunk	L	YES	24" Box - 11 36" Box - 17 TOTAL - 28
	Olea europaea Olive	24" Box 36" Box 48" Box	Bare Root	L	NO	24" Box - 13 36" Box - 31 48" Box - 01 TOTAL - 45
	Cercidium 'Desert Museum' Palo Verde	15 GAL. 24" Box 36" Box	Multi trunk	L	NO	15 GAL - 06 24" Box - 14 36" Box - 05 TOTAL - 25

SHRUBS

KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	REMARKS	WUCOLS	NATIVE	QUANTITY
S1	Laurus nobilis 'Saratoga' Bay Laurel	15 GAL. 24" Box	Per Plan	Column 50 / 50: 5 GAL. 15 GAL.	L	NO	15 GAL. - 36 24" Box - 36 TOTAL - 72
S2	Podocarpus gracilior Fern Pine	15 GAL.	Per Plan	Column	L	NO	66
S3	Tecoma 'Gold Star' Gold Star Yellow Bells	15 GAL.	Per Plan	Low Branching	L	NO	58
S4	Heteromeles arbutifolia Toyon	15 GAL.	Per Plan	Low Branching	L	YES	106
S5	Malosma laurina Laurel Sumac	15 GAL.	Per Plan	Low Branching	L	YES	52
S6	Acacia 'Cousin It' Cousin It Acacia	5 GAL.	24" O.C.		M	NO	5
S7	Russelia equisetiformis Coral Fountain	5 GAL.	18" O.C.		M	NO	10
S8	Anigozanthos 'Big Red'/ 'Orange Cross' Big Red and Orange Cross varieties	5 GAL.	18" O.C.		M	NO	136
S9	Romneya coulteri Matilija Poppy	5 GAL.	Per Plan		L	YES	37
S10	Salvia clevelandii Cleveland Sage	5 GAL.	Per Plan		L	YES	48

VINES

KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	REMARKS	WUCOLS	NATIVE	QUANTITY
V1	Distictis buccinatoria Blood Red Trumpet Vine	15 GAL.	Per Plan		M	NO	6
V2	Solandra maxima Cup of Gold Vine	15 GAL.	Per Plan		M	NO	3

UNIRRIGATED EROSION CONTROL BLANKET
North American Green Erosion Control System
VMAX SC350

NOTE: Coir mesh 400 to be installed in all areas (2:1 slopes and greater)

TOTAL SITE MULCH: 1,153 SF

GROUNDCOVERS, SUCCULENTS & GRASSES

KEY/SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	REMARKS	WUCOLS	NATIVE	QUANTITY
G1	Muhlenbergia rigens Deer Grass	1 GAL.	24" O.C.		L	YES	1252
G2	Lomandra 'Breeze' Dwarf Mat Rush	1 GAL.	24" O.C.		L	NO	280
G3	Carex divulsa Berkeley Sedge	1 GAL.	12" O.C.		M	NO	138
G4	Baccharis 'Centennial' Centennial Coyote Brush	1 GAL.	30" O.C.		L	YES	1124
G5	Myoporum parvifolium 'Putah Creek' Creeping Myoporum	1 GAL.	30" O.C.		L	NO	1101
G6	Bougainvillea 'La Jolla' La Jolla Bougainvillea	5 GAL.	18" O.C.		L	NO	154
G7	Agave americana Century Plant	1 GAL.	5' O.C.	Underplant with G5 at 18" O.C. where shown as massing	L	NO	87
G8	Agave attenuata Foxtail Agave	5 GAL. 15 GAL.	30" O.C.	50 / 50: 5 GAL. 15 GAL.	L	NO	15 GAL. - 82 24" Box - 82 TOTAL - 164
G9	Opuntia littoralis Prickley Pear	1 GAL.	30" O.C.		L	YES	354
G10	Yucca whipplei Our Lord's Candle	1 GAL.	30" O.C.		L	YES	109
G11	Sansevieria trifasciata 'Laurentii' Snake Plant	10" GAL.	30" O.C.		L	NO	26
G12	Hesperaloe parviflolia Red Yucca	1 GAL.	18" O.C.		L	NO	269
G14	Fescue Blend Marathon II Sod	SOD	LAID SOLID	See planting detail for on structure subgrade	H	NO	811sqft
G15	Aloe ferox Cape Aloe	1 GAL.	3' O.C.	Underplant with Lomandra	L	NO	-
G16	Agave americana 'Variegata' Variegated Century Plant	5 GAL.	4.5' O.C.		L	NO	5
G17	Aloe arborescens Torch Aloe	5 GAL.	30" O.C.		L	NO	9
G18	Lantana camara 'Confetti' Lantana	5 GAL.	30" O.C.		L	NO	19
G19	Agave vilmoriniana Octopus Agave	5 GAL.	36" O.C.		L	NO	6

RECYCLED CONTENT
- Shredded Wood Mulch: 1153 S.F. 21 CU.YD.
- Geocoir Mat: 1311 S.F. 49 CU.YD.

HYDROSEED MIX:
Install on all slopes 2:1 and greater after shrub and groundcover planting and upon installation of coir mesh 400 blanket

CALIFORNIA NATIVE WILDFLOWER MIX

This is a mixture of annual and perennial wildflowers, native to a wide variety of zones in California. This mix may be used for meadow or garden borders or as a portion of a native grassland or shrub mix. Irrigation will prolong bloom.

SPECIES	COMMON NAME	BULK #/ACRE	MIN % PLS*
Achillea millefolium	White yarrow	0.50	85
Castilleja exserta	Purple owl's clover	0.50	50
Clarkia amoena	Farewell to spring	1.50	80
Clarkia heterophylla	Chasers bouton	1.00	85
Eschscholzia californica	California poppy	3.50	85
Gilia capitata	Globe gilia	1.00	80
Gilia tricolor	Bird's eyes	0.50	80
Lupis platypetalus	Tidytips	0.50	60
Linum lewisii	Blue flax	1.00	85
Lupinus microcarpus densiflorus	Golden lupine	1.00	70
Lupinus succulentus	Arroyo lupine	2.00	90
Mimulus aurantiacus puniceus	Monkey red monkeyflower	1.00	2
Nemophila maculata	Five spot	1.00	75
Nemophila menziesii	Baby blue eyes	2.00	75
Phacelia campanularia	California bluebells	1.00	85
Sisyrinchium bellum	Blue eyed grass	2.00	75
		20.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

Seed: 20 lbs per acre
Height: 24-36 inches
Emergence: 10-15 days
Establishment: 60 days to 80% cover after emergence

NOTE: Contractor to submit min. % PLS for approval prior to seeding.

Slurry Mix:	lbs./acre
proMatrix efm/bfm	3,000
hydropost premium compost	1,000
biosol forte 7-2-1 organic fertilizer	800
AM 120 mycorrhizae inoculum	60
Tri-C soluble humate	1

Available from S&S Seeds, Inc. (805) 684-0436

Source: Site Design Studio 2021

Figure 9

Landscape Plan

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

ALDEN ENVIRONMENTAL, INC

2.0 CHARACTERISTICS OF THE SURROUNDING AREA

2.1 DESCRIPTION OF EXISTING LAND USES

The Land Use Designation for the project site vicinity is Low II Residential and Very Low II Residential (Figure 10 General Plan Land Use). Low II Residential allows for 5+ to 7 dwelling units per gross acre; Very Low II Residential allows 2+ to 3 dwelling units per gross acre.

Zoning for the project site is RE11-1-HCR (Figure 11 Zoning), which is for a Residential Estate with a minimum lot width of 70 feet and a minimum lot area of 11,000 square feet.

2.2 DESCRIPTION OF EXISTING TYPE AND DENSITY OF DEVELOPMENT

The existing type of developments in the project vicinity include one-family residences (zoned R1) and residential estates (zoned RE11 and RE15). Densities range from 2+ to 7 dwelling units per gross acre.

2.3 DESCRIPTION OF PUBLIC AND PRIVATE OWNERSHIP OF LAND

There are no existing easements regarding biological resources located in the project vicinity. The two subject parcels are privately owned.

3.0 BIOLOGICAL SITE CONDITIONS ASSESSMENT

The project site is small and lacks sensitive natural communities, special status plant and animal species, and water resources. Its Ecological Integrity Rating is Rank D (severely disturbed/poor). The project site is not part of the Essential Habitat Connectivity Network, is not a South Coast Missing Linkage, and present conditions such as steep slopes and surrounding development limit potential wildlife movement through the site and limit it to common urban species. This report does not include a Citywide Habitat Suitability Map Score because the City was unable to provide the required information for the analysis. However, for the reasons identified above, the suitability analysis is not considered warranted to determine the quality of the biological resources potentially affected by the project.

3.1 FLORA

Flora Literature Review

Prior to conducting the project site survey, Alden Environmental, Inc. (Alden; Appendix B Qualifications) reviewed a biological assessment letter written for the project site (SWCA Environmental Consultants [SWCA] 2018) as well as the Protected Tree Report (The Tree Resource 2021; Appendix C). Those results are incorporated herein.

Additionally, Alden conducted database queries for special status plant species within a minimum 0.25-mile radius of the project site were made using the U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation System (IPaC) database and the California Natural Diversity Database (CNDDB). The project site is not within any Environmental Sensitive Habitat Area.

Flora Field Methods

Biologist Brian Leatherman (Appendix B Qualifications) surveyed the project site on April 26, 2021 during the hours of approximately 0900 and 1300 with the following weather conditions: partly cloudy skies, 60 to 62 degrees Fahrenheit, and winds from approximately 7 to 15 miles per hour. Except where too steep to traverse, the entire project site was walked. Steep portions of the project site were surveyed using binoculars. Mr. Leatherman compiled a list of all plant species observed during the survey (Appendix D Plant Species Observed). Thirty-one native and 23 non-native plant species were observed. He also took representative photographs of the flora on site (Appendix A Representative Photographs).

Vegetation was mapped following *A Manual of California Vegetation* (Sawyer, et al. 2009) and was done on aerial imagery with a scale of approximately 1 inch = 150 feet with a minimum mapping unit of 0.1 acre. The survey included a rapid, field-based assessment to assess the project site's ecological integrity (which is Rank D-severely disturbed/poor). Vegetation also was mapped, primarily via aerial photographs, for an additional 200-foot buffer area surrounding the project impact footprint. This larger area is referred to as the project study area.

Based on the project site's Ecological Integrity Rank D, the results of the 2018 project site assessment (SWCA 2018), and Alden's database queries, it was determined that no species-specific surveys are warranted. However, as part of the project site survey on April 26, 2021, Mr. Leatherman searched for special status plant species, and the survey was conducted during the spring blooming period when most annual plant species are in flower and easily detectable.

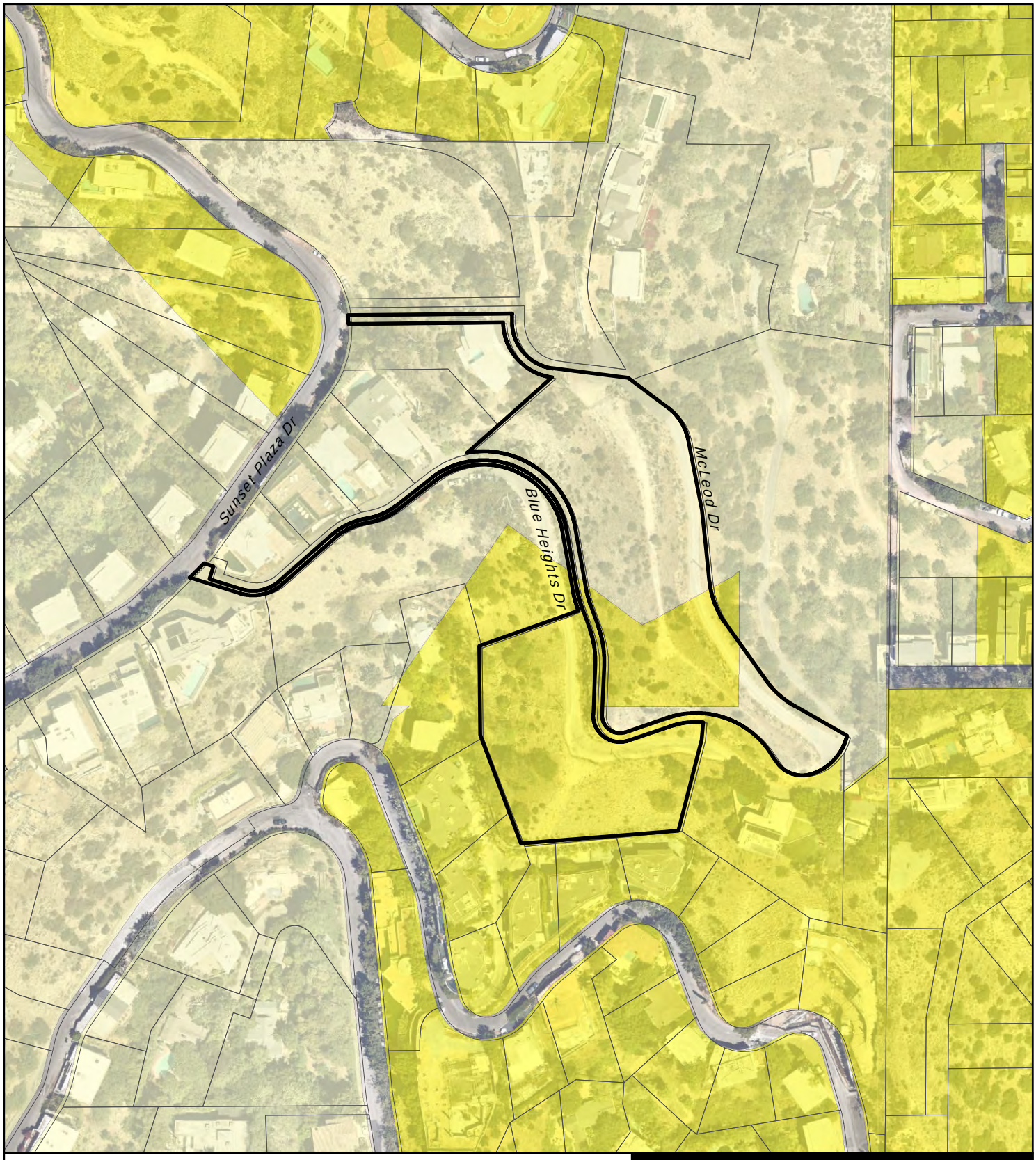
Flora Data Analysis

The larger study area (encompassing the project site) supports five vegetation communities and developed land as shown in Table 2 and on Figure 12 Vegetation Communities/Impacts. They are described following Table 2.

Table 2
Vegetation Communities within the Study Area[1]

Vegetation Community	Existing Area (acres)
Non-native grassland[2]	0.9
Non-native grassland[3]	1.4
Non-native grassland[4]	1.5
Coastal sage scrub-disturbed	0.3
Eucalyptus woodland	0.2
Disturbed	0.5
Ornamental	1.7
Developed	6.2
Total	**12.7**

[1] The study area incorporates a 200-foot buffer around the project footprint
[2] *Pennisetum setaceum*-dominated
[3] *Avena fatua*-dominated
[4] *Bromus diandrus*-dominated



Parcel Boundary

General Plan Land Use

Low II Residential

Very Low II Residential

N
W E
S

0 75 150

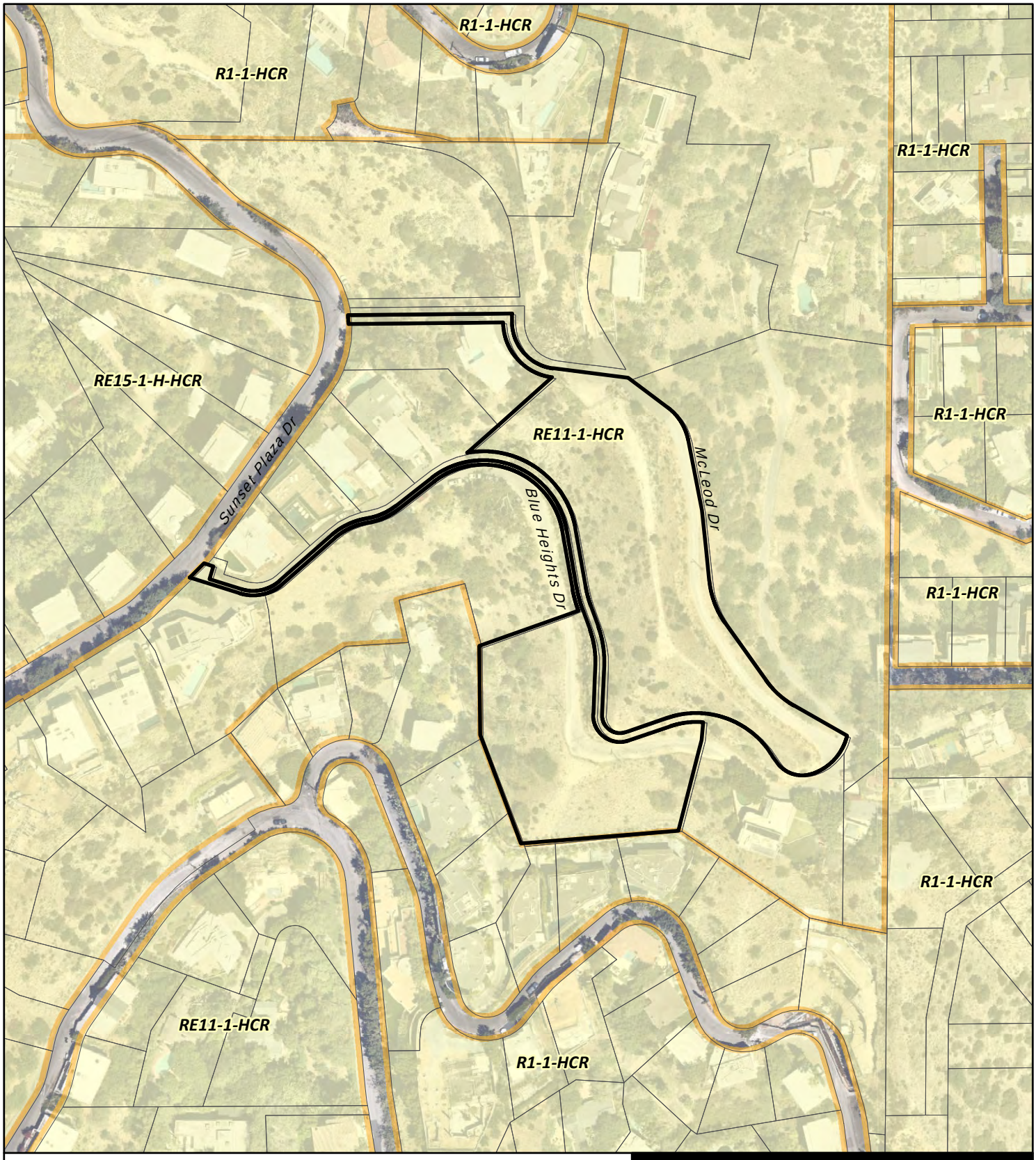
Feet

ALDEN
ENVIRONMENTAL, INC

Figure 10

General Plan Land Use

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA



Parcel Boundary

Zoning

Residential

N
W E
S

0 75 150

Feet

ALDEN ENVIRONMENTAL, INC

Figure 11

Zoning

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

Parcel Boundary
Project Impacts
Study Area

Vegetation

- Coastal Sage Scrub - Disturbed
- Non-native Grassland - Fountain grass (*Pennisetum setaceum*)
- Non-native Grassland - Ripgut brome (*Bromus diandrus*)
- Non-native Grassland - Wild oats (*Avena fatua*)
- Eucalyptus Woodland
- Ornamental
- Disturbed Habitat
- Developed

N
W E
S

0 70 140 Feet

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Figure 12

Vegetation Communities/Impacts

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

Non-native grassland on the project site is dominated by non-native fountain grass (*Pennisetum setaceum*), non-native wild oat (*Avena fatua*), or non-native ripgut brome (*Bromus diandrus*). The fountain grass-dominated alliance also supports scattered laurel sumac (*Malosma laurina*), ornamental pine (*Pinus* sp.), and eucalyptus (*Eucalyptus* sp.). The wild oat-dominated alliance also supports scattered California black walnut (*Juglans californica*), eucalyptus, and Brazilian pepper tree (*Schinus terebinthifolius*), among other native and non-native plants. The non-native grassland community has an Ecological Integrity Rating of Rank D (Severely Disturbed, Poor), and it is not a sensitive natural community (CDFW 2020). It is Rank D because its vegetation structure and composition are altered through the established presence of invasive, non-native plant species, and it is in a landscape context that is made up of highly fragmented pockets of similar vacant land.

Coastal sage scrub-disturbed occurs well outside of the project footprint but within the 200-foot mapped study area. This habitat consists of scattered native shrub species including laurel sumac (*Malosma laurina*) and California buckwheat (*Eriogonum fasciculatum*). It occurs on relatively steep slopes adjacent to developed areas and has been disturbed by what appears to be fuel modification in the understory. This habitat would not be affected by the project and is, therefore, not further discussed herein.

Eucalyptus woodland is a thicket of *Eucalyptus* species trees that produces a large amount of leaf and bark litter, the chemical and physical characteristics of which limit the ability of other species to grow in the understory. This habitat is within the mapped study area but would not be affected by the project and is, therefore, not further discussed herein.

Disturbed on the project site is comprised of dirt roads/trails. Disturbed has an Ecological Integrity Rating of Rank D (Severely Disturbed, Poor), and it is not a sensitive natural community (CDFW 2020). It is Rank D because its vegetation has been removed through human activity such as driving vehicles.

Ornamental on the project site is comprised of a strip of planted ornamental fig trees (*Ficus* sp.). Ornamental has an Ecological Integrity Rating of Rank D (Severely Disturbed, Poor), and it is not a sensitive natural community (CDFW 2020). It is Rank D because this strip of ornamental trees is not natural habitat and is of little value to wildlife.

Developed on the project site is comprised of asphalt-paved Blue Heights Drive.

One special status plant species was returned to the CNDDB query within 0.25-mile of the project site (Figure 3 Species) and was also noted as reported within a one-mile radius of the project site in the previous biological assessment (SCWA 2018). That species is Braunton's milk-vetch (*Astragalus brauntonii*), a federal endangered species with a California Native Plant Society (CNPS) Rare Plant Rank of 1B.1 (rare or endangered in California and elsewhere; seriously endangered in California).

Braunton's milk-vetch is a perennial herb that blooms from January to August and occurs in recently burned or disturbed areas, usually on sandstone with carbonate layers. Its habitats include chaparral, coastal scrub, and valley and foothill grassland. The project site does not have suitable soils (it is granitic, not sandstone) for the species. Therefore, it is not expected to occur there.

One special status plant species was returned to the IPaC database query for species expected to be on or near the project area. This species is Gambel's watercress (*Rorippa gambellii*), a federal endangered and State threatened species with a CNPS Rare Plant Rank of 1B.1 (rare or endangered in California and elsewhere; seriously endangered in California).

Gambel's watercress is a perennial, rhizomatous herb that blooms from April to October and occurs in freshwater or brackish marshes and swamps. The project site does not support these, or any, wetland habitats; therefore, Gambel's watercress is not expected to occur there.

City-protected trees on the project site include one California black walnut and one western sycamore (*Platanus racemosa*) on the residence parcel. There is also one off-site black walnut tree on the slope north of the residence parcel (Appendix C). Seven non-protected, significant trees were also observed on the residence parcel (Appendix C).

The project would directly impact the entire 1.01-acre residence parcel. Off-site impacts to 0.38 acre from widening the existing street, making the sewer connection, and providing access would occur and also affect the adjacent parcel. The total impact would be to 1.39 acres (Table 3, Direct Project Impacts).

Table 3
Direct Project Impacts

Vegetation Community	Impacted Area (acres)
Non-native grassland	0.89
Disturbed habitat	0.06
Ornamental	0.07
Developed	0.37
Total	**1.39**

The project would also directly impact one, City-protected black walnut tree and all seven of the non-protected, significant trees on the residence parcel. The direct impacts would be from grading and required fuel modification.

The City-protected western sycamore tree on the residence parcel would be retained and protected in place. The impacted City-protected walnut tree would be replaced to the satisfaction of the Urban Forestry Division. The seven non-protected significant trees on the residence parcel are recommended for replacement per the Department of City Planning. The one off-site, City-protected walnut tree would be retained and protected in place (Appendix C).

Since the project site is surrounded by residential buildings, fences, walls, and roads, indirect impacts to flora resources from project construction and occupation of the residence are not expected.

Because the project site is within an area that is already largely developed, and the project would not impact sensitive vegetation communities or special status plant species, it would not contribute to cumulative impacts on these resources that may occur within a 500-foot radius of the project site.

General Flora Conclusions

There are no sensitive natural communities on the project site. No special status plant species were observed on site, and none is expected to occur. Per the Protected Tree Report (The Tree Resource 2021), City-protected trees and non-protected, significant trees would be protected or satisfactorily replaced. Therefore, the project would not have significant impacts on sensitive flora resources.

3.2 FAUNA

Fauna Literature Review

Prior to conducting the project site survey, Alden reviewed a biological assessment letter written for the project site (SWCA 2018) and conducted database queries for special status animal species within a minimum 0.25-mile radius of the project site using the USFWS IPaC database and the CNDDB.

The project site is not within any Environmental Sensitive Habitat Area.

No special status animal species was returned to the CNDDB database query within 0.25-mile of the project site (Figure 3 Species). Two special status animal species were returned to the IPaC database query for species expected to be on or near the project area.

The IPaC species are the coastal California gnatcatcher (*Polioptila californica Gambelia*; federal threatened, State species of special concern) and the western snowy plover (*Charadrius nivosus niveous*; federal threatened, federal bird of conservation concern; State special of special concern)

The coastal California gnatcatcher occurs in coastal sage scrub habitat that is not present on the project site. The western snowy plover occurs most typically on beaches, at lagoons and estuaries, and at ponds and rivers. There is no western snowy plover habitat on the project site. Since there is no habitat for either species on the project site, neither is expected to occur there.

Fauna Field Methods

Biologist Brian Leatherman (Appendix B Qualifications) surveyed the project site on April 26, 2021 during the hours of approximately 0900 and 1300 with the following weather conditions: partly cloudy skies, 60 to 62 degrees Fahrenheit, and winds from approximately 7 to 15 miles per hour. Except where too steep to traverse, the entire project site was walked. Steep portions of the project site were surveyed using binoculars. Mr. Leatherman compiled a list of all animal species observed or detected during the survey (Appendix E Animal Species Observed). A total of 23 species was observed or detected including two reptile species, 19 bird species, and two mammal species. Animal species were identified by direct observation or indirectly by signs such as vocalizations, scat, and burrows. Mr. Leatherman also looked for active bird nests during the survey.

With the project site's Ecological Integrity Rating of Rank D (Severely Disturbed, Poor), no special status animal species is expected to occur there. Therefore, no species-specific surveys are warranted.

The animals observed or detected during the survey are typical of disturbed sites and included such species as western fence lizard (*Sceloporus occidentalis*), lesser goldfinch (*Spinus psaltria*), northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), and Botta's pocket gopher (*Thomomys bottae*).

Fauna Data Analysis

Two species of reptiles, 19 species of birds, and two species of mammals were observed/detected; all of which are of no special status but one (Appendix E Animal Species Observed). Vaux's swift is a State species of special concern known to pass through Los Angeles in spring and fall to breed in the north or spend winters in the south (Natural History Museum Los Angeles County). Vaux's swift was observed in migration over the project site. There are no suitable roosting sites (e.g., chimneys or tree hollows) for Vaux's swift on site. Nearly all of the species observed or detected are typical of disturbed, poor-quality habitats like those on the project site (Ecological Integrity Rank D).

No bird nests were observed; however, there is some potential for avian nesting to occur that is protected by the federal Migratory Bird Treaty Act and California Fish and Game Code (see Section 4. Applicable Regulations and Permits). For example, Anna's hummingbird (*Calypte anna*), lesser goldfinch, and bushtit (*Psaltriparus minimus*) observed on the project site are known to nest in trees and/or shrubs in urban/suburban areas.

Direct and indirect impacts to nesting birds would be avoided in order to comply with the Migratory Bird Treaty Act and California Fish and Game Code. Nesting birds can be affected directly during vegetation removal and ground disturbance and indirectly from short-term construction-related disturbance and noise resulting in decreased reproductive success or abandonment of an area as nesting habitat. Therefore, vegetation removal and ground-disturbing activities would be conducted outside of the breeding season (i.e., February 1 through August 31) to the extent feasible. Otherwise, a pre-construction nesting bird survey by a qualified biologist would be conducted within 72 hours prior to these activities if they would occur during the breeding season.

The pre-construction survey would consist of full coverage of the proposed impact footprint and up to a 300-foot buffer (500-feet, if necessary, for raptors), access permitting. The specific survey buffer would be determined in the field by the qualified biologist. If no active nests are found, no additional measures would be required.

If active nests are found, the nest locations would be mapped by the biologist. The nesting bird species would be documented and, to the extent feasible, the nesting stage (e.g., eggs, nestlings) would be determined. The biologist would establish a no-activity buffer around each active nest. The buffer would be determined by the qualified biologist based on the biology of the species and surrounding habitat (typically a starting point of 300 feet for most birds and 500 feet for raptors but may be reduced as appropriate by the biologist). No vegetation removal or ground disturbance activities would be conducted within the buffer until the biologist has determined the nest is no longer active (i.e., no eggs or nestlings) and has informed the construction supervisor that activities may resume.

Since no special status animal species were found on site; none has potential to occur there; and the project will comply with nesting bird regulations, there would be no direct, indirect, or cumulative impacts to special status and/or protected animal species from the project.

General Fauna Conclusions

No special status animal species were observed or detected on the project site, and none is expected to occur. Therefore, the project would not have significant impacts on sensitive fauna resources.

While no active bird nests were observed during the survey, there is some potential for avian nesting to occur that is protected by the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. As a standard condition, the project would be required to comply with the requirements of those regulations (see Section 4. Applicable Regulations and Permits).

3.3 WILDLIFE MOVEMENT

Habitat linkages and wildlife corridors are features that promote habitat connectivity, allowing the flow of genetic information through and between habitats. Habitat linkages are large scale, regional networks of corridors and large natural open space areas that encompass an adequate diversity and acreage of useable habitats to provide long term resilience of ecosystems against the detrimental effects of habitat fragmentation, which creates isolated "islands" of wildlife habitat. Wildlife corridors are typically discrete linear features within a landscape that are constrained by development or other non-habitat areas.

Wildlife Movement Literature Review

Alden reviewed the California Essential Habitat Connectivity Project report, and the project site is not part of the Essential Habitat Connectivity Network (Spencer, et al. 2010).

Alden reviewed the NWI and NHD, and they showed no wetland resources/drainages in the project site vicinity (Figure 6 NWI and NHD) that could act as a wildlife corridor.

Alden reviewed the South Coast Linkages Program documents, and the project site is not a South Coast Missing Linkage (South Coast Wildlands 2008; Penrod, et al. 2006).

Additionally, Alden reviewed the SWCA (2018) biological assessment letter for the project site and includes its findings below under Wildlife Movement Data Analysis.

Wildlife Movement Field Methods

Biologist Brian Leatherman (Appendix B Qualifications) surveyed the project site on April 26, 2021 during the hours of approximately 0900 and 1300 with the following weather conditions: partly cloudy skies, 60 to 62 degrees Fahrenheit, and winds from approximately 7 to 15 miles per hour. Mr. Leatherman looked for evidence of wildlife use of the site by animals expected in the area that could move through the site such as racoon (*Procyon lotor*) and Virginia opossum (*Didelphis virginana*). Evidence of movement can include signs such as scat and tracks. No camera traps were used to record fauna movement or audible calls.

Wildlife Movement Data Analysis

Per the California Essential Habitat Connectivity Project report, the project site is not part of the Essential Habitat Connectivity Network (Spencer, et al. 2010).

The NWI and NHD showed no wetland resources in the project site vicinity (Figure 6 NWI and NHD).

Per the South Coast Linkages Program documents, the project site is not a South Coast Missing Linkage (South Coast Wildlands 2008; Penrod, et al. 2006).

According to SWCA (2018), the project site is located in a Habitat Block per the Santa Monica Mountains Conservancy (SMMC) and Mountains Recreation & Conservation Authority (MRCA) Eastern Santa Monica Mountains Habitat Linkage Planning Map (SMMC and MRCA 2017 *in* SWCA 2018).

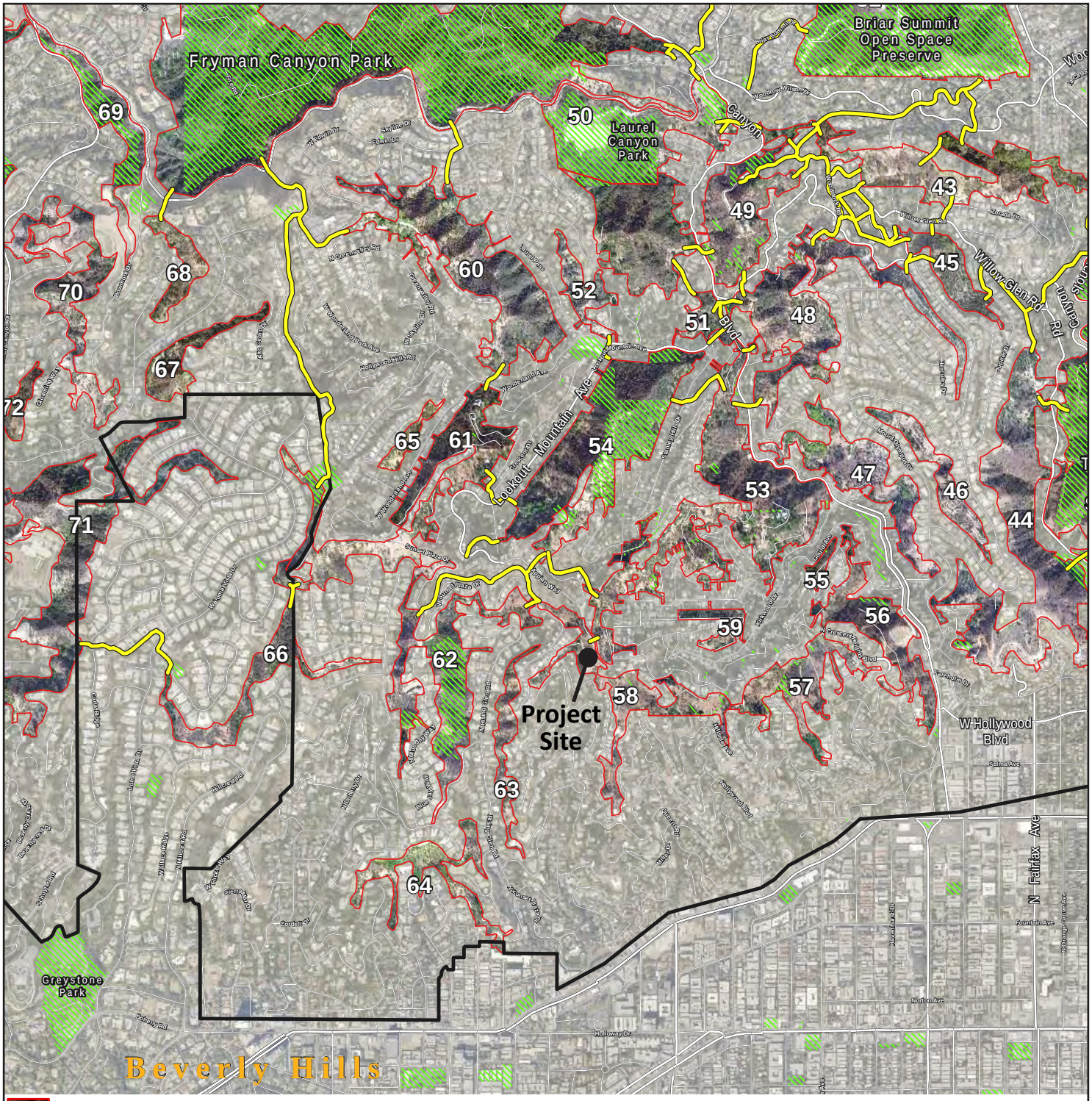
Habitat Blocks: The SMMC and MRCA studied land uses in the Santa Monica Mountains for potential habitat linkages and movement corridors to help prioritize land conservation. The project site is located within Habitat Block 53/58 as shown on Figure 13 Habitat Blocks. Habitat blocks are outlined in red; possible wildlife corridors are indicated by yellow lines. The intent of this map was explained by Marc Shores of the MRCA (2018 *in* SWCA 2018) as follows:

> *The numbers are purely for natural resource planning purposes only, the blocks were numbered east to west, with the Griffith Park area receiving A-X. Our goal is to discern the gaps and obstacles between the blocks that hinder wildlife movement. Once those areas are quantified, we then have a better tool for strategic acquisition/management planning. No biological datasets were created in conjunction with the habitat block dataset. It is merely a tool to map areas of undeveloped open space. The method used to identify each block was researching multiple year Google Earth imagery and Assessor parcel data.*

Therefore, the Habitat Block mapping does not denote biological significance or provide special protections.

The project site is surrounded by residential buildings, fences, walls, and roads, all of which limit wildlife movement through the site, and the project vicinity is made up of highly fragmented pockets of vacant land. The project site has an Ecological Integrity Rating of Rank D (Severely Disturbed, Poor), is not essential for habitat connectivity, and is not a habitat linkage.

Wildlife movement is expected to be limited and to species common in urbanized areas such as coyote (*Canis latrans*; scat was detected on the project site), Virginia opossum, and racoon. Mountain lion (*Puma concolor*) tracking conducted by the National Park Service has not discovered lions between the 405 and 101 freeways in the Hollywood Hills where the project site is located (Santa Monica Mountains 2014 *in* SWCA 2018). The primary food source for mountain lion is mule deer (*Odocoileus hemionus*), and no evidence of mule deer use of the project site was found.



Habitat Blocks (1-96) - Boundaries approximate- many small, more isolated blocks not mapped

Wildlife Corridor - Alignments approximate and not all field verified- not intended to be 100% inclusive of all potential movement pathways

Public Land

Santa Monica Mountains Conservancy Zone Boundary

Source: Eastern Santa Monica Mountains Habitat Linkage Planning Map
Santa Monica Mountains Conservancy, State of California
February 2020

Miles
0 0.1 0.2

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Figure 13

Habitat Blocks

1830 & 1849 BLUE HEIGHTS DRIVE,
LOS ANGELES, CALIFORNIA

Since: 1) the project site is not part of the Essential Habitat Connectivity Network; 2) the project site is not a South Coast Missing Linkage; 3) the project site is surrounded by residential buildings, fences, walls, and roads; and 4) the project site vicinity is made up of highly fragmented pockets of vacant land, wildlife movement is expected to be limited and to species common in urbanized areas. Therefore, direct, indirect, and cumulative impacts on wildlife movement from the project would be less than significant.

General Conclusions on Wildlife Movement

The project is not part of the Essential Habitat Connectivity Network and is not a South Coast Missing Linkage. The project site is surrounded by residential buildings, fences, walls, and roads, and the project site vicinity is made up of highly fragmented pockets of vacant land. These conditions limit potential wildlife movement through the site and limit it to common urban species. Therefore, the project would have less-than-significant impacts on wildlife movement.

3.4 WATER RESOURCES

Water Resources Literature Review

Prior to the field survey, Alden checked the NWI and NHD for water resources on the project site or in its vicinity.

Water Resources Field Methods

Biologist Brian Leatherman (Appendix B Qualifications) surveyed the project site on April 26, 2021 during the hours of approximately 0900 and 1300 with the following weather conditions: partly cloudy skies, 60 to 62 degrees Fahrenheit, and winds from approximately 7 to 15 miles per hour. Except where too steep to traverse, the entire project site was walked. Steep portions of the project site were surveyed using binoculars. Mr. Leatherman searched for evidence of water resources such as drainage channels (with bed and bank), erosional features (rills, gullies), ponded areas (potentially indicating vernal pools), and wetland/riparian plant species.

Water Resources Data Analysis

No water resources were observed on the project site, and according to the literature review, none is present on site or in the project vicinity. Therefore, there would be no impacts to water resources from the project.

General Conclusions on Water Resources

No water resources were observed on the project site, and according to the literature review, none is present on site or in the project vicinity. Therefore, there would be no impacts to water resources from the project.

4.0 APPLICABLE REGULATIONS AND PERMITS

The following regulations are applicable to the project.

4.1 Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA; 16 U.S. Code Sections 703-711) includes provisions for protection of migratory birds, including the non-permitted take of migratory birds. The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations Section 10.13. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a "take." The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country, and is enforced in the United States by the USFWS. The MBTA was amended in 1972 to include protection for migratory birds of prey (raptors). As a general condition, the project must comply with the MBTA.

4.2 California Environmental Quality Act

Primary environmental legislation in California is found in the California Environmental Quality Act (CEQA) and its implementing guidelines (State CEQA Guidelines), requiring that projects with potential adverse effects or impacts on the environment undergo environmental review. This Full Biological Report is part of that review. Adverse impacts to the environment are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations. No mitigation measures are required for the project.

4.3 California Fish and Game Code

Pursuant to California Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by California Fish and Game Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA. These regulations could require that construction activities (particularly vegetation removal or construction near nests) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFW and/or USFWS. As a general condition, the project must comply with California Fish and Game Code.

4.4 City of Los Angeles Native Tree Protection Ordinance

City Ordinance No. 186873 defines protected trees as oaks (*Quercus* spp.) indigenous to California but excluding the scrub oak (*Quercus dumosa*); southern California black walnut; western sycamore, and California bay laurel (*Umbellularia californica*) with a diameter at breast height (DBH) of four inches or greater. Protected shrubs are defined as Mexican elderberry (*Sambucus mexicana*) and toyon (*Heteromeles arbutifolia*), which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

5.0 CONCLUSION

There are no sensitive natural communities on the project site. No special status plant species were observed on site, and none is expected to occur. City-protected trees would be protected or satisfactorily replaced. Therefore, the project would not have significant impacts on sensitive flora resources.

The project site has an Ecological Integrity Rating of Rank D (severely disturbed/poor). Therefore, the project would not have impacts on sensitive flora resources.

No special status animal species were observed or detected on site, and none is expected to occur. And, the project will comply with nesting bird regulations. Therefore, the project would not have impacts on special status and/or protected fauna resources.

The project is not part of the Essential Habitat Connectivity Network and is not a South Coast Missing Linkage. The project site is surrounded by residential buildings, fences, walls, and roads, and the project site vicinity is made up of highly fragmented pockets of vacant land. These conditions limit potential wildlife movement through the site and limit it to common urban species. Therefore, the project would have less-than-significant impacts on wildlife movement.

No water resources were observed on the project site, and according to the literature review, none is present on site or in the project vicinity. Therefore, there would be no impacts to water resources from the project.

The project would have no significant impacts on sensitive or special status biological resources, and no mitigation is required.

6.0 REFERENCES

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APPENDIX A

Representative Photographs

REPRESENTATIVE PHOTOGRAPHS

Photo Point 1. 04/26/2021

Photo Point 2. 04/26/2021

Photo Point 3. 04/26/2021

Photo Point 5. 04/26/2021

Photo Point 6. 04/26/2021

Photo Point 7. 04/26/2021

Photo Point 8. 04/26/2021

Photo Point 9a. 04/26/2021

Photo Point 9b. 04/26/2021

Photo Point 10. 04/26/2021

Photo Point 11. 04/26/2021

Photo Point 12. 04/26/2021

Photo Point 13. 04/26/2021

Photo Point 14. 04/26/2021

APPENDIX B

Qualifications

Greg Mason, Principal/Senior Biologist, Alden Environmental, Inc.

Summary of Qualifications

Mr. Mason is the Principal and Senior Biologist at Alden Environmental, Inc. He has over 20 years' experience working in the environmental field and has participated in hundreds of projects in San Diego County. His experience includes oversight of large- and small-scale mitigation compliance programs, including habitat restoration, sensitive species surveys, vegetation mapping, wetland delineations, construction monitoring, impact analysis, report preparation, project permitting, and project management. He has worked extensively with both public and private clients, in coordination with federal, state and local regulatory staff, in the implementation of mitigation and monitoring programs in the field. He assists clients in obtaining aquatic resources permits including U.S. Army Corps Section 404 Permits, RWQCB Section 401 Certifications, and CDFW 1600 Streambed Alteration Agreements. Through his permitting work, Mr. Mason also facilitates the Section 7 consultation process with the USFWS and negotiates conservation measures. Mr. Mason is permitted by the USFWS to conduct presence/absence surveys for Quino checkerspot butterfly; San Diego, Riverside, vernal pool, Conservancy, and longhorn fairy shrimps; and vernal pool tadpole shrimp throughout the range of each species, and is also authorized to conduct dry season fairy shrimp analysis, identification, and culturing.

Professional Experience

Jr. Environmental Planner	HELIX Environmental Planning, Inc., La Mesa, CA	1992 - 1993
Peace Corps Volunteer	U.S. Peace Corps, Paraguay	1993 - 1996
Environmental Planner	Helix Environmental Planning, Inc., La Mesa, CA	1996 - 1998
Biologist	Helix Environmental Planning, Inc., La Mesa, CA	1998 - 2001
Biology Group Manager	Helix Environmental Planning, Inc., La Mesa, CA	2001 - 2004
Division Manager, Biological Services	Helix Environmental Planning, Inc., La Mesa, CA	2004 - 2008
Vice President, Biological Services	Helix Environmental Planning, Inc., La Mesa, CA	2008 - 2011
Principal and Senior Biologist	Alden Environmental, Inc., San Diego, CA	2011 - Present

Education

Bachelor of Science, Natural Resources Planning & Interpretation, Humboldt State University, 1992

Registrations/Certifications/Licenses

- USFWS Threatened/ Endangered Wildlife Species Permit (quino checkerspot butterfly; San Diego, Riverside, vernal pool, Conservancy, and longhorn fairy shrimps; and vernal pool tadpole shrimp)
- USFWS authorized for dry season fairy shrimp analysis, identification, and culturing
- CDFW Scientific Collecting Permit SC-007619
- County of San Diego, Approved Biological Consultant and Approved Revegetation Planner

Professional Affiliations

- California Native Plant Society
- Returned Peace Corps Volunteer Association

Brian Leatherman, Principal Wildlife Biologist, Leatherman BioConsulting, Inc.

Summary of Qualifications

Mr. Leatherman has twenty-seven years of experience as a professional biologist conducting general and focused avian, herpetological, mammalian, and special status species surveys, and preparing biological reports and biological resources sections for environmental documents. His expertise lies in documenting wildlife diversity and habitat utilization, evaluating habitats for their potential to support rare, threatened, and endangered wildlife species, and analyzing impacts of proposed projects on biological resources. He has designed and implemented studies to monitor wildlife usage of restoration sites and movement corridors, and has developed and implemented relocation efforts for several special status species. He has monitored a variety small- and large-scale construction projects to ensure and document compliance with project permits or mitigation monitoring plans. A list of some of the special status species he has worked with includes the quino checkerspot butterfly, arroyo toad, California red-legged frog, southwestern pond turtle, desert tortoise, southwestern willow flycatcher, least Bell's vireo, California gnatcatcher, and San Joaquin kit fox. More recently, his focus has been on projects that use science-based survey techniques and applied biological principles on conservation lands and preserves to be managed for their biological resources.

Professional Experience

Independent Biologist	CA	1991 - 1993
Wildlife Biologist	Dames and Moore, CA	1993 - 1996
Wildlife Biologist	Chambers Group, Irvine, CA	1996 - 1997
Wildlife Biologist	Psomas and Associates, CA	1997 - 2000
Wildlife Biologist	White and Leatherman BioServices, CA	2000 - 2006
Principal Wildlife Biologist	Leatherman BioConsulting, Inc., Yorba Linda, CA	2006 - Present

Education

California State University, Fullerton, California
Master of Arts, Biological Science, 1993
Bachelor of Arts, Biological Science, 1991

Registrations/Certifications/Licenses

- Section 10(a)(1)(A) Permit for Southwestern Willow Flycatcher, California Gnatcatcher, Least Bell's Vireo (Permit No. TE827493-7)
- California Department of Fish and Game Scientific Collecting/Trapping Permit SC-001567; MOU for Southwestern Willow Flycatcher, Western Yellow-billed Cuckoo, Least Bell's Vireo; nest monitoring for California gnatcatcher; trapping for southern rubber boa and southwestern pond turtle
- California Department of Fish and Game Letter of Agreement for Conducting Brown-headed Cowbird Capture and Removal Programs

Professional Affiliations

- Society for the Study of Amphibians and Reptiles
- The Desert Tortoise Council
- The Wildlife Society
- Western Field Ornithologists
- Declining Amphibian Populations Task Force
- Southern California Botanists
- California Native Plant Society
- California Botanical Society

APPENDIX C

Protected Tree Report

PROTECTED TREE REPORT

PREPARED FOR

A&T Development LLC

6423 Wilshire Blvd

Los Angeles, CA 90048

PROPERTY

1830 N. Blue Heights Drive

Los Angeles, CA 90069

CONTACT

Ameen Ayoub

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March 27, 2021

PREPARED BY

LISA SMITH, **THE TREE RESOURCE**

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782

ISA TREE RISK ASSESSOR QUALIFIED

MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS

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1830 N. Blue Heights Drive
Los Angeles, CA 90069

SUMMARY

This Tree Report was prepared at the request of the property owner, A&T Development LLC. The owner is preparing to build a single family residence on this property. The subject property is 43,767 square feet and is located in the Hollywood Hills area of Los Angeles. It is currently an undeveloped vacant lot. The proposed new residence will be sited at the top of this steeply sloping lot, with a first floor footprint of approximately 7,049 square feet. This report is updated per the new tree ordinance and includes the MND information.

PROTECTED TREES, URBAN FORESTRY DIVISION

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

At this time, I observed one (1) Black walnut *(Juglans californica)* tree and one (1) Western sycamore *(Platanus racemosa)* on the property. The Sycamore will be retained and protected in place and the Black walnut will be removed and replaced to the satisfaction of the Urban Forestry Division.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

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

At this time, I observed seven (7) Non-Protected Significant Trees on the property. All seven (7) of these trees will be impacted by the proposed construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

NEIGHBOR TREES

There is one off-site black walnut tree on the slope adjacent to the new residence that will be retained and protected in place. Protective fencing will be installed at the property line throughout the course of construction.

ASSIGNMENT

The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

LIMITS OF THE ASSIGNMENT

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

TREE CHARACTERISTICS AND SITE CONDITIONS

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

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

The proposed new residence will be sited at the top of the slope, adjacent to Blue Heights Drive, and will include a new private road and three levels, including a basement. This house footprint location is ideal for the creation of views, slope retention, minimal impact to the site, and ingress and egress to Blue Heights Drive.

PROTECTED TREES

One (1) protected black walnut tree at the top of the slope is drought stressed and in poor condition and will be significantly impacted by the proposed construction, is located in the footprint of the proposed residence and is recommended for removal and replacement to the satisfaction of the City of Los Angeles, Urban Forestry Division, at a four to one (4:1) ratio, minimum 24 inch box size. A total of four (4) native trees will be planted on site. Due to the steep hillside terrain, it is not tagged.

One (1) Western sycamore tree located on the opposite side of the street of the main property area and new residence in a raised planter space adjacent to the street. The upper hillside behind the sycamore will be stabilized with a new nail wall, to be installed with minimal to no impact to the tree. This tree will be retained and protected in place.

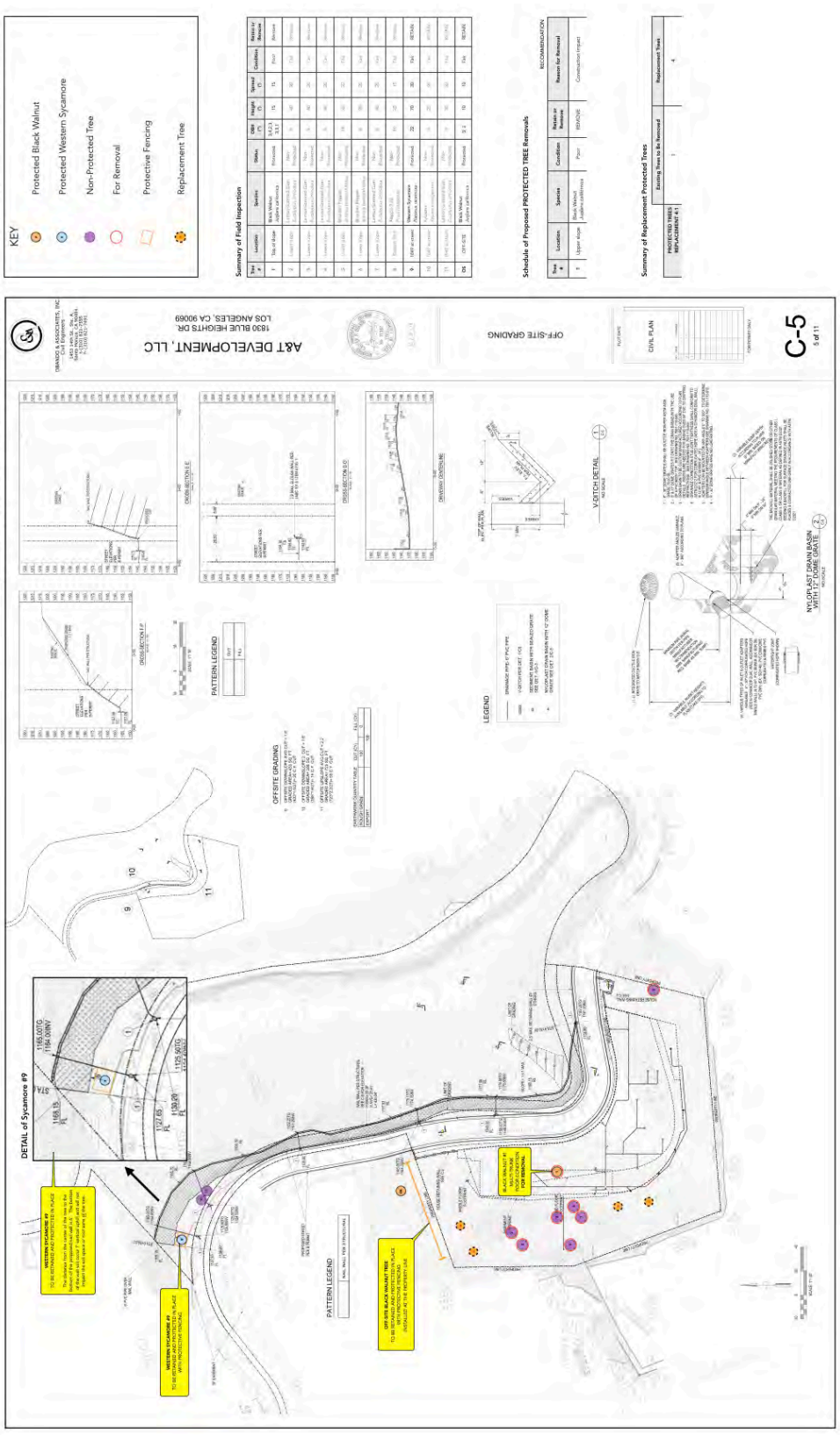
The off-site black walnut tree on the slope adjacent to the new residence will be retained and protected in place. Protective fencing will be installed at the property line throughout the course of construction.

NON-PROTECTED TREES

Seven (7) Non-protected significant trees will not tolerate the encroachment or construction activities of this project and are recommended for removal and replacement at a one-to-one (1:1) ratio to the satisfaction of the city of Los Angeles.

APPENDIX A - TREE LOCATION MAP, REDUCED

APPENDIX A. TREE LOCATION MAP ON PROJECT SITE PLAN



APPENDIX B - PHOTOGRAPHS

PHOTO 1. Shows views of the subject property. Clockwise from left: looking southwest down the central slope, with the main collection of eucalyptus and Brazilian pepper visible; looking to the eastern limit, to a collection of off-site trees adjacent to the neighboring residence; and a view of the protected black walnut *(Juglans californica)* tree at the top of the slope near the main peninsula of the property. Seven (7) Non-Protected Trees and one (1) Protected black walnut tree on site will be significantly impacted by the proposed construction, are located in the proposed building footprint and are recommended for removal.

APPENDIX B - PHOTOGRAPHS

PHOTO 2. Shows Protected black walnut *(Juglans californica)* #1 at the top of the slope near the main peninsula of the property. This tree will be significantly impacted by the proposed construction, are located in the proposed building footprint and is recommended for removal and replacement at a four to one (4:1) ratio to the satisfaction of the Urban Forestry Division.

APPENDIX B - PHOTOGRAPHS

PHOTO 3. Shows Western sycamore #9 on the north side of Blue Heights Drive. A new nail wall will be installed on the hillside behind this tree, with no impact to the root zone or soil space of the tree.

This tree is most likely an installed tree due to its location in a raised planter, but for the purposes of this report, it will be interpreted as a naturally occurring protected tree. This planter will serve as an additional protective zone around the root zone, and this tree will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 5. Shows the off-site Protected black walnut tree adjacent to the subject property. This tree will be retained and protected in place.

APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	Black Walnut Juglans californica	Protected	3,4,2,3,3,3,1	15	15	POOR	REMOVE
2	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	8	40	20	FAIR	REMOVE
3	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	8	40	20	FAIR	REMOVE
4	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	8	40	20	FAIR	REMOVE
5	Brazilian Pepper Schinus terebinthifolius	Non-Protected	18	20	20	FAIR	REMOVE
6	Brazilian Pepper Schinus terebinthifolius	Non-Protected	8	20	20	FAIR	REMOVE
7	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	8	40	20	FAIR	REMOVE
8	Aleppo Pine Pinus halepensis	Non-Protected	10	25	15	FAIR	REMOVE
9	Western Sycamore Platanus racemosa	Protected	22	70	30	FAIR	RETAIN
10	Xylosma Xylosma congestum	Non-Protected	8	25	20	FAIR	RETAIN
11	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	9	30	20	FAIR	RETAIN
OS	Black Walnut Juglans californica	Protected	5, 3	10	10	FAIR	RETAIN

APPENDIX D - SUMMARY OF DATA

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

Black Walnut (*Juglans californica*)	**1**
Number of Black Walnut trees to be removed	1
Number of Black Walnut trees to be minimally impacted by the construction	0
Number of Black Walnut trees not dead, to be retained, and/or where natural grade is unchanged	0

Western Sycamore (*Platanus racemosa*)	**1**
Number of Western Sycamore trees to be removed	0
Number of Western Sycamore trees to be minimally impacted by the construction	0
Number of Western Sycamore trees not dead, to be retained, and/or where natural grade is unchanged	1

Total Protected Trees (DBH 4" or greater)	2
Total Protected Trees to be removed	1
Total Protected Trees to be minimally impacted	0
Total Protected Trees to be retained, and/or where natural grade is unchanged	1

APPENDIX D - SUMMARY OF DATA

Table 2. Schedule of Proposed Removals

Tree #	Species	Status	Summary of Condition	Reason for Removal
1	Black Walnut Juglans californica	Protected	POOR	Building footprint
2	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	FAIR	Building footprint
3	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	FAIR	Building footprint
4	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	FAIR	Building footprint
5	Brazilian Pepper Schinus terebinthifolius	Non-Protected	FAIR	Building footprint
6	Brazilian Pepper Schinus terebinthifolius	Non-Protected	FAIR	Building footprint
7	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	FAIR	Building footprint
8	Aleppo Pine Pinus halepensis	Non-Protected	FAIR	Building footprint
10	Xylosma Xylosma congestum	Non-Protected	FAIR	Building footprint
11	Lemon-Scented Gum Eucalyptus citriodora	Non-Protected	FAIR	Building footprint

APPENDIX D - SUMMARY OF DATA

Table 3. Summary of Replacement

	Existing Trees to Be Removed	Trees to be Planted in Replacement
PROTECTED TREES Replaced 4:1	1	4
NON-PROTECTED SIGNIFICANT TREES 8" + DBH Replaced 1:1	7	7
TOTAL	8	11

Recommended Species and Size of Replacement Trees

Protected Native trees will be replaced at a four-to-one (4:1) ratio, minimum 24" box size, to the satisfaction of the Urban Forestry Division in the in the Black walnut species.

Non-Protected trees will be replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

GENERAL RECOMMENDATIONS

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

WORKING IN THE TREE PROTECTION ZONE

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

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

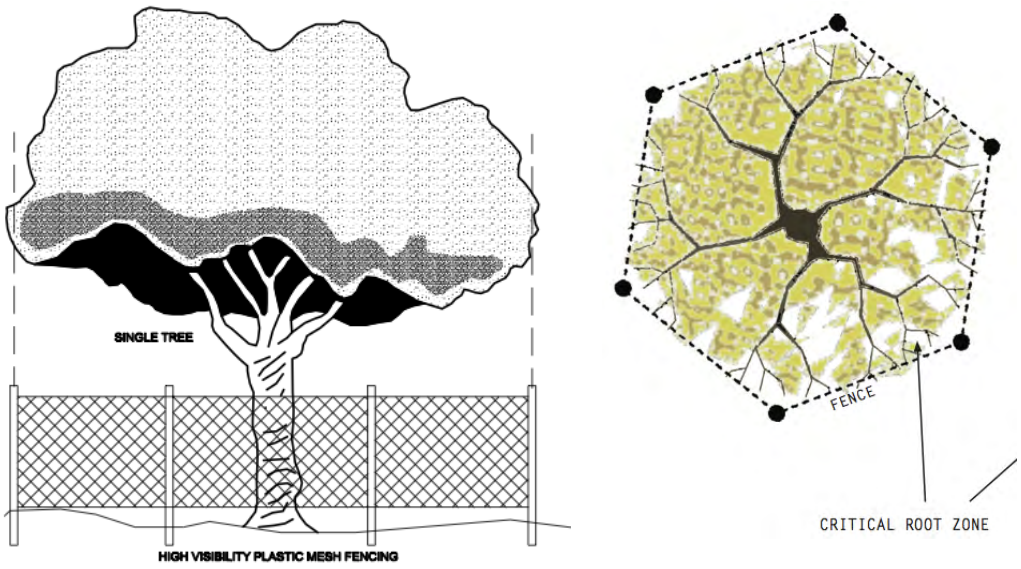
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

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

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

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

PROTECTIVE FENCING



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

1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.

2) A warning sign should be posted on the fencing which states, **"Warning: Tree Protection Zone"** and stating the requirements of all workers in the protected zone. Example available upon request.

3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.** No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

PLANTING WITHIN THE PROTECTED ZONE

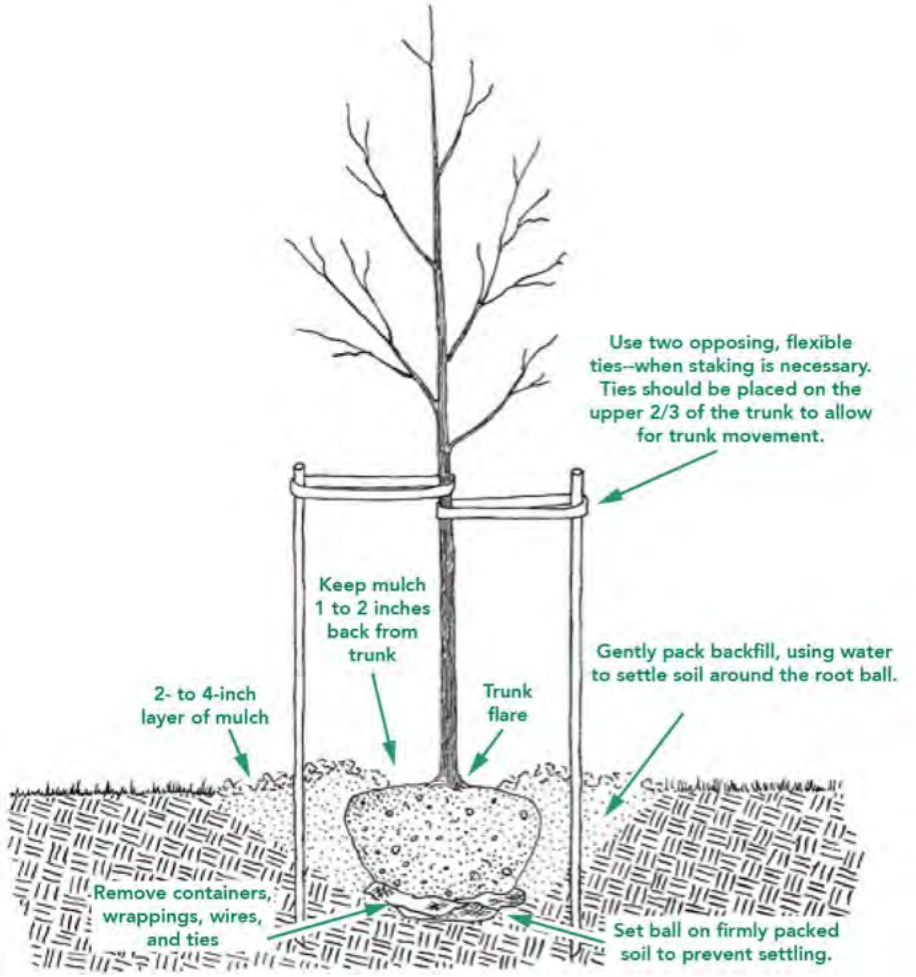
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

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

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

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

NEW TREE PLANTING



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

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

NEW TREE PLANTING, continued

1. Dig a shallow, broad planting hole. Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

2. Identify the trunk flare. The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

3. Remove tree container for containerized trees. Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

4. Place the tree at the proper height. Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

5. Straighten the tree in the hole. Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

6. Fill the hole gently but firmly. Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

7. Stake the tree, if necessary. If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

8. Mulch the base of the tree. Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING

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

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

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

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

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

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

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

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

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

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

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

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

Wound Dressings

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

DISEASES AND INSECTS

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

GRADE CHANGES

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

INSPECTION

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

Assumptions and Limiting Conditions

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

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

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

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

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

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

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

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

Respectfully submitted,

Lisa Smith

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782
ISA Tree Risk Assessor Qualified
American Society of Consulting Arborists, Member

APPENDIX D

Plant Species Observed

Appendix D

PLANT SPECIES OBSERVED – 1830 & 1849 BLUE HEIGHTS DRIVE

SCIENTIFIC NAME	COMMON NAME	HABITAT[1]
Monocotyledoneae		
Poaceae – Grass Family		
Avena fatua[2]	wild oat	NNG
Bromus diandrus[2]	ripgut grass	NNG
Bromus madritensis[2]	red brome	NNG
Pennisetum setaceum[2]	fountain grass	NNG
Dicotyledoneae		
Adoxaceae – Moschatel Family		
Sambucus nigra ssp. *caerulea*	blue elderberry	NNG
Agavaceae – Asparagus Family		
Chlorogalum pomeridianum	soap plant	NNG
Hesperoyucca whipplei	Our Lord's candle	NNG
Anacardiaceae – Sumac Family		
Malosma laurina	laurel sumac	NNG
Schinus terebinthifolius[2]	Brazilian pepper tree	NNG
Apocynaceae – Dogbane Family		
Asclepias eriocarpa	California monarch milkweed	NNG
Asteraceae – Sunflower Family		
Artemisia californica	California sagebrush	NNG
Brickellia sp.	Brickellbush	NNG
Centaurea melitensis[2]	yellow star thistle	NNG
Eriophyllum confertiflorum	golden yarrow	NNG
Heterotheca grandiflora	telegraph weed	NNG
Hypochaeris glabra[2]	smooth cat's-ear	NNG
Isocoma menziesii	coastal goldenbush	NNG
Malacothrix saxatilis var. *tenuifolia*	short leaved cliff aster	NNG
Pseudognaphalium microcephalum	white everlasting	NNG
Sonchus sp.[2]	sow thistle	NNG
Boraginaceae – Borage Family		
Eriodictyon crassifolium	felt-leaf yerba santa	NNG
Pectocarya linearis ssp. *ferocula*	slender pectocarya	NNG
Phacelia sp.	Phacelia	NNG
Brassicaceae – Mustard Family		
Hirschfeldia incana[2]	shortpod mustard	NNG

PLANT SPECIES OBSERVED – 1830 & 1849 BLUE HEIGHTS DRIVE

SCIENTIFIC NAME	COMMON NAME	HABITAT[1]
Dicotyledoneae (cont.)		
Cactaceae – Cactus Family		
Opuntia sp.	prickly pear	NNG
Chenopodiaceae – Goosefoot Family		
Atriplex semibaccata[2]	Australian saltbush	NNG
Salsola tragus[2]	Russian thistle	NNG
Crassulaceae – Stonecrop Family		
Crassula ovata[2]	jade plant	NNG
Dudleya lanceolata	lance-leaved dudleya	NNG
Cucurbitaceae – Gourd Family		
Marah macrocarpa	wild cucumber	NNG
Euphorbiaceae – Spurge Family		
Ricinus communis[2]	castor bean plant	NNG
Fabaceae – Pea Family		
Acacia sp. ornamental[2]	acacia	NNG
Acmispon glaber	deerweed	NNG
Lupinus succulentus	succulent lupine	NNG
Fagaceae – Beech and Oak Family		
Quercus agrifolia var. *agrifolia*	coast live oak	NNG
Geraniaceae – Geranium Family		
Erodium cicutarium[2]	red-stem filaree	NNG
Pelargonium × hortorum[2]	ornamental geraniums	NNG
Juglandaceae – Walnut Family		
Juglans californica	California black walnut	NNG
Lamiaceae – Mint Family		
Salvia mellifera	black sage	NNG
Moraceae – Fig Tree Family		
Ficus sp.[2]	ornamental fig tree	ORN
Myrtaceae – Myrtle Family		
Eucalyptus sp.[2]	eucalyptus	NNG
Eucalyptus citriodora[2]	lemon-scented gum	NNG

Appendix D (cont.)

PLANT SPECIES OBSERVED – 1830 & 1849 BLUE HEIGHTS DRIVE

SCIENTIFIC NAME	COMMON NAME	HABITAT[1]
Dicotyledoneae (cont.)		
Nyctaginaceae – Four O'Clock Family		
Mirabilis laevis	wishbone bush	NNG
Phrymaceae – Lopseed Family		
Mimulus aurantiacus	bush monkey flower	NNG
Plantanaceae – Plane Tree Family		
Platanus racemosa	western sycamore	NNG
Pinaceae – Pine Family		
Pinus halepensis	Aleppo pine	NNG
Polygonaceae – Buckwheat Family		
Eriogonum fasciculatum ssp. *fasciculatum*	California buckwheat	NNG
Rosaceae – Rose Family		
Adenostoma fasciculatum	chamise	NNG
Cercocarpus ledifolius	mountain mahogany	NNG
Prunus ilicifolia ssp. *ilicifolia*	holly-leafed cherry	NNG
Rubiaceae – Madder Family		
Galium sp.	Bedstraw	NNG
Salicaceae – Willow Family		
Xylosma congestum[2]	xylosma	NNG
Solanaceae – Nightshade Family		
Nicotiana glauca[2]	tree tobacco	NNG
Gymnosperm		
Pinaceae – Pine Family		
Pinaceae sp.[2]	ornamental pine	NNG

[1]Habitat acronyms:
NNG= non-native grassland
ORN=ornamental

[2]Non-native species

APPENDIX E

Animal Species Observed or Detected

APPENDIX E

ANIMAL SPECIES OBSERVED OR DETECTED – 1830 & 1849 BLUE HEIGHTS DRIVE

SCIENTIFIC NAME	COMMON NAME	VERIFICATION
Reptiles		
Sceloporus occidentalis	western fence lizard	Direct observation
Uta stansburiana	side-blotched lizard	Direct observation
Birds		
Aphelocoma coerulescens	western scrub jay	Direct observation
Buteo jamaicensis	red-tailed hawk	Observed flying overhead
Calypte anna	Anna's hummingbird	Direct observation
Spinus psaltria	lesser goldfinch	Direct observation
Haemorhous mexicanus	house finch	Direct observation
Cathartes aura	turkey vulture	Observed flying overhead
Chaetura vauxi	Vaux's swift	Observed flying overhead
Columba fasciata	band-tailed pigeon	Direct observation
Corvus corax	common raven	Direct observation
Mimus polyglottos	northern mockingbird	Direct observation
Picoides nuttallii	Nuttall's woodpecker	Direct observation
Melozone crissalis	California towhee	Direct observation
Piranga ludoviciana	western tanager	Direct observation
Psaltriparus minimus	bushtit	Direct observation
Sayornis nigricans	black phoebe	Direct observation
Stelgidopteryx serripennis	northern rough-winged swallow	Observed flying overhead
Thryomanes bewickii	Bewick's wren	Direct observation
Troglodytes aedon	house wren	Heard
Zenaida macroura	mourning dove	Direct observation
Mammals		
Canis latrans	coyote	Scat
Thomomys bottae	Botta's pocket gopher	Mounds