James Street Four (4) Single-Family Residences

Case Number: ENV-2018-1130-MND

Project Location: 434, 438, 442, and 458 West James Street, Los Angeles, California 90065

Community Plan Area: Northeast Los Angeles

Council District: 1—Cedillo

Project Description: The Project is the construction, use and maintenance of four (4) single-family dwellings, each with a total floor area of approximately 1,840 square-feet on four (4) vacant lots with a total area of 15,142.6 square-feet. The Project proposes to cut 2,000 cubic yards across the four lots and a haul route to export a total of 2,000 cubic yards of soil. No fill or import of soil is proposed. The removal of five (5) Protected Trees from three (3) of the four (4) lots is proposed. There is a total of 11 Southern California Black Walnut trees on-site, all of which are considered Protected Trees under the Los Angeles Municipal Code (LAMC).

PREPARED BY:
City of Los Angeles
Los Angeles City Planning

APPLICANT:
David Haas

James Street Group, LLC

October 2020

INITIAL STUDY

TABLE OF CONTENTS

Page

1. Introduction 5

2. Executive Summary 7

3. Project Description 8
- 3.1. Project Summary 12
- 3.2. Environmental Setting 12
- 3.3. Description of Project 14
- 3.4. Requested Permits and Approvals 15

4. Environmental Impact Analysis 16
- I. Aesthetics 16
- II. Agriculture and Forestry Resources 19
- III. Air Quality 21
- IV. Biological Resources 23
- V. Cultural Resources 28
- VI. Energy 30
- VII. Geology and Soils 31
- VIII. Greenhouse Gas Emissions 35
- IX. Hazards and Hazardous Materials 37
- X. Hydrology and Water Quality 40
- XI. Land Use and Planning 44
- XII. Mineral Resources 45
- XIII. Noise 46
- XIV. Population and Housing 48
- XV. Public Services 49
- XVI. Recreation 52
- XVII. Transportation/Traffic 53
- XVIII. Tribal Cultural Resources 60
- XIX. Utilities and Service Systems 63
- XX. Wildfire 66
- XXI. Mandatory Findings of Significance 68

5. Preparers and Persons Consulted 70

List of Figures

A-1 Project Location 13
A-2 Vicinity Map 14

List of Tables

B-1 Projects Within a 500-Foot Radius of the Subject Site 69

INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed four (4) Single-Family Residences Project ("Project"). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An application for the proposed Project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the Project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	**JAMES FOUR (4) SINGLE-FAMILY RESIDENCES**
ENVIRONMENTAL CASE NO.	**ENV-2018-1130-MND**
RELATED CASES	DIR-2018-1129-SPP, DIR-2018-1132-SPP, DIR-2018-1133-SPP, DIR-2018-1134-SPP

PROJECT LOCATION	**434, 438, 442, 458 WEST JAMES STREET**
COMMUNITY PLAN AREA	NORTHEAST LOS ANGELES
GENERAL PLAN DESIGNATION	LOW RESIDENTIAL
ZONING	R1-1
COUNCIL DISTRICT	1 - CEDILLO

LEAD AGENCY	**City of Los Angeles**
STAFF CONTACT	DYLAN LAWRENCE
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PROJECT DESCRIPTION

The Project involves the construction of four (4) single-family dwellings, each with a total floor area of approximately 1,840 square-feet on four (4) vacant lots with a total area of 15,142.6 square-feet. The Project proposes to cut 2,000 cubic yards across the four (4) lots and export 2,000 cubic yards of soil off-site. No fill or import of soil is proposed. The Project proposes removal of five (5) Protected Trees across three (3) of the four (4) lots and replacement at a 4:1 ratio, for a total of 20 replacement trees. There is a total of 11 existing trees on-site, all of which are Protected Trees.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

ENVIRONMENTAL SETTING

The Project Site and vicinity are located within a residential area of the Mount Washington-Glassell Park Specific Plan area. The Project Site totals approximately 15,142.6 square-feet (each of the four (4) lots is zoned R1-1 and their areas range from 3,690.6 square-feet to 4,003.7 square-feet). The surrounding area is zoned for single-family homes. The parcels along this section of James Street are a mix of undeveloped and developed with single-family homes and duplexes that were allowed prior to zone changes effectuated in 1990 and 1998. The Project Site is not contiguous; three (3) of the four (4) lots are adjacent to each other while the remaining lot is located three (3) lots to the north. Areas to the south of the Project Site are vacant or developed with single-family homes while single-family homes and duplexes are located to the north and east of the site. The area to the west of the Project Site contains a mix of vacant lots and single-family homes.

A tree report (Appendix C) was prepared for all four (4) lots on the Project Site and the arborist confirmed the presence of 11 trees on-site, all of which meet the definition of a Protected Tree. Five (5) of these trees are proposed for removal.

James Street is designated as a Local Street in the Northeast Los Angeles Community Plan. Isabel Street is the closest Collector Street to the Project Site and is located approximately 0.07 miles away, at the south end of the same block.

No bodies of water are present on or adjacent to the Project Site. The Project Site is not located within a landslide area, a methane buffer zone, a flood zone, a tsunami inundation zone, or liquefaction area. The Project Site is located in a Very High Fire Hazard Severity Zone, a BOE Special Grading Area (Basic Grid Map A-13372), and an Urban Agriculture Incentive Zone; and is 2.18 kilometers away from the Upper Elysian Park fault.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED
(e.g. permits, financing approval, or participation agreement)

Including, but not limited to the Los Angeles Department of Building and Safety for permits, Board of Public Works for removal of Protected Trees.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture & Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology / Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology / Water Quality
- ☐ Land Use / Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population / Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal Cultural Resources
- ☐ Utilities / Service Systems
- ☐ Wildfire
- ☐ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Dylan Lawrence	Planning Assistant
PRINTED NAME	**TITLE**
	10/2/20
SIGNATURE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Mitigated Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and

    b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The construction of four (4) single-family dwellings, each with a total floor area of approximately 1,840 square-feet on four (4) vacant lots with a total area of 15,142.6 square-feet. The Project proposes to cut 2,000 cubic yards across the four (4) lots and export 2,000 cubic yards of soil off-site. No fill or import of soil is proposed. The Project proposes removal of five (5) Protected Trees across three (3) of the four (4) lots. There is a total of 11 Protected Trees on-site.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is located at 434, 438, 442, and 458 West James Street (APN 5452011006, 5452011005, 5452011004, and 5452011013) in the Mount Washington-Glassell Park area of the Northeast Los Angeles Community Plan. The Project Site is located west of Figueroa Street and north of Cypress Avenue.

3.2.2 Existing Conditions

The Project Site, which is currently vacant, totals 15,142.6 square-feet across four (4) lots, is zoned R1-1, and is designated in the Northeast Los Angeles Community Plan as Low Residential. The Project Site and vicinity are located within a residential area of the Mount Washington-Glassell Park Specific Plan, west of Figueroa Street and north of Cypress Avenue.

The Project Site is vacant. There are 11 Protected Trees and no Significant Trees, as defined by the Mount Washington-Glassell Park Specific Plan, on-site. No bodies of water are present on or adjacent to the Project Site. The Project Site is not located within a fault zone area, earthquake landslide area, or liquefaction area but is located in a Very High Fire Hazard Severity Zone.

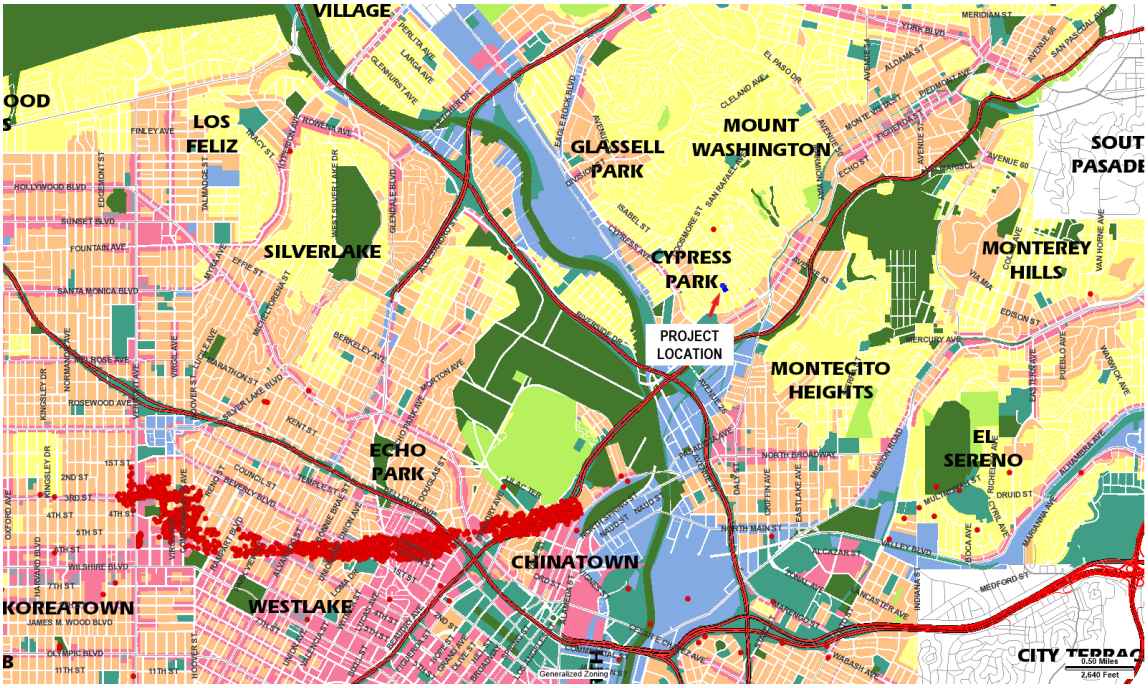

Figure A-1: Project Location

Local access to the Project Site is provided from the following neighborhood streets:

- Amabel Street
- Isabel Street
- Beech Street
- Glenalbyn Drive

3.2.3 Surrounding Land Uses

The surrounding area is zoned for single-family homes (R1 Zone). Areas to the south of the Project Site are largely vacant or developed with single-family homes while single-family homes and duplexes are located to the north and east of the site. The area to the west of the Project Site contains a mix of vacant lots and single-family homes. Local streets that provide access to the Project Site also provide access to the adjacent developments. Figueroa Street, designated as an Avenue I per the City of Los Angeles Mobility Plan 2035, provides access to the local streets.

Figure A-2: Vicinity Map

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The proposed Project is located within a residential area of the Mount Washington-Glassell Park Specific Plan area and is zoned R1-1. The proposed Project would consist of the construction of four (4) single-family dwellings, each with a total floor area of approximately 1,840 square-feet on four (4) vacant lots with a total area of 15,142.6 square-feet. The Project proposes to cut 2,000 cubic yards across the four (4) lots and export 2,000 cubic yards of soil off-site. No fill or import of soil is proposed. The proposed Project would also consist of the construction of related improvements such as curb and gutters, retaining walls, driveways, and utilities. The proposed four (4) dwellings would be situated along James Street and would each be three (3) levels with an attached two (2)-car garage. The proposed Project also involves a haul route to export approximately 2,000 cubic yards of earth material and will also be governed by an approved haul route that conforms to requirements of the Los Angeles Municipal Code, which will regulate the travel route for hauling trucks and times at which they may leave the site. The Project proposes removal of five (5) Protected Trees across three (3) of the four (4) lots. There is a total of 11 Protected trees on-site.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Mitigated Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 11.5.7 C, four (4) Specific Plan Project Permit Compliance Reviews
    - To allow construction of four (4) single-family dwellings on four (4) lots in the Mount Washington-Glassell Park Specific Plan.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading and hauling permits, tree removal permits, excavation permits, foundation permits, building permits, and sign permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

Less Than Signficant Impact. A significant impact would occur if the proposed Project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected.

A scenic vista generally provides focal views of objects, settings, or features of visual interest, or panoramic views of large geographic areas of scenic quality, primarily from a given vantage point. The proposed Project would meet the maximum height requirements per the Mount Washington-Glassell Park Specific Plan. The nearest large open space area to the Project Site is Carlin G.

Smith Recreation Center, which is situated to the northeast near Avenue 46 and Frontenac Avenue, approximately .78 miles from the Project Site. The Project Site is not within the view shed of this area.

Therefore, although the proposed Project would substantially increase the height and massing of development on the Project Site, project implementation would not obstruct any views of unique or protected scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the proposed Project would result in an incremental intensification of existing prevailing land uses in an already urbanized area of Los Angeles. Furthermore, development of the Project and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No Impact. A significant impact would occur if the proposed Project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no State-designated scenic highways are located near the Project Site. Therefore, no impacts related to a State scenic highway would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially degrade the existing visual character or quality of the Project Site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed Project detract from the visual character of an area.

The proposed Project would construct four (4) single-family dwellings and related improvements within the Mount Washington-Glassell Park Specific Plan area of the City of Los Angeles. The Project Site is currently zoned R1-1, and the surrounding parcels are either vacant or developed with single-family residences and duplexes. The new single-family dwellings would each have a flat roof, unlike the majority of the homes in the surrounding area that have pitched roofs. In addition, existing homes on the west side of James Street are all situated on an upslope. The proposed homes will also be situated on an upslope and would be similar in scale to existing homes along the same right-of-way. Based on the above, the proposed Project would not introduce incompatible visual elements to the Project Site or visual elements that would be incompatible with the character of the area surrounding the Project Site, and impacts would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant Impact. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

The proposed Low Residential use would be compatible with existing Low Residential uses that the neighborhood is designated for. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed Project would have low intensity lighting and be consistent with lighting associated with similar residences in the surrounding area and neighborhood. Therefore, the proposed Project is not expected to create a new source of substantial light or glare that could adversely affect day or nighttime views, and impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

No Impact. A significant impact would occur if the proposed Project would convert valued farmland to non-agricultural uses. The Project Site is vacant but located in an urbanized area and surrounded by single- and multi-family residences. No farmland, agricultural uses, or related operations are present within the Project Site or surrounding area. Due to its urban setting, the Project Site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact would occur if the proposed Project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The Project Site is not zoned for agricultural use or under a Williamson Contract. As the Project Site and surrounding area do not contain farmland of any type, the proposed Project would not conflict with a Williamson Contract. Therefore, no impacts would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. A significant impact would occur if the proposed Project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The Project Site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed Project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The Project Site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed Project caused the conversion of farmland to non-agricultural use. The Project Site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The proposed Project would construct four (4) new single-family dwellings on four (4) different lots (one on each parcel). The Northeast Los Angeles Community Plan designates the Project Site as Low Residential. Because the proposed Project would construct one (1) single-family dwelling on each parcel, it would be consistent with the Northeast Los Angeles Community Plan (Land Use element of the General Plan), and the Air Quality Element of the City's General Plan. The AQMP incorporates planning projections from the City (consistent with its General Plan), and the proposed Project is not expected to conflict with the AQMP or obstruct its implementation.

The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed Project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed Project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create

healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.

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

Less Than Significant Impact. The Project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed Project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOx), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The Project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (four units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact would occur if the proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project Site is surrounded by residential uses. The Project is subject to, grading, and construction standards to mitigate air pollution and dust impacts. Additionally, the Project is not expected to contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors to substantial pollutant concentrations. The Project is required to meet SCAQMD District Rule 403 as well as the City's requirements for demolition, grading, and construction related to air pollution. Therefore, construction and operation of the Project would result in a less than significant impact for both localized and regional air pollution emissions.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project Site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed Project would not cause an odor nuisance.

According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed Project does not include these land uses or industrial operations. Therefore, the proposed Project will not create new objectionable odors during operation.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	☐	☐	☒	☐

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated. Per the Biological Resources Report (Appendix A) submitted to the file dated October 15, 2018, by Johanna Page, Project Manager/Senior Biologist, no special-status wildlife species were observed within the Project Site during the general biological reconnaissance survey that was undertaken on September 25, 2018. However, two bat species, the western mastiff bat and the big free-tailed bat, may occasionally forage on the site during nighttime hours, and are not anticipated to be impacted the proposed Project activities. The Project site was also determined to have potential to support nesting birds, which are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code. **Mitigation Measure IV-10** below would be implemented to reduce potential impacts to nesting birds to below a level of significance.

Mitigation Measure IV-10 Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- *Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).*

- *If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:*

    a. *Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work*

area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

b. *If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.*

c. *Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.*

d. *The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.*

The 2006 City CEQA Guidelines on Page C-22, Exhibit C-6 includes a discussion of the open space resources and significant ecological areas (SEAs) within the City of Los Angeles. Specifically, the following is stated about the Mount Washington area:

> *Mount Washington and vicinity. In the area east of the Golden State Freeway (I-5) and between the Glendale (SR 2) and Pasadena (SR 11) Freeways, there occurs a number of small pockets of grassland and coastal scrub habitat in the mountainous area in the vicinity of Mount Washington. No specific details of biological resources present there could be found in the literature.*

The site is adjacent to an area with a number of small pockets of grassland and coastal scrub habitat. As part of the Project Permit Compliance Requests, the Applicant provided Tree Reports prepared by an ISA (International Society of Arboriculture) Certified Arborist, dated February 16, 2018 and January 15, 2020 (Appendix C). The survey of the site found 11 Protected Trees on-site. The Project proposes removal of a total of 5 Protected Trees and replacement at a 4:1 ratio, as required by the City of Los Angeles Protected Tree Ordinance (No. 177, 404), for a total of 20 replacement trees. The Tree Reports (Appendix C) also cite six (6) off-site Protected Trees on surrounding properties that will be enclosed by protected fencing during construction and will be unaffected by site development. The Project has been conditioned to provide 20 replacement trees as part of the construction of the four (4) new single-family homes to replace the five (5) Protected Trees being removed. The Project Applicant has also provided a tree plan as part of

the Project Permit Compliance Review and will provide a total of 20 replacement trees on-site. No other special-status plant species were identified on the Project Site during the biological reconnaissance survey that was undertaken on September 25, 2018. The Project Applicant shall comply with regulatory compliance measures to ensure that no significant impacts to sensitive biological species or habitat would occur.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The Project Site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed Project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A significant impact would occur if federally protected wetlands would be modified or removed by a project. The Project Site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The Project Site is located in a highly urbanized area surrounded by land that is developed with residential uses. Therefore, the proposed Project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. A significant impact would occur if the proposed Project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the Project Site and surrounding area, the lack of a major water body, and the limited number of trees, the Project Site does not support habitat for native resident or migratory species or contain native nurseries. Per the Biological Resources Report (Appendix A) dated October 15, 2018, prepared by Johanna Page, Project Manager/Senior Biologist, the Project Site does not occur within any designated wildlife corridors or habitat linkages and is generally isolated by residential development. Therefore, the proposed Project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and impacts would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. A significant impact would occur if the proposed Project would be inconsistent with local regulations pertaining to biological resources. The proposed Project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). Per the Arborist Reports dated February 16, 2018 and January 15, 2020, by Lisa Smith, Certified Master Arborist #WE3782 (Appendix C), the Project Site does not contain locally protected oak trees, western sycamore trees, or California bay trees. However, it does contain 11 Protected Southern California Black Walnut trees. The proposed Project is conditioned to comply with the Protected Tree Ordinance and the City's Regulatory Compliance Measures (RCMs); five (5) Protected Trees are proposed for removal and shall be replaced at a 4:1 ratio, for a total of 20 replacement trees. The Arborist Reports include detailed replacement plans for replacing the Protected Trees on-site and were submitted to and approved for accuracy by the City's Urban Forestry Division. The proposed Project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the Project Site for nesting and may be disturbed during construction of the proposed Project. Therefore, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), and impacts would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed Project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

No Impact. A significant impact would occur if the proposed Project would substantially alter the environmental context of or remove identified historical resources. The property is currently vacant and no such resources exist. No impact would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project Site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the Project Site. Human remains could be encountered during excavation and grading activities associated with the proposed Project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the Project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact**.** The proposed Project would be designed and operated in accordance with the applicable State Building Code Title 24 regulations and City of Los Angeles Green Building Code, which impose energy conservation measures. The majority of the energy usage in the proposed Project would consist of lighting, climate control, and appliance operation. Adherence to the aforementioned energy requirements will ensure conformance with the State's goal of promoting energy and lighting efficiency. As such, impacts of the proposed Project would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed Project involves the construction, use, and maintenance of four (4) single-family dwellings. As stated above, the proposed Project's improvements and operations would be in accordance with applicable State Building Code Title 24 regulations and City of Los Angeles Green Building Code, which impose energy conservation measures. As such, impacts of the proposed Project would be less than significant.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
b. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?	☐	☐	☒	☐
c. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
d. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?	☐	☐	☒	☐
e. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
f. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	☐	☐	☒	☐

a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:

Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to division of Mines and Geology Special Publication 42.

No Impact. A significant impact would occur if the proposed Project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the Project Site and if the Project Site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. The subject site is not within an Alquist-Priolo Earthquake Fault Zone or other designated fault zone. The nearest fault zone, Upper Elysian Park, is located approximately 2.21 km from the Project Site. Therefore, no impacts would occur.

b) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:

Strong seismic ground shaking?

Less Than Significant Impact. A significant impact would occur if the proposed Project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed Project could expose people and structures to strong seismic ground shaking. However, the proposed Project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed Project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less

than significant.

c) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:

Seismic-related ground failure, including liquefaction?

No Impact. A significant impact may occur if a proposed Project Site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. While the subject site is not located within a Liquefaction Zone, specific RCMs in the City of Los Angeles regulate the grading and construction of projects in these particular types of locations and will reduce any potential impacts to less than significant. RCMs include the Uniform Building Code Chapter 18, Division 1, Section 1804.5: Liquefaction Potential and Soil Strength Loss. These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment the project is located. Therefore, impacts related to seismic-related ground failure, including liquefaction, would be less than significant.

d) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:

Landslides?

Less Than Significant Impact. A significant impact would occur if the proposed Project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. While the subject site is located within the Hillside Area, it is not located within a Landslide Area. The applicant submitted a geology and soils report to the Department of Building and Safety for review. The Building and Safety, Grading Division issued Soils Approval Letters dated March 13, 2018 and March 14, 2018 (Log Reference #102269 and #102272) (Appendix B) and their conditions are incorporated herein, by reference. As such, impacts related to landslides would be less than significant.

e) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed Project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Nevertheless, construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQBC) through the City's Stormwater Management Division. In addition, the Project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP) which would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. Furthermore, all onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety. Therefore, project impacts would be less than significant.

f) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed Project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide; see VII a-e for these issues. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit E and/or the Environmental and Public Facilities Map (1996), the Project Site is not identified as being located in an oil field or within an oil drilling area. The proposed Project would be required to implement standard construction practices that would ensure that the integrity of the Project Site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the Department of Building and Safety's Soils Report Approval Letter dated March 13, 2018 and March 14, 2018 (Log Reference #102269 and #102272) (Appendix B), the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.

g) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact would occur if the proposed Project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed Project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.

h) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. A project would cause a significant impact if adequate wastewater disposal is not available. The Project Site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed Project would connect to existing sewer lines that serve the Project Site and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur.

i) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. There is a potential for buried paleontological resources to be found within the Project Site. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety will be notified immediately, and all work will cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project Site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and anthropogenic (human generated), that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit (°F). Without the greenhouse effect, the Earth would be a frozen globe with an average surface temperature of about 5°F.The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple

ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 179,890). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. As the LAGBC includes applicable provisions of the State's CALGreen Code, a new project that can demonstrate it complies with the LAGBC is considered consistent with statewide GHG reduction goals and policies including AB32 (California Global Warming Solutions Act of 2006). Through required implementation of the LAGBC, the proposed Project would be consistent with local and statewide goals and polices aimed at reducing the generation of GHGs. Therefore, the proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions. Impacts will be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016-2040 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The Project would provide infill residential development [proximate to a major transportation corridor (i.e., Figueroa Street)] and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2016-2040 RTP/SCS. The proposed Project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less than significant impact related to plans that target the reduction of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact would occur if the proposed Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed Project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the Project would involve the limited use and storage of common hazardous substances typical of those used in residential developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed Project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. A significant impact would occur if the proposed Project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. There are no existing structures on-site and all construction-related activities would be done in conformance with applicable regulations. Therefore, no impact would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The nearest school to the Project Site is Florence Nightingale Middle School located at 3311 North Figueroa Street, which is about 0.18 miles southwest of the Project Site. The proposed Project is a residential development that would not emit hazardous emissions or hazardous materials, although it is located within one-quarter mile of an existing or proposed school. Haul truck emissions are not expected to result in significant impacts to schools because the particulate matter from haul truck exhaust would not be substantial and construction would be short-term. Impacts would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. A significant impact would occur if the Project Site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic

Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the Project Site. Therefore, the proposed Project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project Site is not located in an airport land use plan area, or within two (2) miles of any public or public use airports, or private air strips. Therefore, the proposed Project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The nearest emergency route is Figueroa Street, approximately 0.2 miles to the southeast of the Project Site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project Site or surrounding area. Additionally, emergency access to and from the Project Site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. A significant impact would occur if the proposed Project exposed people and structures to high risk of wildfire. The Project Site is located in a Very High Fire Severity Zone in the hills, which is subject to wildland fires. However, the proposed Project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. Therefore, the impact of the Project in exposing people or structures to a risk of loss, injury, or death involving wildland fires, would be less than significant.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed Project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). As is typical of most nonindustrial urban development, stormwater runoff from the proposed Project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the Project Site are minimized for downstream receiving waters. The Stormwater and Urban Runoff Pollution Control Ordinances contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the Project would not violate water quality standards, waste discharge requirements, or stormwater NPDES permits or otherwise substantially degrade water quality, and project impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially deplete groundwater or interferes with groundwater recharge. The proposed Project would not require the use of groundwater at the Project Site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the Project would not require direct additions or withdrawals of groundwater. Excavation to accommodate subterranean levels is not proposed at a depth that would result in the interception of existing aquifers or penetration of the existing water table. In addition, the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and to maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, the Project would not impact groundwater supplies or groundwater recharge, and project impacts would be less than significant. c) Substantially alter the existing drainage pattern of the site or area.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would?

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the Project Site and surrounding area such that it would cause significant on- or off-site erosion or siltation would not occur, and project impacts would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As discussed above, there are no streams or rivers located in the project vicinity. During operation of the Project, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Therefore, alterations to existing drainage patterns within the site and surrounding area such that it would cause significant on- or off-site flooding would not occur, and project impacts would be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the Project Site, or if the proposed Project would substantially increase the probability that polluted runoff would reach the storm drain system. The City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, water runoff during construction activities and operation of the Project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.

iv. Impede or redirect flood flows?

No Impact. A significant impact would occur if the proposed Project included housing and would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Federal Emergency Management Agency Floor Insurance Rate Map, the subject property is located within a Flood Zone; and according to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, 100-Year & 500-Year Flood Plains, Exhibit F, the subject property is not located within a 100-year or 500-year flood plain. Therefore, while the Project does include housing, it is not located within a 100-year or 500-year flood plain, and no impact would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The property is not in a tsunami inundation zone or flood zone (ZIMAS), and no water bodies (subject to seiche) are located in the project area. In addition, the proposed Project is a residential project that would not store hazardous materials. Therefore, the proposed Project would not result in a risk of pollutant releases resulting from inundation. No impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. Potential pollutants generated by the Project would be typical of residential land uses and may include sediment, nutrients, pesticides, pathogens, trash and debris, oil and grease, and metals. The implementation of BMPs required by the City's LID Ordinance would target these pollutants that could potentially be carried in stormwater runoff. Implementation of the LID measures on the Project Site would result in an improvement in surface water quality runoff as compared to existing conditions. As such, the Project would not conflict with or obstruct any water quality control plans. In addition, with implementation of the Project's proposed landscaping, impervious surfaces would marginally decrease. The decrease in impervious areas would improve the groundwater recharge capacity of the Project Site over existing conditions. With compliance with existing regulatory requirements and implementation of LID BMPs, the Project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

a) Physically divide an established community?

No Impact. The existing parcels that comprise the four (4) vacant lots of the Project Site are zoned R1-1 (designated for single-family dwellings). The proposed Project would develop a new single-family dwelling on each parcel. A significant impact would occur if the proposed Project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed Project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed Project, the construction of four (4) four new single-family homes in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project Site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Northeast Los Angeles Community Plan Area. The site is zoned R1-1, with a General Plan land use designation of Low Residential. The proposed Project would be comprised of four (4) single-family dwellings. Residential uses are permitted in R1 zoned lots within the Mount Washington-Glassell Park Specific Plan with a Floor Area Ratio (FAR) of 0.5:1 for lots less than 5,000 square-feet in area. The proposed Project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, no impact would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. A significant impact would occur if the proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The Project Site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the Project Site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed Project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact would occur if the proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The Project Site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the Project Site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed Project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A significant impact would occur if exposure of persons to or generation of noise levels are in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the Project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. The potential for excessive noise would be further reduced with compliance with the City of Los Angeles Noise Ordinance No. 161,574, and any subsequent ordinances which prohibits the emission of creation of noise beyond certain

levels at adjacent uses unless technically infeasible. Therefore, project impacts would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the Project would result in a less-than-significant impact related to construction vibration.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. A significant impact would occur if the proposed Project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed Project is not located within two (2) miles of a public airport or public use airport. The Project Site is outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed Project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A potentially significant impact would occur if the proposed Project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed Project would result in the development of four (4) residential units. The increase in residential population resulting from the proposed Project would not be considered substantial in consideration of anticipated growth for the Northeast Los Angeles Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2016-2040 Regional Transportation Plan. The Project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed Project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Project would construct four (4) new single-family homes on four (4) vacant lots. The Project Site is currently vacant and does not contain existing housing, and as such, no housing would be demolished. No impact would occur.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The Project Site is located within a Very High Fire Hazard Severity Zone. The Project Site and the surrounding area are currently served by Los Angeles Fire Department Station 44 located at 1410 Cypress Avenue, approximately 0.9 miles northwest of the Project Site. As part of the project planning process, the applicant has coordinated with the Fire Department to incorporate emergency service vehicle and infrastructure requirements.

The proposed Project would result in a net increase of four (4) units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations are in close proximity to the Project Site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed Project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed Project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other

performance objectives for fire protection. Therefore, the proposed Project would result in a less-than-significant impact.

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The proposed Project would result in a net increase of four (4) units and could increase demand for police service. The Project Site and the surrounding area are currently served by LAPD's the Northeast Community Police Station located at 3353 San Fernando Road, approximately 2.6 miles northwest of the Project Site. Given that there is a police station in close proximity to the Project Site, it is not anticipated that there would be a need to build a new or expand an existing police station to serve the proposed Project and maintain acceptable service ratios, response times, or other performance objectives for police protection.

Prior to the issuance of a building permit, the LAPD would review the Project plans to ensure that the design of the Project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed Project, the proposed Project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regarding operations, in the event a situation should arise requiring increased staffing or patrol units, additional resources can be called in. Therefore, the proposed Project would result in a less-than-significant impact related to police protection services.

c) Schools?

Less Than Significant Impact. A significant impact would occur if the proposed Project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed Project would add four (4) residential units, which could increase enrollment at schools that serve the area. However, development of the proposed Project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed Project would result in a less-than-significant impact to public schools.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed Project would exceed the capacity or capability of the local park system to serve the proposed Project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The

proposed Project would result in a net increase of four (4) units, which could result in increased demand for parks and recreation facilities. In addition, the payment of required impact fees by the proposed residential development within the City of Los Angeles per LAMC Sections 12.33 (and 17.12 and the City's Dwelling Unit Construction Tax) could offset some of the increased demand by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the Project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.

e) Other public facilities?

Less Than Significant Impact**.** The proposed Project would add four (4) single-family dwellings in a residential hillside area, which could result in increased demand for library services and resources of the LAPL System. The Cypress Park Branch Library is located approximately 0.6 miles northwest of the Project Site. A significant impact would occur if the proposed Project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the Project Site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed Project would result in a net increase of four (4) units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. While the increase in population as a result of the proposed Project may create a demand for other public facilities, the Project would not create substantial capacity or service level problems that would require the provision of new or physically altered public facilities in order to maintain an acceptable level of other government services. Therefore, project impacts would be less than significant.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. The provision of private recreation space and the payment of required impact fees by the proposed development per LAMC Section 12.33 would further offset some of the increased demand for recreational facilities by helping fund new facilities, as well as the expansion of existing facilities. Therefore, the Project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities, and project impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The proposed Project would not require the construction or expansion of recreational facilities beyond the limits of the Project Site. Although the proposed Project would place some additional demands on park facilities, the increase in demand would be met through a combination of on-site amenities and existing parks in the project area. The proposed residential use's increased demands upon recreational facilities would not in and of itself result in the construction of a new park, which might have an adverse physical effect on the environment. Thus, impacts to park and recreational facilities would be less than significant.

XVII. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e. Result in inadequate emergency access?	☐	☒	☐	☐

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant with Mitigation Incorporated. As the proposed Project represents a discretionary request for new hillside construction greater than 1,000 square feet on a street less than 24 feet in width, the Project Applicant was required to submit a Construction Traffic Management Plan for review by the City's Department of Transportation (LADOT), in conjunction with LADOT's Hillside Development Construction Traffic Management Guidelines released on June 16, 2020. These guidelines state the purpose of a Construction Traffic Management Plan is to address transportation concerns specific to hillside communities, including narrow streets, limited emergency access, and location in a Very High Fire Severity Zone. The proposed Project will be subject to the measures detailed in the Project's Construction Traffic Management Plan reviewed and stamped-approved by LADOT on June 24, 2020 (Appendix D). Compliance with the Construction Traffic Management Plan will ensure that the proposed Project does not conflict with any programs, plans, ordinances, or policies addressing the City's circulation system. The proposed measures in the Construction Traffic Management Plan include, but are not limited to, limiting construction to the hours allowed by the LAMC; the appointment of a Construction Liaison Officer (CLO) to respond to inquiries or concerns of surrounding residents as well as the general public; a project hotline for complaints or inquiries; on-site construction across four (4) separate

phases; on-site parking for employees; construction barriers in accordance with City requirements; site security; and unobstructed emergency access to and from the site.

The potentially significant impacts relating to narrow hillside streets, limited emergency access, and location in a Very High Fire Severity Zone will also be addressed by the imposition of multiple mitigation measures, including **Mitigation Measure VIII-40; Mitigation Measure VIII-70; Mitigation Measure XVI-30; Mitigation Measure XVI-40; Mitigation Measure XVI-60;**and **Mitigation Measure XVI-80**, all of which are detailed below. Additionally, as the Project proposes to export 2,000 cubic yards of earth, it will be required to obtain a Haul Route Permit from LADBS prior to construction activities. The proposed Project will be required to comply with all conditions attached to the Haul Route Permit in order to perform export activities. Therefore, the measures proposed in the Construction Traffic Management Plan dated June 24, 2020 (Appendix D), along with the mitigation measures below and transportation-related regulatory compliance measures, will reduce any impacts to the City's circulation system to less than significant.

Mitigation Measure VIII-40 Hillside Construction Staging and Parking Plan

- *Prior to the hearing for a Haul Route Approval, the applicant shall submit a Construction Staging Plan and a Construction Parking Plan for review and approval by the Board of Building and Safety Commissioners. Each plan shall be designed to prevent the blockage of two-way traffic on streets in the vicinity of the construction site.*
- *The Construction Staging Plan shall include, but not be limited to: identifying where all construction materials, equipment, machinery, and vehicles will be stored on-site and/or out of the public right-of-way through the grading and construction phases of the project; and identifying the proposed locations of all on-site and off-site staging areas for soil haulers and construction delivery vehicles. This plan shall also include the following:*
    - *No construction equipment or material shall be permitted to be stored within the public right-of-way.*
    - *During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time.*
    - *On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.*
    - *Delivery drivers for construction materials shall be required to follow the designated travel plan or approved Haul Route.*
    - *Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays, Sundays, or City Holidays.*
    - *All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.*
    - *A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.*

- *A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.*
- *Truck crossing signs are required within 300 feet of the exit of the project site in each direction.*
- *The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.*
- *Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.*
- *Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.*
- *No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.*
- *Soil import and export activity shall be performed under the continuous inspection of a Registered Deputy Grading Inspector.*
- *48-hours prior to start of import or export of soil material, a Registered Deputy Grading Inspector shall notify the LADBS haul route monitoring inspector and provide him with the construction schedule and approved travel route.*
- *The Registered Deputy Grading Inspector shall be required to keep a log book noting the dates of hauling, the number of trips (i.e. trucks) per day, approved travel route, and operation hours. The inspector shall note loads of import or export soil or demolition material where appropriate. Failure to maintain a log book or discrepancies in the log book may result in suspension or revocation of license of the Registered Deputy Inspector.*
- *A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.*
- *The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.*

- *The Construction Parking Plan shall identify where all contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site.*
- *During all phases of site development, all construction vehicle parking and queuing related to the project shall be in substantial compliance with the approved Construction Staging and Parking Plans, to the satisfaction of the Department of Building and Safety and the Department of Transportation.*

Mitigation Measure VIII-70 Emergency Evacuation Plan

Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:

- *Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.*

Mitigation Measure XVI-30 Transportation

- *The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.*
- *The applicant shall be limited to no more than two trucks at any given time within the site's staging area.*
- *There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.*
- *No hauling shall be done before 9 a.m. or after 3 p.m.*
- *Trucks shall be spaced so as to discourage a convoy effect.*
- *On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.*
- *A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.*
- *Truck crossing signs are required within 300 feet of the exit of the project site in each direction.*
- *The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.*
- *Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.*
- *Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.*
- *No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.*
- *A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.*
- *The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.*

Mitigation Measure XVI-40 Safety Hazards

Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:

- *The developer shall install appropriate traffic signs around the site to ensure pedestrian, bicycles, and vehicle safety.*
- *The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.*

Mitigation Measure XVI-60 Inadequate Emergency Access (Hillside Streets – Construction Activities)

- *No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.*
- *All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.*

Mitigation Measure XVI-80 Pedestrian Safety

- *Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.*
- *Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.*
- *Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.*
- *Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.*

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. A significant impact may occur if the adopted Los Angeles County Metropolitan Transportation authority (Metro) thresholds for a significant project impact would be exceeded. The Congestion Management Program (CMP) was adopted to regulate and monitor regional traffic growth and transportation improvement programs. The CMP designates a transportation network that includes all state highways and some arterials within the County of Los Angeles. The amount of trips the Project would generate is below the threshold needed for further evaluation. The Project will increase the number of daily trips for the site; however, as the Project includes construction of four (4) single-family homes, it is not anticipated to generate the 250 or more daily vehicle trips that would require a traffic study. Therefore, it is not expected to contribute significantly to any traffic congestion or affect any congestion management program. Impacts will be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant with Mitigation Incorporated. A significant impact would occur if the proposed Project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed Project would not include unusual or hazardous design features and the proposed Project is compatible with existing uses. The Project proposes a land use that complements the surrounding urban development and utilizes the existing roadway network. Access to on-site parking areas is provided through four (4) proposed driveways for each of the four (4) proposed single-family dwellings, all located on James Street. Additionally, any potential hazards are also addressed in the Project's Construction Traffic Management Plan stamped-approved June 24, 2020 (Appendix D) by LADOT. This plan includes safety measures such as construction barricades, signage, lighting, and fencing, that would reduce any potential hazards resulting from construction of the Project. Corresponding mitigation measures intended to address potential hazards would also be imposed, including **Mitigation Measure VIII-40: Hillside Construction Staging and Parking Plan; Mitigation Measure XVI-40: Safety Hazards; and Mitigation Measure XVI-80: Pedestrian Safety** (all described in Checklist Item XVII.a above). The Project will conform to the City's design standards and would provide adequate sight distance, sidewalks, and pedestrian movement controls meeting the City's requirements to protect pedestrian safety. Therefore, impacts would be less than significant with mitigation incorporated

d) Result in inadequate emergency access?

Less Than Significant with Mitigation Incorporated. A significant impact would occur if the Project impaired implementation of or physically interfered with an adopted emergency response plan or emergency evacuation plan. The Project would not require the closure of any public or private streets during construction or operation and would not impede emergency vehicle access to the Project Site or surrounding area. Additionally, emergency access to and from the Project Site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD).

The closest disaster route is Figueroa Street; accessible via James Street and Amabel Street, approximately 0.18 miles from the Project Site. The measures proposed in the Project's Construction Traffic Management Plan stamped-approved June 24, 2020 (Appendix D), including unobstructed emergency access, a project hotline for complaints and inquiries, and a Construction Liaison Officer tasked with responding to inquiries and concerns, will also ensure that all emergency access adjacent to the Project Site remains free and unobstructed. Mitigation measures will be imposed corresponding to those proposed in the Construction Traffic Management Plan in order to reduce potential impacts relating to inadequate emergency access to less than significant levels. These mitigation measures include **Mitigation Measure VIII-40: Hillside Construction Staging and Parking Plan; Mitigation Measure VIII-70: Emergency Evacuation Plan; Mitigation Measure XVI-30 Transportation;** and **Mitigation Measure XVI-60 Inadequate Emergency Access (Hillside Streets – Construction Activities)**, all of which are detailed in Checklist Item XVII.a above**.** Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and project impacts would be less than significant with mitigation incorporated.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less than Significant Impact. A significant impact would occur if the Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, which is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice, inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a

proposed Project if the Tribe has submitted a request in writing to be notified of proposed Project. The Tribe must respond in writing within 30 days of the City's AB 52 notice.

An informational letter was mailed to tribes on August 29, 2018, describing the Project and requesting any information regarding resources that may exist on or near the Project Site. The City did not receive a response to request a consultation within 30 days of mailing. Therefore, the consultation period was closed on September 28, 2018. A "Note to File," which details the date the letter was sent, the 30-day period, and states that no request for consultation was received was added to the environmental case file upon closing of the consultation period.

While there are no known recorded archaeological sites within the Project Site or surrounding area, buried resources could potentially be unearthed during Project activities. As such, the Proposed Project would be subject to the Department of City Planning's standard conditions of approval for addressing inadvertent finds. In the unlikely event any suspected archaeological or tribal cultural resources are discovered during surface grading or construction activities, standard operating procedures dictate that work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Adherence to regulatory compliance measures would ensure that if any archaeological or tribal cultural resources are encountered during construction, impacts to such resources would remain less than significant.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project Site. In compliance with AB 52, the City provided notice to tribes soliciting requests for consultation on August 29, 2018. The City did not receive a response to request a consultation within 30 days of mailing. Therefore, the consultation period was closed on September 28, 2018. A "Note to File," which details the date the letter was sent, the 30-day period, and states that no

request for consultation was received was added to the environmental case file upon closing of the consultation period.

While there are no known recorded archaeological sites within the Project Site or surrounding area, buried resources could potentially be unearthed during Project activities. As such, the Proposed Project would be subject to the Department of City Planning's standard conditions of approval for addressing inadvertent finds. In the unlikely event any suspected archaeological or tribal cultural resources are discovered during surface grading or construction activities, standard operating procedures dictate that work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Adherence to regulatory compliance measures would ensure that if any archaeological or tribal cultural resources are encountered during construction, impacts to such resources would remain less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact would occur if the proposed Project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. As discussed above, the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) contain requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater and other related requirements in the City's Development BMPs Handbook. Such regulations and practices are designed in consideration of existing and planned stormwater drainage systems. Conformance would be ensured during the permitting process with the Department of Building & Safety. Therefore, surface water runoff

during construction activities and operation of the Project would not exceed the capacity of existing or planned drainage systems, and project impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact would occur if the proposed Project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed Project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the Project would be typical of residential uses. As the HTP is in compliance with the State's wastewater treatment requirements, the Project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed Project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. A significant impact would occur if the proposed Project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. A significant impact would also occur if the proposed Project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. Wastewater from the subject property would enter into and be treated by the Hyperion Treatment Plant (HTP), which is a part of the Hyperion Treatment System, which includes the Tilman Water Reclamation Plant and the Los Angeles–Glendale Water Reclamation Plant. The wastewater generated by the Project would be typical of residential uses. As the HTP is in compliance with the State's wastewater treatment requirements, the Project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Furthermore, as a proportion of total average daily flow experienced by the HTP, the wastewater generation of the proposed Project would account for a small percentage of average daily wastewater flow. This increase in wastewater flow would not jeopardize the HTP to operate within its established wastewater treatment requirements. Therefore, project impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact would occur if the proposed Project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the Project Site. Solid waste during the operation of the proposed Project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the Project from the applicable landfill site. The proposed Project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed Project would have a less than significant impact related to solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact would occur if the proposed Project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the Project Site. Solid waste during the operation of the proposed Project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the Project from the applicable landfill site. The proposed Project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed Project would have a less than significant impact related to solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. (Response to Checklist Questions XX.a through XX.d). As discussed above, in Response to Checklist Question IX.f, the Project would not cause an impediment along the City's designated disaster routes or impair the implementation of the City's emergency response plan. Impacts related to the implementation of the City's emergency response plan would be less than significant, and no mitigation measures are required. In addition, pursuant to Public Resources Code Section 21083.01(a), analysis of the impacts related to wildfire are related to the development of projects located on a site which is classified as state responsibility areas, as

defined in Section 4102, and on very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code. While the Project is in a Very High Fire Hazard Severity Zone, the Project Site is also located within an urbanized area of the Northeast Los Angeles Community Plan area and is not designated as state responsibility area as defined in Section 4102. The Project is also not located within a City-designated fire buffer zone. Furthermore, as discussed in Response to Checklist Question VII.a.iv, the Project Site is not located in a landslide area as mapped by the state or the City of Los Angeles. As such, the Project would not substantially impair an emergency response plan or emergency evacuation plan, would not expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire, would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk, or expose people or structure to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur, and no mitigation measures are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. The Project area is not known to contain sensitive or special-status species or habitat. Moreover, the Project Site has not been identified as being a Significant Ecological Area (LA County Significant Ecological Areas Program, 2020). The Project Site does not contain riparian habitat or other sensitive natural community in the vicinity nor does it contain any wetlands.

Per the Arborist Reports dated February 16, 2018 and January 15, 2020, by Lisa Smith, Certified Master Arborist #WE3782 (Appendix C), the Project Site contains 11 Protected Trees and will require the removal of five (5) trees on-site. Each tree will be replaced at a 4:1 ratio, totaling 20 replacement trees.

The Project Site is not identified as a site or an area of historical significance. Therefore, it is unlikely that the proposed Project would have impacts on important examples of the major periods of California history. In addition, the Project Site is not in the vicinity of an Archaeological Survey Area, Archaeological Site, or Vertebrate Paleontological Area (LA City, 1996). Therefore, the proposed Project would result in less than significant impacts.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. A significant impact may occur if the proposed Project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. The following projects were or are filed with the Department of City Planning within the last 10 years and within a 500-foot radius:

PROJECTS WITHIN A 500-FOOT RADIUS OF THE SUBJECT SITE			
Address	**Case Number**	**Date Filed**	**Scope of Work**
448 West Beech Street	ZA-2016-952-ZAD-SPP	3/18/16	New single-family dwelling
535 West Vista Gloriosa Drive	ZA-2016-4936-ZAD-SPP	12/23/16	New single-family dwelling
321 West Isabel Street	DIR-2016-2261-SPP	6/7/16	New single-family dwelling
469 West Ulysses Street	ZA-2017-2788-ZAD-SPP	7/14/17	New single-family dwelling
446 West James Street	DIR-2017-3923-SPP	9/28/17	New single-family dwelling
454 West James Street	DIR-2017-4149-SPP	10/13/17	New single-family dwelling
446 West Vista Gloriosa Drive	DIR-2018-7335-SPP	12/12/18	New single-family dwelling

Table B-1: Projects Within a 500-Foot Radius of the Subject Site

Per the table above, there were seven (7) other projects filed that included construction of a single-family dwelling. While there are multiple projects within the vicinity of the Project Site, each project is subject to specific RCMs that, when considered cumulatively, reduce any potential impacts to less than significant. Additionally, all nearby active projects were proposed at different times over

a two-year period, resulting in staggered construction staging times and timelines. According to Navigate LA, there are also no other haul route applications that cross within 500 feet of the Project Site. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed Project would contribute would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. A significant impact may occur if the proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed Project have been identified, and RCMs have been identified, where applicable, to reduce all potential impacts to less than significant levels. Upon implementation of the RCMs identified and compliance with existing regulations, the proposed Project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly. Therefore, impacts would be less than significant.

5 PREPARERS AND PERSONS CONSULTED

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APPENDIX A

BIOLOGICAL RESOURCES REPORT

DUDEK

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October 15, 2018 11414

Brittny Hummel
Project Manager
2404 Wilshire Boulevard, Suite 9E
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Subject: ***Biological Resources Letter Report for the 434, 438, 442, and 458 West James Street Project, City of Los Angeles, California***

Dear Ms. Hummel:

This biological resources letter report provides the results of a biological resources assessment for the approximate 15,142.6 square-foot (0.35-acre) 434, 438, 442, and 458 West James Street Project property hereafter referred to as the "Project", including a 500-foot buffer from the Project, hereafter referred to as the "study area". The Project is located in the City of Los Angeles, in Los Angeles County, California (Assessor's Parcel Numbers: 5452-011-013, 5452-011-004, 5452-011-005, and 5452-011-006). Dudek understands that the Project proposes to construct four new single-family dwellings, each of which includes two-floors of living area over a garage. The northernmost single-family dwelling (APN: 5452-011-013) is located apart from the other three. As such, the Project site is comprised of two separate tracts of land separated by an intervening private residence.

This letter report is intended to: (1) describe the existing conditions of biological resources within the Project site in terms of vegetation, flora, wildlife, and wildlife habitats; (2) quantify impacts to biological resources that would result from implementation of the proposed Project and describe those impacts in terms of biological significance in view of federal, state, and local laws and policies; and (3) recommend mitigation measures for impacts to sensitive biological resources, as applicable.

1 PROJECT LOCATION

The Project is located in the neighborhood of Mount Washington in the City of Los Angeles (City), Los Angeles County, California (Figure 1). The Project site totals approximately 0.35 acres and is located at 434, 438, 442, and 458 West James Street, roughly 480 feet south of Glenalbyn Drive, 200 feet west of Ulysses Street, 100 feet east of Beech Street, and approximately 345 feet northwest of Isabel Street. The site is situated in Section 11 and 14, Township 1 South, Range 13 West, within the Los Angeles U.S. Geological Survey (USGS) 7.5-minute quadrangle.

Physical Setting and Land Uses

As mentioned above, the Project site is located within the urban neighborhood of Mount Washington in Northeast Los Angeles, California. Mount Washington is situated in the San Rafael Hills and is bordered by the neighborhoods of Eagle Rock to the north, Highland Park to the east, Cypress Park to the south, and Glassell Park to the northwest

The Project site is zoned as Low Density residential and is surrounded by single-family residences with small lots primarily dominated by ornamental plantings and landscaping (City of Los Angeles 2018). The site is situated approximately 0.7 miles northeast of State Route (SR) 110 interchange with Interstate 5 (I-5) and 0.30 miles northeast of the intersection of Cypress Avenue and Figueroa Street within a residential community in the foothills of the San Rafael Hills. The closest park with naturalized vegetation is Elyria Canyon Park, which is a natural area located approximately 0.76 miles north of the Project site. Additionally, undeveloped areas dominated by disturbed non-native grassland and California walnut/annual herbaceous habitats occur within the northern portion of the study area. However, the general areas south, east, and west of the study area are heavily urbanized.

Site Description

The Project site is comprised of three separate parcels. Two of the parcels are grouped along the southern extent of the Project site and the third parcel is separated by an existing residential home in the northern extent of the Project site. The Project site is located on an east-facing hillside surrounded by scattered single-family dwellings and primarily undeveloped, disturbed hillsides north of the Project site.

The vegetation surrounding the Project site is primarily dominated by isolated remaining natural vegetation communities occurring along the hillsides of the study area, as well as some planted landscaping and ornamental vegetation associated with nearby residences. The site is accessible from the east via James Street.

Soils

Soils within the Project site are mapped as Counterfeit-Nacimiento, warm-Urban land association, 20 to 55 percent slopes and Urban land-Montebello-Xerorthents complex, 0 to 15 percent slopes, terraced (County of Los Angeles 2014).

The Counterfeit-Nacimiento, warm-Urban land association, 20 to 55 percent slopes, is a soil association composed of 35 percent Counterfeit and similar soils, 30 percent Nacimiento, warm,

and similar soils, 25 percent Urban land, and 10 percent minor components (USDA NRCS 2018). Counterfeit soils are comprised of human-transported material primarily consisting of colluvium and/or residuum weathered from sedimentary rock. Nacimiento, Warm setting soils are comprised of colluvium and/or residuum weathered from sandstone and siltstone. These soils are somewhat poorly drained, with a loam or clay loam soil texture, generally found on hillslopes with 20 to 55 percent slopes (USDA NRCS 2018).

The Urban land-Montebello-Xerorthents complex, 0 to 15 percent slopes, terraced, is a soil association composed of 40 percent Urban land, 25 percent Montebello and similar soils, 20 percent Xerorthents, and 15 percent minor components (USDA NRCS 2018). Urban land is a land cover type composed of streets, parking lots, buildings, and other structures associated with urban areas. Montebello soils are comprised of human-transported material that consist of alluvium derived from granite. Xerorthents, terraced, are comprised of human-transported materials on smoothed and terraced slopes of alluvial fan remnants. These soils are well drained, with a fine loam to sandy loam soil texture, generally found on hillslope terraces with 0 to 15 percent slopes.

Topography

The study area, in general, is hilly. The Project site is located on an east facing hillside with elevations ranging between 430 feet above mean sea level (AMSL) and 535 feet AMSL. The site generally slopes from west to east, with the lowest elevation occurring along the eastern portion of the site at James Street and higher elevations occurring along the western portions of the site. The Project site is separated by a single family residence, with the southern portion of the property ranging between 430 feet AMSL at its southeastern corner and 540 feet AMSL along the northwestern corner, and the northern portion of the property ranging between 480 feet AMSL along James Street and 540 feet AMSL along its western extent.

2 METHODS

Data regarding biological and potential jurisdictional resources present within the study area were obtained through a review of pertinent literature and field reconnaissance; both are described in detail below.

2.1 Literature Review

The following data sources were reviewed to assist with the biological and jurisdiction efforts:

- Los Angeles County GIS Data Portal (County of Los Angeles 2014),

- U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Soil Survey of Santa Monica Mountains National Recreation Area (USDA NRCS 2018),
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2018; CDFW 2018a-d),
- California Native Plant Society Inventory of Rare and Endangered Plants (CNPS 2018),
- U.S. Fish and Wildlife Service (USFWS) Species Occurrence Data (USFWS 2018),
- USFWS Critical Habitat Mapper (USFWS 2018),
- Eastern Santa Monica Mountains Habitat Linkage Planning Map (SMMC 2017a),
- Griffith Park Area Habitat Linkage Planning Map (SMMC 2017b),
- L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles (City of Los Angeles 2006b),
- South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection (Penrod et al. 2006),
- Los Angeles County Regional Habitat Linkages, Figure 9.2 (Department of Regional Planning 2014), and
- Protected Tree Report prepared for the Project (The Tree Resource 2018a; 2018b).

2.2 Resource Mapping

Dudek biologist Johanna Page performed a reconnaissance-level biological survey on September 25, 2018 (Table 1). The biological survey included the mapping of vegetation communities and land covers present within the study area, an evaluation of potential jurisdictional wetlands or waters on-site, an evaluation of potential wildlife corridors and habitat linkages occurring on the property, and an evaluation of the potential for special-status species to occur.

Table 1
Schedule of Surveys

Date	Hours	Personnel	Focus	Conditions
9/25/2018	1015–1200	JCP	General biological reconnaissance level survey, vegetation mapping, resources mapping	65-67°F, hazy, 0-1 mph wind

JCP = Johanna C. Page; °F = degrees Fahrenheit; cc = cloud cover; mph = miles per hour.

The Project site was surveyed for wildlife tracks and sign, with a focus on areas animals might use within the suggested wildlife movement corridor. The survey focused on documenting sign, tracks, and travel routes for animal movement through the property. Binocular surveys were conducted in areas too steep to safely traverse and within areas outside of the property limits due to trespassing concerns. All plant and animal species detected by sight, calls, tracks, scat, or other signs were recorded, as well as a determination of potential wildlife linkages based on sign and track detection. Observable sensitive resources including flowering annual plants, shrubs and trees, and conspicuous wildlife (i.e., birds and some reptiles) commonly accepted as regionally sensitive by CNPS, CDFW, or USFWS were also documented, if observed.

2.2.1 Vegetation Community and Land Cover Mapping

Vegetation communities and land uses within the study area were mapped in the field directly onto a 150-scale (1 inch = 150 feet) color digital orthographic map of the property. Following completion of the fieldwork, all vegetation polygons were digitized using ArcGIS software and GIS coverage was created. Vegetation communities within the study area were mapped using A Manual of California Vegetation, Second Edition (MCV2; Sawyer et al. 2009). Some modifications were incorporated to accommodate the lack of conformity of the observed communities to those included in these references.

2.2.2 Flora

All native and naturalized plant species encountered within the study area were identified and recorded. Latin and common names for plant species with a California Rare Plant Rank (CRPR) follow the CNPS online *Inventory of Rare and Endangered Plants* (2018). For plant species without a CRPR, Latin names follow the *Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California* (Jepson Flora Project 2018), and common names follow the U.S. Department of Agriculture Natural Resources Conservation Service PLANTS Database (USDA 2018).

The potential for special-status plant and wildlife species to occur within the study area was evaluated based on site location, elevation, vegetation condition, vegetation/land covers, and soils present. Land covers on site were mapped in the field directly onto a 150-scale aerial base (County of Los Angeles 2013).

2.2.3 Fauna

The Dudek biologist walked the Project site to identify and record all wildlife species, as detected during field surveys by sight, calls, tracks, scat, or other signs. Due to trespassing a binocular study

was conducted of portions of the Project site and the surrounding areas. In addition to species actually observed, expected wildlife usage of the site was determined according to known habitat preferences of regional wildlife species and knowledge of their relative distributions in the area. No trapping or focused surveys for nocturnal species was conducted. Latin and common names of animals follow Crother (2012) for reptiles and amphibians, American Ornithologists' Union (AOU 2016) for birds, Wilson and Reeder (2005) for mammals, North American Butterfly Association (NABA 2017) for butterflies, and Moyle (2002) for fish.

All wildlife species detected during the field surveys by sight, vocalizations, burrows, tracks, scat, and other signs were recorded. Binoculars (10 mm × 42 mm) were used to aid in the identification of observed wildlife.

2.2.4 Jurisdictional Delineation

Although a formal wetlands delineation following the methodology described in *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (ACOE 2008a), 1987 *Wetlands Delineation Manual* (ACOE 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (ACOE 2008b) was not conducted during the field survey, the study area was evaluated for the potential to support jurisdictional waters regulated under the federal Clean Water Act, California Fish and Game Code, and Porter-Cologne Water Quality Act.

2.3 Survey Limitations

Limitations of the site visit include seasonal constraints, a diurnal bias, and topography. Conditions were suitable for detection of active wildlife species and any recent sign of their presence in the project area during the surveys (Table 1). The Project site was surveyed in September when some botanical resources would have been limited; however, the survey was completed to assess habitat and the potential for special-status species to occur on-site. Binocular surveys were conducted in areas too steep to safely traverse, as well as within areas outside of the Project site due to trespassing concerns.

3 RESULTS

3.1 Vegetation Communities and Land Covers

Five vegetation communities and land cover types were identified within the approximate 27.00-acre study area (i.e., 0.35-acre Project site and 26.65-acre study area outside of the Project site) during the biological resource evaluation: California walnut groves/annual herbaceous, non-native

grassland, disturbed habitat, ornamental vegetation, and urban/developed. These vegetation communities and land cover types are described below, their acreages are presented in Table 2, and their spatial distributions are presented in Figure 2.

Table 2
Vegetation Communities and Land Cover Types in the Study Area

Vegetation Community/Land Cover	Acreage within the Project Site	Acreage within the Surrounding 500-Foot Buffer (outside Project Site)
Upland Native and Naturalized Vegetation Types		
California Walnut/Annual Herbaceous (JUGCAL/AH)[1,2]	0.35	1.93
Non-Native Grassland (NNG)	--	4.48
Subtotal	*0.35*	*6.41*
Non-Natural Land Covers		
Disturbed Habitat (DH)	--	0.41
Ornamental (ORN)	--	5.79
Urban/Developed (DEV)	--	14.04
Subtotal	--	*20.24*
TOTAL	0.35	26.65[3]

1 Considered special-status (i.e., "S" ranking of 1, 2, or 3) by CDFW (2018e).
2 Considered special-status under the Protected Tree Ordinance by City of Los Angeles (2006a) and/or recognized as a special-status vegetation community per the City of Los Angeles Zone 3 designation (City of Los Angeles 2006b).
3 Total may not sum due to rounding.

3.1.1 California Walnut/Annual Herbaceous Association

California walnut/annual herbaceous association is a woodland association within the California walnut woodland alliance. California walnut/annual herbaceous woodland is dominated by Southern California black walnut and co-dominated by annual herbaceous understory. Characteristic plant species in this community include white alder (*Alnus rhombifolia*), California ash (*Fraxinus dipetala*), toyon (*Heteromeles arbutifolia*), coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), elderberry (*Sambucus nigra* ssp. *caerulea*), and California bay (*Umbellularia californica*), with annual herbaceous vegetation throughout the understory and open areas (Sawyer et al. 2009).

California walnut/annual herbaceous association is dominant throughout the Project site. This vegetation community also occurs immediately northwest of the Project Site and approximately 120 feet west of the Project's northern property. Plant species recorded within the California walnut/annual herbaceous association include Southern California black walnut (*Juglans californica*), and ornamental species including Peruvian peppertree (*Schinus molle*), Cape

leadwort (*Plumbago auriculata*), tree of heaven (*Ailanthus altissima*), with the understory dominated by castorbean (*Ricinus communis*), prickly Russian thistle (*Salsola tragus*), smilograss (*Stipa miliacea* var. *miliacea*), shortpod mustard (*Hirschfeldia incana*), oats (*Avena* spp.), red brome (*Bromus madritensis* ssp. *rubens*), and ripgut brome (*Bromus diandrus*). This association is within the California walnut groves alliance, which has a rank of G3S3, indicating that globally and within California the alliance is considered vulnerable and at moderate risk of extinction or elimination due to a restricted range, relatively few populations, recent and widespread declines, or other factors (CDFW 2018d; NatureServe 2018). As a result, this association is considered a special-status vegetation community by CDFW, as well as special-status plant community by the City of Los Angeles (CDFW 2018d; City of Los Angeles 2006b). In addition, California black walnuts with a DBH of 4 inches or greater are protected under the City of Los Angeles Protected Tree Ordinance, as modified by Ordinance 177404 (City of Los Angeles 2006a), and are further discussed in Section 3.7 (City of Los Angeles Protected Trees).

The California walnut/annual herbaceous habitat within the Project site is limited (isolated by residential development), supports a good number of non-native plant species, and provides limited connectivity with similar quality habitat on-site. Given the low quality habitat that this vegetation community provides, this vegetation community is less likely to be considered sensitive by local, state, and/or federal agencies.

3.1.2 Non-Native Grassland

Non-native grassland is a general habitat that is characterized by a dense to sparse cover of weedy introduced annuals. It typically occurs within fine-textured clay soils, adjacent to roads or other developed areas where there has been some historic disturbance. Characteristic plant species in this community include wild oats, bromes (*Bromus* spp.), fescue (*Festuca* spp.), Italian ryegrass (*Lolium multiflorum*), black mustard (*Brassica nigra*), filaree (*Erodium* spp.), and Russian thistle (Holland 1986).

This habitat type occurs along hillsides within the northern portion of the study area. Plant species recorded within non-native grassland habitat include fountain grass swards (*Pennisetum setaceum*), oats, bromes (*Bromus* spp.), with a few individuals of castorbean, tree of heaven, sugarbush (*Rhus ovata*), and laurel sumac (*Malosma laurina*) scattered throughout the site in low cover. This vegetation community is not considered sensitive by local, state, and/or federal agencies.

3.1.3 Disturbed Habitat

Disturbed habitat includes areas that experience or have experienced high levels of human disturbance and as a result are generally lacking vegetation. Areas mapped as disturbed habitat may include unpaved roads, trails, and graded areas. Vegetation in these areas, if present at all, is usually sparse and dominated by non-native weedy herbaceous species. Disturbed areas provide relatively little value for most plant and wildlife species.

Disturbed habitat includes portions of Glenalbyn Drive and Beech Street, which extend as dirt roads north of the Project site. These roads are compacted and devoid of vegetation. Disturbed habitat supports limited natural ecological processes, native vegetation, or habitat for wildlife species and thus are not considered sensitive by local, state, and/or federal agencies.

3.1.4 Ornamental

Ornamental vegetation consists of introduced planting of exotic species as landscaping, including greenbelts, parks, and horticultural plantings throughout the City (Jones and Stokes 1993). Ornamental plantings within the study area is diverse and consists of ornamental landscaping surrounding single-family residential developments in the area. Plants recorded within the ornamental vegetation in the study area include American century plant (*Agave americana*), Barbados aloe (*Aloe vera*), bamboo pipeline (*Bignonia riversii*) Cape honeysuckle (*Tecoma capensis*), banana yucca (*Yucca baccata*), ceanothus (*Ceanothus* sp.), Mojave yucca (*Yucca schidigera*), ornamental pines (*Pinus* spp.), jacaranda (*Jacaranda mimosifolia*), edible fig (*Ficus carica*), English ivy (*Hedera helix*), great bougainvillea (*Bougainvillea spectabilis*), oleander (*Nerium oleander*), Indian laurel fig (*Ficus microcarpa*), Italian cypress (*Cupressus sempervirens*), river redgum (*Eucalyptus camaldulensis*), lemon-scented gum (*Eucalyptus citriodora*), Peruvian peppertree, prickly Russian thistle, southern magnolia (Magnolia grandiflora), tree of heaven, silkoak (*Grevillea robusta*), Southern California black walnut, weeping bottlebrush (*Melaleuca viminalis*), and Washington fan palm (*Washingtonia robusta*). Ornamental vegetation is not considered sensitive by local, state, and/or federal agencies.

3.1.5 Urban/Developed

Urban/developed land refers to areas that have been constructed upon or disturbed so severely that native vegetation is no longer supported (Holland 1986). Developed land includes areas with permanent or semi-permanent structures, pavement or hardscape, landscaped areas, and areas with a large amount of debris or other materials (Holland 1986). Developed areas are generally graded

and compacted, sometimes covered with gravel road base or built, and have little to no vegetation present.

Developed land refers to those areas supporting manmade structures or features including paved/compacted roadways, driveways, and single-family residences within the study area. Urban/developed land dominates the majority of the study area. These areas support limited natural ecological processes, native vegetation, or habitat for wildlife species and thus are not considered sensitive by local, state, and/or federal agencies.

3.1.6 Floral Diversity

A total of 32 species of native or naturalized vascular plants, 6 native (19%) and 26 non-native (81%), were recorded within the study area (Attachment B). The recorded flora of the site is representative of the general disturbed and urbanized setting of the study area. The study area is within a primarily landscaped and developed residential area, with some remnant natural vegetation occurring along the hillsides.

3.2 Wildlife

A total of 18 wildlife species were recorded within the study area (Attachment C), mainly consisting of urban-adapted species. Based on the diurnal nature of the biological reconnaissance survey, most of the species observed were birds. Common bird species observed include Anna's hummingbird (*Calypte anna*), bushtit (*Psaltriparus minimus*), California scrub-jay (*Aphelocoma californica*), California towhee (*Melozone crissalis*), common raven (*Corvus corax*), Eurasian collared-dove (*Streptopelia decaocto*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), lesser goldfinch (*Spinus psaltria*), mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), red-whiskered bulbul (*Pycnonotus jocosus*), rock pigeon (*Columba livia*), and wrentit (*Chamaea fasciata*). No active bird nests were observed within the study area during the reconnaissance survey; however, the ornamental and native vegetation within the study area could support nesting birds. A red-tailed hawk was observed perched on a utility pole north of (and outside of) the Project site. No other raptor species was observed; however, red-shouldered hawk (*Buteo lineatus*) or Cooper's hawk (*Accipiter cooperii*) may also use the study area to forage and nest. No amphibian species were observed and none are expected to occur due to the lack of aquatic habitat on-site. Although reptile species were not observed during the survey, western fence lizard (*Sceloporus occidentalis*) and common side blotched lizard (*Uta stansburiana elegans*) are likely to occur within the study area. Two mammal species were detected during the site visit: eastern fox squirrel (*Sciurus niger*) and Botta's pocket gopher (*Thomomys bottae*). Other mammals more adapted

to urban environments, including striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), and coyote (*Canis latrans*), could occur within the site and surrounding area.

3.3 Special-Status Plant Species

Endangered, rare, or threatened plant species, as defined in Section 15380(b) of the CEQA Guidelines (14 CCR 15000 et seq.), are referred to as "special-status plant species" in this report, and include endangered or threatened plant species recognized in the context of CESA and FESA (CDFW 2018, 2018b, 2018c) and plant species with a CRPR 1 through 4 (CNPS 2018). Species with CRPR 3 or 4 may, but generally do not, qualify for protection under this provision. Species with CRPR 3 and 4 are those that require more information to determine status and plants of limited distribution. Thus, only CRPR 3 and 4 plant species that were also locally recognized (City of Los Angeles 2006b) were analyzed further.

Attachment D lists special-status plant species known to occur in the USGS 7.5-minute Los Angeles quadrangle and eight surrounding quadrangles (i.e., Burbank, Pasadena, Mt. Wilson, Hollywood, El Monte, Inglewood, South Gate, and Whittier) (CDFW 2018; CNPS 2018), as well as plant species recognized as locally important within the City of Los Angeles (City of Los Angeles 2006b). For each species listed, a determination was made regarding the potential for the species to occur on site based on information gathered during the field reconnaissance survey, including the location of the site, habitats present, current site conditions, and past and present land use. Special-status plant species that are either not expected to occur or have a low potential to occur are not further analyzed in this report because no direct, indirect, or cumulative impacts are expected. Figure 3 illustrates CNDDB and USFWS occurrences within one-mile of the Project site. None of the CNDDB and USFWS special-status plant occurrences within the one-mile radius search has a moderate or high potential to occur due to the high level of development within the region since the date of collection and/or lack of suitable habitat or soils within the Project site and study area. Each of the CNDDB and USFWS occurrences within the 1-mile radius search is analyzed further in Attachment D.

No state and/or federally listed plant species were identified within the Project site during the survey. Southern California black walnut (CRPR 4.2, locally recognized sensitive species) is the only special-status plant species identified within the Project site. No other special-status plant species were determined to have a moderate or high potential to occur within the Project site due to the limited, isolated native vegetation within the study area, analysis of soils present on-site, and the extent of ornamental landscaping that appears to be regularly maintained in the surrounding area. Furthermore, there is no U.S. Fish and Wildlife Service (USFWS)-designated critical

habitat for listed plant species within one-mile of the Project site (USFWS 2018). Figure 3 illustrates CNDDB and USFWS occurrences within one-mile of the Project site.

Southern California black walnut (*Juglans californica*) is a CRPR 4.2, as well as a designated locally sensitive and City Protected tree species within the City of Los Angeles (2006a, 2006b). California walnut is a perennial deciduous tree that occurs within chaparral, cismontane woodland and coastal scrub habitats. This species occurs between 164 to 2,953 feet and typically blooms from March to August (CNPS 2018). California walnut is present throughout the Project site. A total of 12 Southern California black walnut trees were recorded within the Project site and five Southern California black walnut trees adjacent to the property (The Tree Resources 2018). Additionally, Southern California black walnut trees occur within the northwestern portion of the study area. As per the tree report prepared for the Project site (The Tree Resources 2018), 10 Southern California black walnut trees occur within the proposed development footprint along the hillsides of the Project site.

3.4 Special-Status Wildlife Species

Endangered, rare, or threatened wildlife species, as defined in CEQA Guidelines, Section 15380(b) (14 CCR 15000 et seq.), are referred to as "special-status wildlife species" and, as used in this report, include (1) endangered or threatened wildlife species recognized in the context of CESA and FESA (CDFW 2018, CDFW 2018a); (2) California Species of Special Concern (SSC); and (3) mammals and birds that are fully protected (FP) species, as described in the California Fish and Game Code, Sections 4700 and 3511.

Attachment E lists special-status wildlife species that are known to occur in the USGS 7.5-minute Los Angeles quadrangle and eight surrounding quadrangles (i.e., Burbank, Pasadena, Mt. Wilson, Hollywood, El Monte, Inglewood, South Gate, and Whittier) (CDFW 2018). For each species listed, a determination was made regarding potential use of the Project site based on information gathered during the field reconnaissance, known habitat preferences, and knowledge of the species' relative distributions in the area. Special-status wildlife species that are either not expected to occur or have a low potential to occur are not further analyzed in this report because no direct, indirect, or cumulative impacts are expected. Figure 3 illustrates CNDDB and USFWS occurrences within one-mile of the Project site. None of the CNDDB and USFWS special-status wildlife occurrences within the one-mile radius search has a moderate or high potential to occur due to heavy development within the region since the date of collection and/or lack of suitable habitat within the Project site and study area. Each of the CNDDB and USFWS occurrences within the one-mile radius search is analyzed in Attachment E.

No special-status (i.e., state and/or federally listed) wildlife species were observed within the Project site during the general biological reconnaissance survey. Although no special-status wildlife species were determined to have a moderate or high potential to occur within the Project site, two bat species may occasionally forage on site: western mastiff bat (*Eumops perotis californicus*) and big free-tailed bat (*Nyctinomops macrotis*). The western mastiff bat is a CDFW SSC and locally recognized sensitive species and the big free-tailed bat is a CDFW SSC (CDFW 2018a; City of Los Angeles 2006b). These species are not likely to roost on site due to the minimal, isolated patches of suitable habitat within the study area, which is dominated by ornamental vegetation and residential development. These species are highly dependent on water sources and may use the Los Angeles River, approximately 0.64 miles west of the Project site, the Arroyo Seco approximately 0.4-mile south of the Project site, and the Silver Lake Reservoir, approximately 2.6 miles west of the Project site, as habitat. Thus, these bat species may occasionally forage within the woodland or open habitats within the study area.

3.4.1 Nesting Birds

The vegetation on-site provides potentially suitable habitat for commonly occurring nesting birds, including Anna's hummingbird or California towhee. In addition, the tall trees (i.e., pines and eucalyptus trees) scattered throughout the study area provide potential nesting habitat for raptor species such as red-tailed hawk, red-shouldered hawk, and Cooper's hawk (*Accipiter cooperii*). Suitable nesting habitat exists within the Project site and surrounding areas; thus, birds could nest within the study area.

3.5 Jurisdictional Waters/Wetlands

Hydrology and vegetation were examined throughout the study area during the site visit to identify potential wetland sites and/or non-wetland waters (i.e., drainages, channels, etc.), though an official Jurisdictional Delineation was not performed. No jurisdictional wetlands or non-wetland waters were identified within the study area.

3.6 Wildlife Corridors and Habitat Linkages

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal.

The Project site does not reside within any designated wildlife corridors or habitat linkages identified in the South Coast Missing Linkages analysis conducted by South Coast Wildlands (2008), the Eastern Santa Monica Mountains Habitat Linkage Planning Map (SMMC 2017a), or the Griffith Park Area Habitat Linkage Planning Map (SMMC 2017b). The Project site is located on moderate to steep slopes and is generally surrounded by residential development with remnant patches of disturbed grassland and woodland habitats. The site is situated between areas characterized by dense residential development to the south and undeveloped hillsides with naturalized habitat to the north.

The Project site consists of two distinct areas separated by an existing fenced single-family residence, and provides limited connectivity with natural habitats to the northwest. The southern portion of the Project site is bordered by ornamental plantings and/or development along its eastern and western extent, with remnant patches of disturbed California walnut/annual herbaceous habitat immediately to the north and south. The existing residences in the southern portion of the Project site are fenced, restricting access to this area. The northern portion of the Project site is surrounded by ornamental plantings and/or development along all sides, except for a small area to the west and south which connects with a larger patch of California walnut/annual herbaceous habitat to the northwest of the Project site within the study area. Fencing is also present around each of the existing properties bordering the northern portion of the Project site. Thus, the Project site is isolated, providing limited connectivity to larger habitat blocks to the northwest of the Project site. Although the larger habitat block within the northern portion of the study area (outside of and north of the Project site) is likely to support wildlife movement and provide better quality "live-in" habitat for wildlife species in the area, the Project site is too disturbed to provide high quality "live-in" habitat for most wildlife species, but has the potential to support birds, reptiles, and/or smaller mammals adapted to urban environments.

No riparian features and/or dominant wildlife trails and/or sign (i.e., scat) were observed during the site visit; however, wildlife could use the site to occasionally move through the area. Given the site is isolated by residential development, the Project site is unlikely to provide habitat linkage or serve as a main wildlife corridor to better quality undeveloped areas.

3.7 City of Los Angeles Protected Trees

The City of Los Angeles Protected Tree Ordinance, as modified by Ordinance 177404, provides guidelines for the preservation of native Southern California tree species measuring 4 inches or more in cumulative diameter at 4.5 feet above the ground from the base of the tree (City of Los Angeles 2006a). Trees protected under this ordinance include all oak trees indigenous to California (excluding scrub oak (*Quercus dumosa*)), Southern California black walnut (*Juglans californica*

var. *californica*), California sycamore, and California bay (*Umbellularia californica*). The Department of City Planning also provides guidelines for all existing trees on-site with a DBH of 8 inches or greater (The Tree Resource 2018). Additionally, the proposed Project is located within the Mount Washington/Glassell Park Specifc Plan, which provides guidelines for the preservation of significant non-native trees with a DBH of 12 inches or greater and a height of 35 feet or greater (Ordinance No. 168,707; City of Los Angeles 1993).

Southern California black walnuts occur throughout the southern portion of the Project site. Additionally, Southern California black walnuts were observed scattered throughout the study area, particularly northwest of the Project's northern property. As per the protected tree analysis conducted for the site (The Tree Resource 2018a, 2018b), a total of 12 Southern California black walnuts occur within the southern portion of the Project site and one Southern California black walnut tree occurs on the upper slope of the northern portion of the Project site. Additionally, five protected Southern California black walnut trees were identified within the study area, adjacent to the Project's southern property (The Tree Resource 2018). No non-protected significant trees were identified within the southern and northern portions of the Project site.

4 IMPACTS

This section addresses potential impacts to special-status biological resources that could result from implementation of the proposed Project, and follows the CEQA checklist for biological resources.

The proposed Project involves the construction of four new single-family dwellings, each of which includes two-floors of living area over a garage. Three of the new single-family dwellings are proposed to be constructed within two adjoining parcels located in the southern portion of the Project site, and one of the new single-family dwellings is proposed to be constructed within a parcel separated from the southern portion of the Project site by an existing residential development (also referred to as the northern portion of the Project site in this report). The new single-family dwellings are proposed to be built closer to the eastern portion of the Project site and would be accessible via James Street (an existing paved road located east of the Project site). The Project site is located within an area dominated by Southern California black walnuts with nonnative grasses and forbs dominant within the understory, and ornamental vegetation prominent within the areas immediately surrounding the Project site.

4.1 Vegetation Communities and Land Covers

The California walnut/annual herbaceous vegetation community observed throughout the Project site and surrounding study area is considered a special-status vegetation community by CDFW and the City of Los Angeles.

The California walnut/annual herbaceous vegetation community present on site is generally surrounded by residential development and associated ornamental landscaping, particularly to the south, and has a high cover of non-native vegetation. Although impacts to California walnut/annual herbaceous vegetation community will occur during the proposed Project activities, impacts to this habitat are not anticipated to be significant based on its low quality and function in the area. Specifically, the California walnut habitat on site is isolated by surrounding development with the understory dominated by non-native grasses and forbs. Additionally, any Southern California black walnut trees impacted by the proposed Project activities would be replaced at a 4:1 replacement ratio, as recommended by the City's Urban Forestry Division (see Section 4.7 below), further reducing any potentially significant impacts to this vegetation community. As such, impacts to California walnut/annual herbaceous vegetation community would be less than significant, and additional avoidance or mitigation measures are not recommended.

As per recommendations in the tree report, protective fencing will be installed along the northern and southern extent of the southern portion of the Project site, as well as the western extent of the northern portion of the Project site to protect any trees outside of the construction footprint that will be retained and protected in place. Thus, the California walnut/annual herbaceous vegetation communities observed within the northern portion of the study area and immediately north and south of the southern portion of the Project site (outside of the Project site) would not be directly and/or indirectly impacted by the proposed Project activities. No further avoidance or mitigation measures are recommended.

4.2 Special-Status Plants

One special-status plant species was identified within the Project site: Southern California black walnut (CPRR 4.2, locally recognized sensitive species). No other special-status plants were determined to have a moderate or high potential to occur within the Project site. A total of 12 Southern California black walnut trees were recorded throughout the southern portion of the Project site, and one Southern California was observed within the northern portion of the Project site (The Tree Resource 2018a; 2018b). Five Southern California black walnut trees were also observed within the surrounding study area. A review of the preliminary construction footprint conducted by The Tree Resource (2018a) indicates that 10 of the Southern California black walnut

trees recorded within the southern portion of the Project site will be impacted by the proposed Project activities. All other Southern California black walnut trees outside of the construction footprint will be retained and protected in place. Impacts to CRPR 4.2 plants are generally not considered significant; however, California walnut is also a City protected tree species (Native Tree Protection Ordinance No. 177,404); thus, discussed further in Section 4.6 (City of Los Angeles Protected Trees). As recommended by the City's Urban Forestry Division, removal of these 10 Southern California black walnut trees will be replaced at a 4:1 ratio (for a total of 40 planted California walnut trees), which would further reduce impacts to this species. As such, impacts to California walnut would be less than significant and no additional avoidance or mitigation measures are recommended.

No other special-status plant species were identified or determined to have a moderate or high potential to occur within the Project site based on their absence during the biological survey conducted in September 2018 (within the blooming period of some queried species), as well as the lack of suitable soils and/or habitats required for these species (Attachment D). In addition, the immediate area surrounding the Project site is dominated by disturbed soils (i.e., Counterfeit-Nacimiento, warm-Urban land association) and is surrounded by single-family residential development and associated ornamental vegetation. Therefore, the Project site and surrounding study area provides minimal habitat to support special-status plant species. As such, direct and/or indirect impacts to special-status plant species would be less than significant, and no avoidance or mitigation measures are recommended.

4.3 Special-Status Wildlife

No special-status wildlife species were detected within the study area. The site is generally surrounded by residential development and ornamental trees, which provides limited, isolated suitable habitat to support special-status wildlife species, particularly within the southern portion of the study area. Thus, with the exception of local bat species (i.e., western mastiff bat and big free-tailed bat), which have the potential to occasionally forage within the Project site, special-status wildlife species have a low or no potential to occur on-site (Attachment E). Project construction is proposed to occur primarily during daylight hours; thus, foraging bats are not anticipated to be impacted by the proposed Project activities. Additionally, any night lighting would be directed toward the developed areas and away from the surrounding vegetation, which would minimize any potential short-term or long-term indirect impacts to special-status foraging bats. As such, no direct and/or indirect impacts to special-status wildlife species are anticipated; and thus, would be less than significant. No avoidance or mitigation measures are recommended.

4.4 Nesting Birds

The trees and shrubs within the study area have the potential to support nesting birds. Additionally, the surrounding study area, outside of the Project site, has the potential to support nesting and foraging raptors. Direct and indirect impacts to migratory nesting birds must be avoided for compliance with the Migratory Bird Treaty Act (16 U.S.C. 703–712) and California Fish and Game Code Sections 3503.5, 3503, and 3513. Nesting birds could be affected by direct impacts due to vegetation removal and indirect impacts from short-term construction-related noise, resulting in decreased reproductive success or abandonment of an area as nesting habitat. As such, it is recommended that ground disturbing and vegetation trimming/removal activities be conducted outside of the breeding season to the extent feasible (i.e., February 1 through August 31); otherwise, a preconstruction nesting bird survey shall be conducted prior to ground disturbing and vegetation trimming/removal activities during the breeding season. The project will comply with nesting bird regulations, including scheduling ground disturbing and/or vegetation trimming/removal activities to occur outside of the bird breeding season, conducting a preconstruction nesting bird survey prior to work within the general breeding season, and avoidance of active bird nests including appropriate avoidance buffers from active nests (see Section 5); thus, impacts to nesting birds are not anticipated to occur.

4.5 Jurisdictional Resources

No jurisdictional wetlands or non-wetland waters occur within the study area. Therefore, there would be no direct and/or indirect impacts to jurisdictional waters. As such, impacts to jurisdictional wetlands or non-wetland waters are not anticipated to occur and no avoidance or mitigation measures are recommended.

4.6 Wildlife Corridors and Habitat Linkages

The Project site does not occur within any designated wildlife corridors or habitat linkages. Although the Project site may be used by urban adapted wildlife (i.e., skunk, raccoon, and/or coyote) moving through the general area, the Project site is generally isolated by residential development, particularly to the south and east. Thus, the Project site provides limited function as a wildlife corridor or habitat linkage.

While the Project site provides limited connectivity to open areas northwest and outside of the Project site, the Project footprint is proposed to be constructed within the eastern portion of the parcels, and would remain unfenced, which will not restrict wildlife movement within the western portion of the Project site, further reducing any potential impacts to wildlife movement through

the area. Additionally, the proposed Project activities would primarily occur during the daytime hours as specified in the City of Los Angeles building code, limiting potential indirect impacts due to noise and lighting during the nighttime hours when most wildlife species likely to traverse the area would be active. Furthermore, any construction and/or long-term night lighting would be directed toward the developed areas and away from the surrounding vegetation to reduce any potential short-term and/or long-term indirect effects. As such, direct and/or indirect impacts to wildlife corridors and habitat connectivity are not anticipated and would be less than significant. No avoidance or mitigation measures are recommended.

4.7 City of Los Angeles Protected Trees

Based on a review of the preliminary construction footprint, the proposed Project was determined to impact 10 of the 12 Southern California black walnut trees recorded within the southern portion of the Project site, and no City protected trees are proposed to be impacted within the northern portion of the Project site (The Tree Resource 2018a; 2018b). As per the City Urban Forestry Division, these trees will be mitigated at a 4:1 ratio for a total of 40 new native Southern California black walnut trees on the site. Additionally, three on-site (two within the southern portion of the Project site and one within the northern portion of the Project site) and five off-site City protected Southern California black walnut trees recorded during the tree survey conducted in 2018, will be retained and protected in place (The Tree Resource 2018a; 2018b). Trees not proposed to be impacted by the proposed Project activities will be will be surrounded by protective fencing (The Tree Resource 2018a; 2018b). Impacts to City Protected trees would be less than significant with implementation of the proposed measures within the tree report (The Tree Resource 2018) and in accordance with the City. No additional avoidance or mitigation measures are recommended.

5 BIOLOGICAL RECOMMENDATIONS SUMMARY

Nesting Birds

Ground disturbance activities and vegetation removal should be completed outside the avian breeding season (between September 1 and January 31) to the extent feasible.

If ground disturbance activities (including clearing and grubbing) are scheduled to occur between February 1 and August 31, a qualified biologist shall conduct a nesting bird survey within 72 hours of ground disturbance activities. The survey shall consist of full coverage of the proposed Project footprint and up to a 300-foot buffer (500-feet for suitable raptor habitat). The specific survey buffer will be determined in the field by the Project biologist and will take into account the species nesting

in the area, the habitat present, and where access is permitted. If no active nests are found, no additional measures are required.

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

6 CONCLUSION

No jurisdictional waters, or designated wildlife corridors occur within the Project site. Although California walnut/annual herbaceous vegetation community occurs on-site, this vegetation community is limited to a small area, isolated by the adjacent residential development, providing limited function and value. Furthermore, walnut trees impacted by the proposed Project activities will be replaced at a 4:1 replacement value, which would further reduce any potential impacts to this vegetation community. One special-status plant species (California walnut; CRPR 4.2, locally recognized and City protected tree species) was identified within the Project site. Based on a preliminary review of the proposed Project design, 10 of the 12 Southern California walnut trees recorded within the southern portion of the Project site are proposed to be removed and replaced with 40 California walnut trees (The Tree Resource 2018a; 2018b) and all other City protected trees would remain on-site post-construction. The western mastiff bat (SSC and locally recognized sensitive species) and big free-tailed bat (SSC) may occasionally forage on site, but is not anticipated to be impacted by the proposed Project activities, which would primarily occur during daytime hours in accordance with the City of Los Angeles building code. The Project site and surrounding areas provide suitable nesting substrate for nesting birds. A preconstruction nesting bird survey will be conducted prior to ground disturbance and vegetation trimming/removal activities occurring within the nesting bird season (February 1 through August 31) to ensure that direct and/or indirect impacts to nesting birds do not occur. Therefore, impacts to nesting birds would not occur during Project implementation. Thus, the 434, 438, 442, and 458 James Street Project is not anticipated to result in a significant effect to special-status biological resources.

If you have any questions or comments regarding the content of this letter, please do not hesitate to contact me via telephone at 661.289.2504 or via email at jpage@dudek.com.

Sincerely,

Johanna Page
Project Manager/Senior Biologist

Att.: Figures 1–3
Attachments A-E

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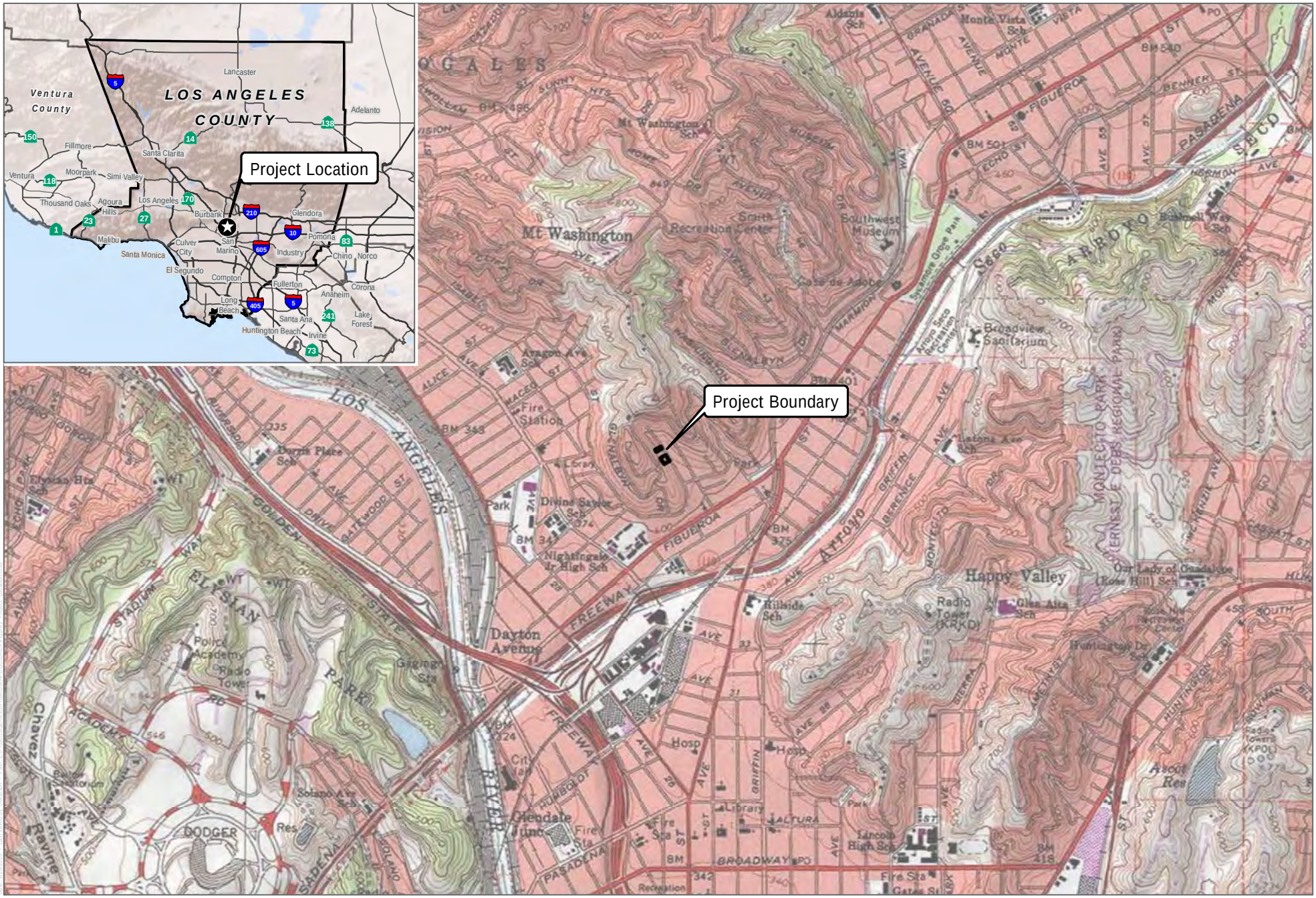


SOURCE: USGS 7.5-Minute Series Los Angeles Quadrangle

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

James Street Project

SOURCE: Los Angeles County 2011; LARIAC 2013

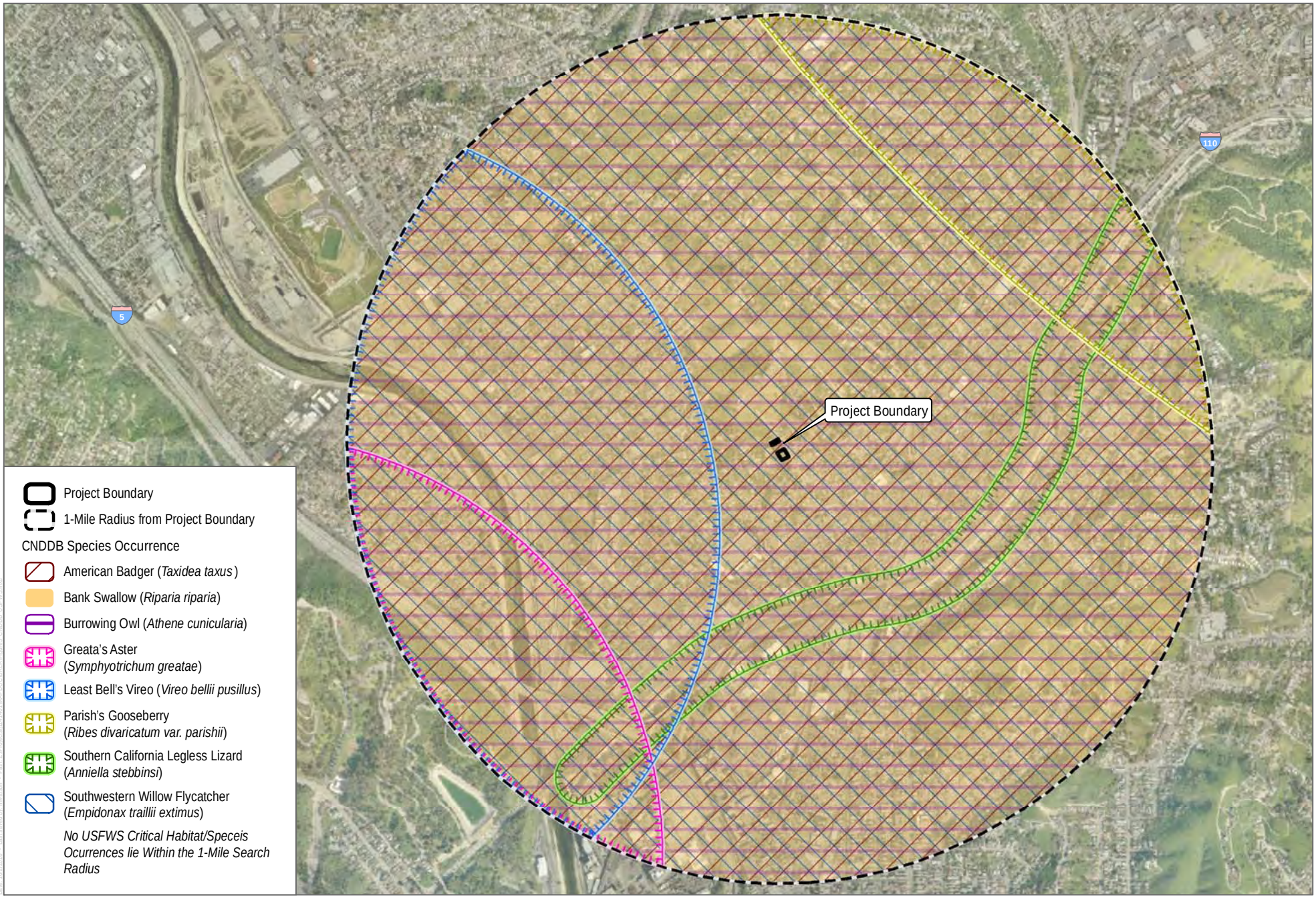
DUDEK

0 100 200 Feet

FIGURE 2

Biological Resources

James Street Project



SOURCE: CDFW 2018; USFWS 2018; LARIAC 2013

DUDEK

0 800 1,600 Feet

FIGURE 3

CNDDB and USFWS Occurrence

James Street Project

ATTACHMENT A

Photograph Documentation

ATTACHMENT A
Photo Documentation

Photo 1: Facing southwest from the main access off James Street toward the southern parcel of the Project site.

Photo 2: Facing north toward the northern portion of the Project site within the southern parcel.

Photo 3: Facing southeast toward the southern parcel of the Project Site, and James Street.

Photo 4: Facing west toward the northern parcel of the Project site from James Street.

Photo 5: Facing east toward the northern parcel of the Project site, and toward James Street.

Photo 2: Facing west toward the northern portion of the study area.

Photo 3: Facing north toward the northeastern portion of the study area.

Photo 4: Facing east toward residential development within the study area.

ATTACHMENT B

Plant Compendium

ATTACHMENT B
Plant Compendium

VASCULAR SPECIES

GYMNOSPERMS AND GNETOPHYTES

CUPRESSACEAE—CYPRESS FAMILY

Juniperus communis—common juniper

* *Cupressus sempervirens*—Italian cypress

PINACEAE—PINE FAMILY

* *Pinus pinea*—Italian stone pine

* *Pinus spp.*—ornamental pine trees

MONOCOTS

AGAVACEAE—AGAVE FAMILY

Yucca baccata—banana yucca

Yucca schidigera—Mojave yucca

* *Agave americana*—American century plant

ARECACEAE—PALM FAMILY

* *Washingtonia robusta*—Washington fan palm

ASPHODELACEAE—ASPHODEL FAMILY

* *Aloe vera*—Barbados aloe

POACEAE—GRASS FAMILY

* *Avena barbata*—slender oat

* *Avena spp.*—oats

* *Bromus diandrus*—ripgut brome

* *Bromus madritensis* ssp. *rubens*—red brome

* *Pennisetum setaceum*—fountain grass swards

* *Phyllostachys aurea*—golden bamboo

* *Stipa miliacea* var. *miliacea*—smilograss

EUDICOTS

ANACARDIACEAE—SUMAC OR CASHEW FAMILY

Malosma laurina—laurel sumac

* *Schinus molle*—Peruvian peppertree
Rhus ovata—sugarbush

APOCYNACEAE—DOGBANE FAMILY
Asclepias californica—California milkweed
* *Nerium oleander*—oleander

ARALIACEAE—GINSENG FAMILY
* *Hedera helix*—English ivy

BIGNONIACEAE—BIGNONIA FAMILY
* *Jacaranda mimosifolia*—blue jacaranda
* *Tecoma capensis*—cape honeysuckle
* *Bignonia riversii*—royal trumpet vine

BRASSICACEAE—MUSTARD FAMILY
* *Hirschfeldia incana*—shortpod mustard

CHENOPODIACEAE—GOOSEFOOT FAMILY
* *Salsola tragus*—prickly Russian thistle

EUPHORBIACEAE—SPURGE FAMILY
* *Ricinus communis*—castorbean

FABACEAE—LEGUME FAMILY
* *Melilotus albus*—yellow sweetclover

GERANIACEAE—GERANIUM FAMILY
* *Pelargonium sp.*—Pelargonium sp.

JUGLANDACEAE—WALNUT FAMILY
Juglans californica—California walnut

MAGNOLIACEAE—MAGNOLIA FAMILY
* *Magnolia grandiflora*—southern magnolia

MORACEAE—MULBERRY FAMILY
* *Ficus carica*—edible fig
* *Ficus microcarpa*—Indian laurel fig

MYRTACEAE—MYRTLE FAMILY

* *Eucalyptus camaldulensis*—river redgum

* *Eucalyptus citriodora*—lemonscented gum

* *Melaleuca viminalis*—weeping bottlebrush

NYCTAGINACEAE—FOUR O'CLOCK FAMILY

* *Bougainvillea spectabilis*—great bougainvillea

PLUMBAGINACEAE—LEADWORT FAMILY

* *Plumbago auriculata*—Cape leadwort

PROTACEAE—PROTEA FAMILY

* *Grevillea robusta*—silkoak

RHAMNACEAE—BUCKTHORN FAMILY

Ceanothus sp.—ceanothus sp.

SIMAROUBACEAE—QUASSIA OR SIMAROUBA FAMILY

* *Ailanthus altissima*—tree of heaven

* signifies introduced (non-native) species

ATTACHMENT C

Wildlife Compendium

ATTACHMENT C
Wildlife Compendium

BIRD

BUSHTITS

AEGITHALIDAE—LONG-TAILED TITS & BUSHTITS

Psaltriparus minimus—bushtit

EMBERIZINES

EMBERIZIDAE—EMBERIZIDS

Melozone crissalis—California towhee

FINCHES

FRINGILLIDAE—FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus—house finch

Spinus psaltria—lesser goldfinch

FLYCATCHERS

TYRANNIDAE—TYRANT FLYCATCHERS

Sayornis nigricans—black phoebe

HAWKS

ACCIPITRIDAE—HAWKS, KITES, EAGLES, & ALLIES

Buteo jamaicensis—red-tailed hawk

HUMMINGBIRDS

TROCHILIDAE—HUMMINGBIRDS

Calypte anna—Anna's hummingbird

JAYS, MAGPIES AND CROWS

CORVIDAE—CROWS AND JAYS

Aphelocoma californica—California scrub-jay

Corvus corax—common raven

MOCKINNGBIRDS & THRASHERS

MIMIDAE—MOCKINGBIRDS & THRASHERS

Mimus polyglottos—northern mockingbird

OLD WORLD SPARROWS

PASSERIDAE—OLD WORLD SPARROWS

* *Passer domesticus*—house sparrow

BULBULS

PYCNONOTIDAE—BULBULS

* *Pycnonotus jocosus*—red-whiskered bulbul

PIGEONS & DOVES

COLUMBIDAE—PIGEONS & DOVES

* *Columba livia*—rock pigeon (rock dove)

* *Streptopelia decaocto*—Eurasian collared-dove

Zenaida macroura—mourning dove

WRENTITS

TIMALIIDAE—BABBLERS

Chamaea fasciata—wrentit

MAMMAL

POCKET GOPHERS

GEOMYIDAE—POCKET GOPHERS

Thomomys bottae—Botta's pocket gopher

SQUIRRELS

SCIURIDAE—SQUIRRELS

* *Sciurus niger—eastern fox squirrel*

* introduced (non-native) species

ATTACHMENT D

Special-Status Plant Species Potential to Occur within the Project Site

Scientific Name	Common Name	Status[1] (Federal/State/CRPR/ City of LA[2])	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[3]
Arctostaphylos glandulosa ssp. gabrielensis	San Gabriel manzanita	None/None/1B.2/None	Chaparral (rocky)/perennial evergreen shrub/Mar/1950–4920	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable chaparral habitat on-site.
Arenaria paludicola	marsh sandwort	FE/SE/1B.1/None	Marshes and swamps (freshwater or brackish); sandy, openings/perennial stoloniferous herb/May–Aug/5–560	Not expected to occur. The site is outside of the species' known elevation range and there is no marsh or swamps habitat on-site.
Astragalus brauntonii	Braunton's milk-vetch	FE/None/1B.1/S[a]	Chaparral, Coastal scrub, Valley and foothill grassland; recent burns or disturbed areas, usually sandstone with carbonate layers/perennial herb/Jan–Aug/10–2100	Low potential to occur. Although grassland vegetation occurs on-site, this species is a conspicuous perennial herb not observed during the field survey conducted in September 2018. The closest documented occurrence located approximately 8.8 miles west of the project site is presumed to be extirpated. The next closest occurrence is over 12 miles from the site (CDFW 2018).
Astragalus pycnostachyus var. lanosissimus	Ventura marsh milk-vetch	FE/SE/1B.1/S[a]	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt or brackish)/perennial herb/(June)Aug–Oct/0–115	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable habitat (i.e., coastal dunes, coastal scrub, or marshes and swamps) present.
Astragalus tener var. titi	coastal dunes milk-vetch	FE/SE/1B.1/S[b]	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic); often vernally mesic areas/annual herb/Mar–May/0–165	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vernally mesic habitat present.
Atriplex coulteri	Coulter's saltbush	None/None/1B.2/None	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland; alkaline or clay/perennial herb/Mar–Oct/5–1510	Low potential to occur. Minimal suitable grassland habitat occurs on-site. Additionally, the closest documented occurrence, located approximately 13.5 miles southwest of the project site, dates back to 1902 and is presumed to be extirpated (CDFW 2018).
Atriplex parishii	Parish's brittlescale	None/None/1B.1	Chenopod scrub, Playas, Vernal pools; alkaline/annual herb/June–Oct/80–6235	Not expected to occur. No suitable habitat (i.e., chenopod scrub, playas, or vernal pools) present.
Atriplex serenana var. davidsonii	Davidson's saltscale	None/None/1B.2/S[b]	Coastal bluff scrub, Coastal scrub; alkaline/annual herb/Apr–Oct/30–655	Not expected to occur. The project site lacks suitable habitat (i.e., coastal bluff scrub, coastal scrub) and alkaline soils preferred by this species.

Berberis nevinii	Nevin's barberry	FE/SE/1B.1/S[b]	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub; sandy or gravelly/perennial evergreen shrub/(Feb)Mar–June/225–2705	Low potential to occur. Although cismontane woodland habitat occurs on-site, this species is a conspicuous perennial evergreen shrub not observed during the field survey conducted in September 2018. The closest documented occurrence located approximately 3.9 miles northeast of the project site (CDFW 2018).
Calochortus catalinae	Catalina mariposa lily	None/None/4.2/S[a]	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/perennial bulbiferous herb/(Feb)Mar–June/45–2295	Low potential to occur. The Project site contains cismontane woodland habitat and grassland vegetation potentially suitable for this species. However, the closest occurrence, approximately 0.8 miles northeast of the Project site southwest of the ridge at Museum Hill, dates back to 1916 and is likely extirpated due to much development in the region (CCH 2018). Additionally, the three next closest occurrences were collected between 1882 and 1937, where much development has also occurred (CCH 2018).
Calochortus clavatus var. gracilis	slender mariposa lily	None/None/1B.2/None	Chaparral, Coastal scrub, Valley and foothill grassland/perennial bulbiferous herb/Mar–June(Nov)/1045–3280	Not expected to occur. The site is outside of the species' known elevation range. The closest occurrence is approximately 6 miles northwest of the Project site in Griffith Park (CDFW 2018).
Calochortus plummerae	Plummer's mariposa lily	None/None/4.2/S[a]	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland; granitic, rocky/perennial bulbiferous herb/May–July/325–5575	Low potential to occur. Although there is cismontane woodland habitat and grassland vegetation on-site, the site lacks granitic, rocky soils suitable for this species. The closest CNDDB occurrence is located approximately 3 miles northeast of the Project site (CDFW 2018). However, this specimen was collected in 1913, and this species is possibly extirpated due to much development that has occurred in the area since (CDFW 2018).
Calochortus weedii var. intermedius	intermediate mariposa lily	None/None/1B.2/None	Chaparral, Coastal scrub, Valley and foothill grassland; rocky, calcareous/perennial bulbiferous herb/May–July/340–2805	Low potential to occur. Although grassland habitat occurs on-site, the site lacks rocky, calcareous soils suitable for this species. In addition, the closest occurrence is approximately 12.4 miles southeast of the Project site in Puente Hills (CDFW 2018).
Camissoniopsis lewisii	Lewis' evening-primrose	None/None/3/S[b]	Coastal bluff scrub, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland; sandy or clay/annual herb/Mar–May(June)/0–985	Low potential to occur. The Project site contains cismontane woodland habitat and grassland vegetation potentially suitable for this species. However, the closest occurrence is located

				approximately 6.4 miles west of the Project site, dates back to 1905, and is likely extirpated due to much development in the region (CCH 2018).
Centromadia parryi ssp. australis	southern tarplant	None/None/1B.1/S[a]	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools/annual herb/May–Nov/0–1575	Not expected to occur. No suitable habitat (i.e., marshes and swamps or vernally mesic habitat) present.
Centromadia pungens ssp. laevis	smooth tarplant	None/None/1B.1/None	Chenopod scrub, Meadows and seeps, Playas, Riparian woodland, Valley and foothill grassland; alkaline/annual herb/Apr–Sep/0–2100	Low potential to occur. Project site is routinely disturbed with minimal isolated grassland habitat present. This species was not observed during a field survey conducted in September 2018, during the blooming period for this species. Additionally, the only documented occurrence in Los Angeles County is located approximately 4.8 miles northeast of the Project site in Pasadena, dates back to 1901, and is extirpated due to development in the area (CDFW 2018).
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	FC/SE/1B.1/S[a]	Coastal scrub (sandy), Valley and foothill grassland/annual herb/Apr–July/490–4005	Low potential to occur. Minimal routinely disturbed isolated grassland habitat present. Additionally, two documented occurrences located approximately 7.2 miles northwest of the Project site in Burbank and 9.6 miles northwest of the Project site in Toluca Lake date back to 1890 and are likely extirpated due to development in the area (CDFW 2018).
Chorizanthe parryi var. parryi	Parry's spineflower	None/None/1B.1/S[a]	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland; sandy or rocky, openings/annual herb/Apr–June/900–4005	Not expected to occur. The site is outside of the species' known elevation range. The closest documented occurrence is approximately 4.8 miles northeast of the Project site in Pasadena.
Cladium californicum	California sawgrass	None/None/2B.2/None	Meadows and seeps, Marshes and swamps Alkaline or Freshwater/perennial rhizomatous herb/June–Sep/195–5250	Not expected to occur. No suitable habitat (i.e., meadows and seeps or marshes and swamps) present.
Convolvulus simulans	small-flowered morning-glory	None/None/4.2/S[b]	Chaparral (openings), Coastal scrub, Valley and foothill grassland; clay, serpentinite seeps/annual herb/Mar–July/95–2430	Not expected to occur. Limited isolated grassland vegetation present and the site lacks serpentinite seeps typically required for this species. Additionally, the closest documented occurrence, located approximately 3.9 miles southwest of the Project site, dates back to 1917, and is likely extirpated due to development in the area (CCH 2018).
Cuscuta obtusiflora var. glandulosa	Peruvian dodder	None/None/2B.2/None	Marshes and swamps (freshwater)/annual vine (parasitic)/July–Oct/45–920	Not expected to occur. No suitable habitat (i.e., marshes and swamps) present. Additionally, species was not observed during the field survey conducted

				in September 2018 during the blooming period for this species.
Dodecahema leptoceras	slender-horned spineflower	FE/SE/1B.1/S[b]	Chaparral, Cismontane woodland, Coastal scrub (alluvial fan); sandy/annual herb/Apr–June/655–2495	Low potential to occur. The site is outside of the species' known elevation range. Additionally, the site lacks sandy soils required for this species. Furthermore, the closest documented occurrence is located approximately 6.2 miles north of the Project site in Arroyo Seco, dates back to 1920, and is likely extirpated due to development in the area (CDFW 2018).
Dudleya multicaulis	many-stemmed dudleya	None/None/1B.2/S[b]	Chaparral, Coastal scrub, Valley and foothill grassland; often clay/perennial herb/Apr–July/45–2590	Not expected to occur. Limited disturbed and isolated grassland habitat occurs on-site. Suitable clay soils typically preferred by this species do not occur on-site. Furthermore, this is a conspicuous perennial herb that would have been readily observed if present on site during the field survey conducted in September 2018. The closest documented occurrence for this species is approximately 4.4 miles northwest of the Project site and dates back to 1925.
Eryngium aristulatum var. parishii	San Diego button-celery	FE/SE/1B.1/None	Coastal scrub, Valley and foothill grassland, Vernal pools; mesic/annual / perennial herb/Apr–June/65–2035	Not expected to occur. No suitable habitat (i.e., vernal pool or mesic habitat) present.
Galium angustifolium ssp. gabrielense	San Antonio Canyon bedstraw	None/None/4.3/S[b]	Chaparral, Lower montane coniferous forest; granitic, sandy or rocky/perennial herb/Apr–Aug/3935–8695	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable habitat (i.e., chaparral, lower montane coniferous forest) present.
Galium grande	San Gabriel bedstraw	None/None/1B.2/None	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest/perennial deciduous shrub/Jan–July/1390–4920	Not expected to occur. The site is outside of the species' known elevation range.
Galium johnstonii	Johnston's bedstraw	None/None/4.3/S[b]	Chaparral, Lower montane coniferous forest, Pinyon and juniper woodland, Riparian woodland/perennial herb/June–July/4000–7545	Not expected to occur. The site is outside of the species' known elevation range.
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	None/None/1A/S[a]	Marshes and swamps (coastal salt and freshwater)/perennial rhizomatous herb/Aug–Oct/30–5005	Not expected to occur. The Project site lacks suitable marsh and swamp habitat for this species.
Heuchera caespitosa (syn. H. elegans)	urn-flowered alumroot	None/None/4.3/S[b]	Cismontane woodland, Lower montane coniferous forest, Riparian forest (montane), Upper montane coniferous forest; rocky/perennial rhizomatous herb/May–Aug/3785–8695	Not expected to occur. The site is outside of the species' known elevation range.

Horkelia cuneata var. puberula	mesa horkelia	None/None/1B.1/None	Chaparral (maritime), Cismontane woodland, Coastal scrub; sandy or gravelly/perennial herb/Feb–July(Sep)/225–2655	Low potential to occur. The Project site contains minimal suitable cismontane woodland habitat for this species. However, all CNDDB occurrences within 5 miles of the Project site were collected between 1902 and 1918 where much development has occurred since (CDFW 2018).
Juglans californica	Southern California black walnut	None/None/4.2/S[a]	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland; alluvial/perennial deciduous tree/Mar–Aug/160–2955	Present. This species was observed along the hillsides throughout the Project site during the September 2018 field survey.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None/None/1B.1/S[b]	Marshes and swamps (coastal salt), Playas, Vernal pools/annual herb/Feb–June/0–4005	Not expected to occur. No suitable habitat (i.e., marshes and swamps, playas or vernal pools) present.
Lepechinia fragrans	fragrant pitcher sage	None/None/4.2/S[a]	Chaparral/perennial shrub/Mar–Oct/65–4300	Not expected to occur. No suitable chaparral habitat present. Additionally, this species was not observed during the field survey conducted in September 2018, within this species' blooming period.
Lilium humboldtii ssp. ocellatum	ocellated Humboldt lily	None/None/4.2 S[a]	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland; openings/perennial bulbiferous herb/Mar–July(Aug)/95–5905	Low potential to occur. Although cismontane woodland habitat occurs on-site, there are no documented occurrences within 5 miles of the Project site. The closest documented occurrences for this species are in the Verdugo woodlands (approximately 5.9 miles north of the Project site) and Griffith Park (approximately 5.8 miles northwest of the Project site (CCH 2018).
Linanthus concinnus	San Gabriel linanthus	None/None/1B.2/None	Chaparral, Lower montane coniferous forest, Upper montane coniferous forest; rocky, openings/annual herb/Apr–July/4985–9185	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable habitat (i.e., chaparral or coniferous forest habitat) present.
Linanthus orcuttii	Orcutt's linanthus	None/None/1B.3/S[b]	Chaparral, Lower montane coniferous forest, Pinyon and juniper woodland; openings/annual herb/May–June/3000–7035	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable habitat (i.e., chaparral, forest, or pinyon and juniper woodland habitat) present.
Malacothamnus davidsonii	Davidson's bush-mallow	None/None/1B.2/S[b]	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland/perennial deciduous shrub/June–Jan/605–3740	Not expected to occur. Although cismontane woodland occurs on-site, this is a conspicuous perennial shrub that would have been readily observed if present on site during the field survey conducted in September 2018.
Nasturtium gambelii	Gambel's water cress	FE/ST/1B.1/None	Marshes and swamps (freshwater or brackish)/perennial rhizomatous herb/Apr–Oct/15–1085	Not expected to occur. No suitable marshes and swamps habitat present. Furthermore, this species not observed during the field survey conducted in

				September 2018, within this species' blooming period.
Navarretia fossalis	spreading navarretia	FT/None/1B.1/None	Chenopod scrub, Marshes and swamps (assorted shallow freshwater), Playas, Vernal pools/annual herb/Apr–June/95–2150	Not expected to occur. No suitable habitat (i.e., chenopod scrub, marshes and swamps, playas, or vernal pool) present.
Navarretia prostrata	prostrate vernal pool navarretia	None/None/1B.1/None	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools; Mesic/annual herb/Apr–July/5–3970	Not expected to occur. The Project site lacks suitable mesic habitat for this species.
Orcuttia californica	California Orcutt grass	FE/SE/1B.1/S[b]	Vernal pools/annual herb/Apr–Aug/45–2165	Not expected to occur. No suitable vernal pool habitat present.
Phacelia stellaris	Brand's star phacelia	None/None/1B.1/S[b]	Coastal dunes, Coastal scrub/annual herb/Mar–June/0–1310	Not expected to occur. No suitable coastal dunes or coastal scrub habitat present on-site.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/None/2B.2/None	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland; sandy, gravelly/perennial herb/(July)Aug–Nov(Dec)/0–6890	Low potential to occur. Although cismontane woodland habitat occurs on-site, the site lacks sandy, gravelly soils typically preferred by this species. The closest occurrence is approximately 4.8 miles northeast of the Project site in Pasadena and dates back to 1908 (CDFW 2018). Furthermore, this species was not observed during the field survey conducted in September 2018, within the species' blooming period.
Quercus engelmannii	Engelmann oak	None/None/4.2/S[b]	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland/perennial deciduous tree/Mar–June/160–4265	Not expected to occur. Although cismontane woodland habitat occurs on-site, this is a conspicuous evergreen shrub that would have been readily observed if present on site during the field survey conducted in September 2018.
Ribes divaricatum var. parishii	Parish's gooseberry	None/None/1A/S[b]	Riparian woodland/perennial deciduous shrub/Feb–Apr/210–985	Not expected to occur. No suitable riparian woodland habitat present on-site and this species is likely extirpated in California. Furthermore, this is a conspicuous perennial shrub that would have been readily observed if present on site during the field survey conducted in September 2018.
Romneya coulteri	Coulter's matilija poppy	None/None/4.2/S[b]	Chaparral, Coastal scrub; Often in burns/perennial rhizomatous herb/Mar–July/65–3935	Not expected to occur. No suitable chaparral or coastal scrub habitat present.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	None/None/1B.2/S[b]	Chaparral, Cismontane woodland, Lower montane coniferous forest; mesic/perennial rhizomatous herb/June–Aug/1390–6560	Not expected to occur. The site is outside of the species' known elevation range and the Project site lacks mesic habitat suitable for this species.
Sidalcea neomexicana	salt spring checkerbloom	None/None/2B.2/None	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas; alkaline, mesic/perennial herb/Mar–June/45–5020	Not expected to occur. The Project site lacks mesic habitat suitable for this species.

Spermolepis lateriflora	western bristly scaleseed	None/None/2A/None	Sonoran desert scrub; Rocky or sandy/annual herb/Mar–Apr/1195–2200	Not expected to occur. The site is outside of the species' known elevation range and the Project site lacks Sonoran desert scrub for this species.
Symphyotrichum defoliatum	San Bernardino aster	None/None/1B.2/None	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Meadows and seeps, Marshes and swamps, Valley and foothill grassland (vernally mesic); near ditches, streams, springs/perennial rhizomatous herb/July–Nov/5–6695	Not expected to occur. The Project site lacks vernally mesic habitat required for this species.
Symphyotrichum greatae (syn. Aster greatae)	Greata's aster	None/None/1B.3/S[b]	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland; mesic/perennial rhizomatous herb/June–Oct/980–6595	Not expected to occur. The site is outside of the species' known elevation range and lacks mesic habitat suitable for this species.
Thelypteris puberula var. sonorensis	Sonoran maiden fern	None/None/2B.2/S[b]	Meadows and seeps (seeps and streams)/perennial rhizomatous herb/Jan–Sep/160–2000	Not expected to occur. The site lacks meadows and seeps suitable for this species.

Notes:

[1] Status abbreviations:

FE: Federally listed as endangered
FT: Federally listed as threatened
FC: Federal Candidate for listing
CE: State listed as endangered
CR: State Rare
CRPR List 1A: Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
CRPR List 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere
CRPR List 2A: Plants Presumed Extirpated in California, But More Common Elsewhere
CRPR List 2B: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
CRPR List 3: Plants About Which More Information is Needed - A Review List
CRPR List 4: Plants of Limited Distribution - A Watch List
.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

[2] Sensitive Species within the City of Los Angeles (City of Los Angeles 2006)

a: Potential to occur within Project site since known to occur in Zone 3
b: Occurrence is known in other zones or is unknown; however, the species has potential to occur within Project site

[3] "Vicinity" is based on a search of the CNDDB and CNPS databases for the Los Angeles USGS 7.5-minute quadrangle and the eight surrounding USGS 7.5-minute quadrangles (Burbank, Pasadena, Mt. Wilson, Hollywood, El Monte, Inglewood, South Gate, and Whittier) conducted in June 2018.

REFERENCES

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ATTACHMENT E

Special-Status Wildlife Species Potential to Occur within the Project Site

Scientific Name	Common Name	Status[1] (Federal/State/ City of LA[2])	Habitat	Potential to Occur[3]
		Amphibians		
Anaxyrus californicus	arroyo toad	FE/SSC/S[a]	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering	Not expected to occur. The Project site lacks suitable wash or intermittent stream habitat and is surrounded by residential development. There is only one documented occurrence for this species approximately 15.2 miles northeast of the Project site (CDFW 2018).
Rana muscosa	mountain yellow-legged frog	FE/SE, WL/S[a]	Lakes, ponds, meadow streams, isolated pools, and open riverbanks; rocky canyons in narrow canyons and in chaparral	Not expected to occur. The Project site lacks suitable lake, pond, stream, or riverine habitat. The closest documented occurrence for this species is approximately 8.5 miles northeast of the Project site and is considered extirpated (CDFW 2018).
Spea hammondii	western spadefoot	None/SSC/S[b]	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture	Not expected to occur. The Project site lacks suitable breeding habitat (i.e., vernal pool, or ephemeral wetland habitat), has minimal grassland habitat, and is surrounded by residential development. Additionally, the closest documented occurrence for this species is approximately 14.3 miles southeast of the Project site (CDFW 2018).
Taricha torosa (Monterey Co. south only)	California newt	None/SSC/None	Wet forests, oak forests, chaparral, and rolling grassland	Not expected to occur. Minimal grassland habitat on site provides limited suitable habitat for this species and is isolated by residential development. Additionally, the closest documented occurrence for this species is approximately 8.6 miles north of the Project site (CDFW 2018)
		Reptiles		
Actinemys marmorata	western pond turtle	None/SSC/S[a]	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Not expected to occur. The Project site lacks suitable stream, pond, lake, or other aquatic habitat, and is surrounded by residential development, limiting the potential for this species to use the area as adjacent upland nesting habitat. The closest documented occurrence for this species is approximately 6.7 miles southeast of the

				Project site and is considered extirpated (CDFW 2018).
Anniella sp.	California legless lizard	None/SSC/None	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and sandy or loose, loamy soils	Not expected to occur. The Project site lacks suitable habitat (i.e., coastal dunes; beaches; washes; valley-foothill chaparral and scrubs; pine, oak, riparian woodland) as well as sandy or loose soils typically preferred by this species. Additionally, the closest documented occurrence for this species is approximately 7.5 miles northwest of the Project site (CDFW 2018).
Anniella stebbinsi	southern California legless lizard	None/SSC/None	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and sandy or loose, loamy soils	Not expected to occur. The Project site lacks suitable habitat (i.e., coastal dunes; beaches; washes; valley-foothill chaparral and scrubs; pine, oak, riparian woodland) as well as sandy or loose soils typically preferred by this species. Although the closest documented occurrence for this species is approximately 0.31 miles northeast of the Project site in Arroyo Seco, this collection dates back to 1908 (CDFW 2018). The next closest extant documented occurrence, approximately 2.1 miles southwest of the Project site, dates back to 1964 (CDFW 2018).
Arizona elegans occidentalis	California glossy snake	None/SSC/None	Commonly occurs in desert regions throughout southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Low potential to occur. The Project site lacks the sandy, loose soils preferred by this species. The site is also isolated, surrounded by residential development, which limits suitable habitat for this species. Furthermore, the closest documented occurrence is approximately 4.2 miles east of the Project site and the collection dates back to 1889 (CDFW 2018).
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC/None	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Low potential to occur. Although suitable woodland habitat is present on site, it is surrounded by residential development, limiting suitable habitat size and connectivity for this species. Furthermore, the closest documented occurrence for this species is approximately 11.7 miles southeast of the Project site in Sycamore Canyon (CDFW 2018).

Phrynosoma blainvillii	Blainville's horned lizard	None/SSC/S[a]	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats	Low potential to occur. Although open habitat is present on site, the area lacks the sandy, loose soils typically preferred by this species. Additionally, the site is isolated, surrounded by residential development that limits suitable habitat for this species. The closest documented occurrence for this species is approximately 3.7 miles southeast of the Project site; however, this element occurrence is considered possibly extirpated, dating back to 1974 (CDFW 2018). The next closest documented occurrence for this species is approximately 4.7 miles north of the Project site and dates back to 1931 (CDFW 2018).
Thamnophis hammondii	two-striped gartersnake	None/SSC/S[a]	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools	Not expected to occur. The Project site lacks suitable lake, pond, stream, or vernal pool habitat, and is surrounded by residential development. There are no documented occurrences for this species in the vicinity[3], the closest recorded occurrence within the region[4] is located approximately 13.9 miles northeast of the site within Angeles National Forest (CDFW 2018).
Birds				
Agelaius tricolor (nesting colony)	tricolored blackbird	None/SSC/None	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberrry; forages in grasslands, woodland, and agriculture	Not expected to occur. The Project site lacks suitable emergent wetland nesting habitat, and although the California walnut woodland on-site may provide potential foraging habitat, there are no known colonies recorded in the vicinity[3]. The only recorded occurrence within the region[4] dates back to 1940 and is considered possibly extirpated (CDFW 2018).
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	None/WL/S[a]	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches	Not expected to occur. The Project site lacks suitable coastal scrub or chaparral habitat. The closest CNDDB occurrence for this species is approximately 6.8 miles west of the Project site (CDFW 2018). Furthermore, this species is a year-round resident throughout its range and was not detected during the site visit conducted in September 2018.

Athene cunicularia (burrow sites & some wintering sites)	burrowing owl	None/SSC/S[a]	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	Not expected to occur. The Project site lacks suitable grassland, scrub, or agricultural habitat. Additionally, no burrows suitable to support this species were detected on site. This species was not recorded nesting anywhere in the Los Angeles Basin during the Los Angeles County Breeding Bird Atlas field work in 1995 to 1999 (Allen et al. 2016). Although a CNDDB occurrence overlaps with the Project site, this element dates back to 1921 (CDFW 2018).
Buteo swainsoni (nesting)	Swainson's hawk	None/ST/None	Nests in open woodland and savanna, riparian, and in isolated large trees; forages in nearby grasslands and agricultural areas such as wheat and alfalfa fields and pasture	Not expected to nest. May occasionally pass overhead during migration. Although the closest CNDDB occurrence is from 5.4 miles east of the Project site, this element occurrence dates back to 1880 (CDFW 2018). Additionally, the species' current nesting range in Los Angeles County is limited to the Antelope Valley, approximately 25 miles to the north (Allen et al. 2016).
Coccyzus americanus occidentalis (nesting)	western yellow-billed cuckoo	FT, BCC/SE/S[a]	Nests in dense, wide riparian woodlands and forest with well-developed understories	Not expected to occur. The Project site lacks suitable riparian woodland or forest habitat. Additionally, this species is considered extirpated or possibly extirpated as per the three recorded occurrences within the region[4] (CDFW 2018).
Coturnicops noveboracensis	yellow rail	None/SSC/None	Nesting requires wet marsh/sedge meadows or coastal marshes with wet soil and shallow, standing water	Not expected to occur. The Project site lacks suitable marsh, meadow, or coastal marsh habitat. There are no recorded occurrences of this species within the vicinity[3], and there is only one historical occurrence within the region[4] dating back to 1952 (CDFW 2018).
Cypseloides niger (nesting)	black swift	None/SSC/S[a]	Nests in moist crevices, caves, and cliffs behind or adjacent to waterfalls in deep canyons; forages over a wide range of habitats	Not expected to occur. The Project site lacks suitable crevice, cave, or cliff habitat adjacent to waterfalls or deep canyons. The closest documented occurrence for this species within the Project site is approximately 14 miles northeast of the Project site (CDFW 2018).
Empidonax traillii extimus (nesting)	southwestern willow flycatcher	FT/SE/S[a]	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration	Not expected to occur. The Project site lacks suitable riparian or wetland habitat required for this species. Additionally, this species is only known from three recorded occurrences within the region[4] all of which are dated before 1906 (CDFW 2018).

Falco peregrinus anatum (nesting)	American peregrine falcon	FDL, BCC/SDL, FP/S[a]	Nests on cliffs, buildings, and bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present	Not expected to occur. The Project site lacks suitable cliff, vacant building, or bridge nesting habitat, and also lacks suitable riparian or meadow foraging habitat. There are no recorded occurrences of this species within the vicinity[3], and only one recorded occurrence within the region[4] (CDFW 2018).
Polioptila californica californica	coastal California gnatcatcher	FT/SSC/S[b]	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level	Not expected to occur. The Project site lacks suitable coastal sage scrub nesting and foraging habitat. Additionally, the closest documented occurrence is approximately 7.9 miles southeast of the Project site (CDFW 2018).
Riparia riparia (nesting)	bank swallow	None/ST/S[a]	Nests in riparian, lacustrian, and coastal areas with vertical banks, bluffs, and cliffs with sandy soils; open country and water during migration	Not expected to nest. May occasionally pass overhead during migration. The Project site lacks suitable habitat for nesting (i.e., vertical banks, bluffs, and cliffs with sandy soils in riparian, lacustrine, and coastal areas). Although the closest CNDDB occurrence overlaps the Project site, this collection dates back to 1894 (CDFW 2018). Additionally, the species is extirpated as a breeder in Los Angeles County (Allen et al. 2016).
Vireo bellii pusillus (nesting)	least Bell's vireo	FT/SE/S[a]	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season	Not expected to occur. The Project site lacks suitable riparian vegetation required for nesting, as well as riparian or shrubland foraging habitat. There are four recorded occurrences within the vicinity[3], however all of which were recorded before 1915 and are all now considered possibly extirpated. This species is known to occur with the region[4] (CDFW 2018).
Mammals				
Antrozous pallidus	pallid bat	None/SSC/S[a]	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees	Not expected to roost, low potential to forage. Although woodland habitat occurs on-site, this habitat is isolated by residential development. Since this species is highly intolerant of urban development (miner and Stokes 2005), it is unlikely to use the surrounding habitat for roosting or foraging. The closest CNDDB occurrence is

				approximately 4.8 miles northeast of the Project site and dates back to 1910 (CDFW 2018).
Corynorhinus townsendii	Townsend's big-eared bat	None/PST, SSC/S[a]	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels	Not expected to roost, low potential to forage. The Project site lacks suitable mesic habitat required by this species. Additionally, the Project site lacks suitable cave, tunnel, or vacant building roosting habitat. There are no recorded occurrences of this species within the vicinity[3], and the only one occurrences within the region[4] is located approximately 12.9 miles northeast of the site within Angeles National Forest (CDFW 2018).
Eumops perotis californicus	western mastiff bat	None/SSC/S[a]	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	Not expected to roost, may occasionally forage. The Project site lacks rocky outcrops, crevices, and cliffs suitable for roosting. This species may occasionally forage within the isolated patches of woodland habitat within the study area. The closest CNDDB occurrence is approximately 2.1 miles south of the Project site (CDFW 2018).
Lasiurus blossevillii	western red bat	None/SSC/None	Forest, woodland, riparian, mesquite bosque, and orchards, including fig, apricot, peach, pear, almond, walnut, and orange; roosts in tree canopy	Not expected to roost, low potential to forage. Although woodland habitat occurs onsite, there is only one recorded occurrence within the region[4] located 13 miles northeast near the Santa Anita Dam (CDFW 2018).
Lasiurus xanthinus	western yellow bat	None/SSC/None	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet above mean sea level; roosts in riparian and palms	Not expected to roost, low potential to forage. The Project site lacks suitable riparian, wash, or palm oasis foraging and roosting habitat. The closest documented occurrence for this species is approximately 3.1 miles northwest of the Project site (CDFW 2018).
Microtus californicus stephensi	south coast marsh vole	None/SSC/S[b]	Tidal marshes	Not expected to occur. The Project site lacks suitable tidal marsh habitat. There are no recorded occurrences of this species within the vicinity[3], and the two occurrences within the region[4] date back to 1977 and 1957 (CDFW 2018).
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC/S[a]	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	Not expected to occur. The Project site lacks suitable habitat (i.e., coastal scrub, desert scrub, chaparral, or otherwise rocky habitat). Additionally,

				potential woodrat middens were not observed on-site. The closest documented occurrence for this species is located in Griffith Park approximately 6.7 miles northwest of the Project site (CDFW 2018).
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC/None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with dropoffs, caverns, and buildings	Not expected to roost, low potential to forage The Project site lacks suitable habitat (i.e., pinyon-juniper woodland, desert scrub, desert riparian, or palm oasis habitat), and lacks suitable cliff, outcrop, cavern, or abandoned building roosting habitat. The closest documented occurrence is approximately 10.7 miles southwest of the Project site (CDFW 2018).
Nyctinomops macrotis	big free-tailed bat	None/SSC/None	Rocky areas; roosts in caves, holes in trees, buildings, and crevices on cliffs and rocky outcrops; forages over water	Not expected to roost, moderate potential to forage. The Project site lacks suitable rocky areas and open water typically preferred by this species for roosting and foraging. The woodland habitat on site is isolated by residential development and this species is not likely to breed in California (Zeiner et al. 1990). The closest documented occurrence is approximately 2.1 miles southwest of the Project site in Los Angeles (CDFW 2018).
Onychomys torridus ramona	southern grasshopper mouse	None/SSC/S[a]	Grassland and sparse coastal scrub	Low potential to occur. The grassland habitat on-site is surrounded by residential development, limiting suitable habitat and connectivity for this species. The closest documented occurrence for this species is approximately 6.3 miles northeast of the Project site (CDFW 2018).
Taxidea taxus	American badger	None/SSC/None	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Low potential to occur. Although the closest CNDDB occurrence for this species overlaps with the Project site, the site is surrounded by residential development, limiting suitable habitat and connectivity for this species. Additionally, the site contains native and ornamental trees not suitable for this species. Minimal disturbed patches of grassland habitat occur within the Project site; however, this habitat is relatively isolated from

				larger expanses of habitat typically occupied by this species. Additionally, suitable burrows for this species were not detected during the September 2018 reconnaissance level survey.

Notes:

[1] Status abbreviations:

FE: Federally Endangered
FT: Federally Threatened
FDL: Federally Delisted
BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern
SSC: California Species of Special Concern
FP: California Fully Protected Species
WL: California Watch List Species
SE: State Endangered
ST: State Threatened
SDL: State Delisted

[2] Sensitive Species within the City of Los Angeles (City of Los Angeles 2006)

a: Potential to occur within Project site since known to occur in Zone 3
b: Occurrence is known in other zones or is unknown; however, the species has potential to occur within Project site

[3] "Vicinity" is based on a search of the CNDDB and CNPS databases for the Los Angeles USGS 7.5-minute quadrangle conducted in September 2018

4 "Region" is based on a search of the CNDDB and CNPS databases for the eight surrounding USGS 7.5-minute quadrangles (Burbank, Pasadena, Mt. Wilson, Hollywood, El Monte, Inglewood, South Gate, and Whittier) conducted in September 2018

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APPENDIX B

SOILS APPROVAL LETTER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 13, 2018

LOG # 102272
SOILS/GEOLOGY FILE - 2

James Street Group LLC
2404 Wilshire Boulevard, Suite 9E
Los Angeles, CA 90057

TRACT: Greer Tract (MP 14 – 141)
LOTS: 6 / 5 / 4
LOCATION: 434 / 438 / 442 W. James Street

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soil Update Report	Proj. No. 300162-001	02/23/2018	Earth Systems

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Approval Letter	Log # 48296	06/30/2005	LADBS
Geology/Soil Report	IC 05026-I	05/05/2005	Irvine Geotechnical

The Grading Division of the Department of Building and Safety has reviewed the referenced update report dated 02/23/2018 by Earth Systems. The previous referenced report and approval letter were for a similar building concept. As stated by Earth Systems (pg. 2), the currently proposed development includes three residences on each of the subject, vacant, properties with two floors of living area over a garage (3 levels total), with the scheme similar to that which was proposed and approved in 2005 *except that,* the current building footprint is larger with the floors stepped into the east-facing slopes ascending from the street to developed off-site properties. The anticipated height of retaining walls will be about 17 feet with shoring required. Per the 2018 report update, current site conditions have not changed from those described in the referenced 2005 report. Earth Systems have included a statement to assume responsibility as the current engineering geologist and soils engineer of record for the proposed project. Earth Systems have stated that they have reviewed the referenced 2005 report by the previous consultant and that they concur with the findings, laboratory test data and recommendations of the 2005 report. New slope stability analyses and recommendations for seismic design parameters, temporary excavations and retaining wall design, were included in the current update report.

The owner developer and all consultants shall be advised and aware of the following: the 2018 update report only contained architectural drawings for the buildings proposed on the subject lots (see also item 6 in this letter); verification of compliance with the requirements in the zoning code

for retaining walls detached from buildings will be a part of the future structural plan check and permitting process.

The site is ***not*** located within the designated seismically induced landslide hazard zone therefore, the pseudo-static slope stability analysis was not reviewed by the Department.

Exploration information provided in the referenced 2005 report showed that the existing fill and soil overlying bedrock were subject to downhill creep. The depth to bedrock at the explored locations varied from less than 3 feet to 5 feet. Bedrock is the recommended bearing material. The referenced 2005 report and the 2018 update referenced are acceptable, provided the following conditions are complied with:

1. Earth Systems are recognized by the department as the current geologist and soil engineer for the proposed construction and development project.

2. As recommended and specified (see bottom of pg. 4 in the 2018 update), temporary excavations surcharged by existing off-site structures, adjacent off-site property or adjacent street shall be shored as recommended and specified on pgs. 4, 5 & 6 in the 02/23/2018 update report by Earth Systems. Note: This letter *does not* approve removal of support from existing off-site structures, adjacent off-site property or the street. These shall be considered surcharging an excavation if they are located within a horizontal distance from the top of the excavation equal to the depth of the excavation.

3. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).

4. Drainage shall be conducted in non-erosive devices to the street or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.

5. All the latest recommendations of the report/s which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

6. Final plans must be reviewed by Earth Systems to verify conformance with the referenced 2005 report, the associated 2005 approval referenced, the current update and the conditions imposed in this letter. These final plans shall include but not be limited to showing by labeling, the following: all retaining walls both those that are part of the building and those that are detached and required for the building setback from ascending slopes; all existing structures on off-site properties within 15 feet of the property boundaries; all areas to be shored; all deepened foundations (piles).

7. The LABC Soil Site Class Type underlying the site is C.

8. Retaining walls shall be designed, constructed, backfilled and waterproofed as recommended and specified (see pgs. 7 – 8 in the 2018 update and pgs. 14, 15 & 17 in the referenced 2005 report).

9. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations in their reports.

10. All conditions in the approval letter dated 06/30/2005 - Log # 48296 (*except condition 2, condition 5 revised to reflect the current information bulletin P/BC 2017-050, condition 9 revised to reflect the current information bulletin P/BC 2017-028 and conditions 19, 20, 28 & 42*), *shall remain applicable and shall be complied with*.

STEPHEN DAWSON
Engineering Geologist II

DAN RYAN EVANGELISTA
Structural Engineer Associate II

SD/DRE:sd/dre
Log No. 102272
213-482-0480

cc: Earth Systems
LA District Office

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 14, 2018

LOG # 102269
SOILS/GEOLOGY FILE - 2

James Street Group LLC
2404 Wilshire Boulevard, Suite 9E
Los Angeles, CA 90057

TRACT: Highland View Tract (MR 9– 25/34)
BLOCK: 18
LOTS: Por. of 11 (arb. 1)
LOCATION: 458 W. James Street

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Geology/Soil Update Report	Proj. No. 300163-001	02/24/2018	Earth Systems

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE(S) OF DOCUMENT	PREPARED BY
Approval Letter	Log # 48295	08/24/2005	LADBS
Supplemental Report	IC 05026-I	07/07/2005	Irvine Geotechnical
Geology/Soil Report	"	04/27/2005	"

The Grading Division of the Department of Building and Safety has reviewed the referenced update report dated 02/24/2018 by Earth Systems. The previous referenced report and approval letter were for a similar scope of work. As stated by Earth Systems (pg. 2), the currently proposed development includes a residence on the subject, vacant, property with two floors of living area over a garage, with the scheme similar to that which was proposed and approved in 2005 *except that*, the current building footprint is larger with the floors stepped into the east-facing slopes ascending from the street to developed off-site properties. The anticipated height of retaining walls will be about 17 feet with shoring required. Per the 2018 updated report, current site conditions have not changed from those described in the referenced 2005 report. Earth Systems have included a statement to assume responsibility as the current engineering geologist and soils engineer of record. Earth Systems have stated also that they have reviewed the referenced 2005 report by the previous consultant and concur with the findings, laboratory test data and recommendations in the 2005 report. New slope stability analyses and recommendations for seismic design parameters, temporary excavations and retaining wall design, were included in the current update. The owner developer and all consultants shall be advised and aware of the following: the 2018 update report only contained architectural drawings for the buildings proposed on the subject lots (see also item 5 in this letter); verification of compliance with the requirements in the zoning code for retaining walls detached from the building will be a part of the future structural plan check and permitting process. Exploration information provided in the referenced 2005 report showed that the existing fill and soil overlying bedrock were subject to downhill creep. The depth to bedrock at the explored locations varied from less than 2 feet to 7 feet. Bedrock is the recommended bearing material. The

referenced 2005 report and the 02/24/2018 2018 update referenced are acceptable, provided the following conditions are complied with:

1. Earth Systems are recognized by the department as the current geologist and soil engineer for the proposed construction and development project.

2. As recommended and specified (see pg. 5 in the 2018 update), temporary excavations surcharged by existing off-site structures, adjacent off-site property or adjacent street shall be shored as recommended and specified on pgs. 5, 6 & 7 in the 02/24/2018 update report by Earth Systems. Note: This letter *does not* approve removal of support from existing off-site structures, adjacent off-site property or the street. These shall be considered surcharging an excavation if they are located within a horizontal distance from the top of the excavation equal to the depth of the excavation.

3. Drainage shall be conducted in non-erosive devices to the street or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.

4. All the latest recommendations of the report/s which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

5. Final plans must be reviewed by Earth Systems to verify conformance with the referenced 2005 report, the associated 2005 approval referenced, the current update and the conditions imposed in this letter. These final plans shall include but not be limited to showing by labeling, the following: all retaining walls both those that are part of the building and those that are detached and required for the building setback from ascending slopes; all existing structures on off-site properties within 15 feet of the property boundaries; all areas to be shored; all deepened foundations (piles).

6. The LABC Soil Site Class Type underlying the site is C.

7. Retaining walls shall be designed, constructed, backfilled and waterproofed as recommended and specified (see pgs. 7 – 8 in the 2018 update and pgs. 14, 15 & 17 in the referenced 04/27/2005 report).

8. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations in their reports.

9. All conditions in the approval letter dated 08/24/2005 - Log # 48295 (*except conditions 1, 2, condition 5 revised to reflect the current information bulletin P/BC 2017-050, condition 9 revised to reflect the current information bulletin P/BC 2017-028 and conditions 11, 22, 23 & 42*), *shall remain applicable and shall be complied with*.

STEPHEN DAWSON
Engineering Geologist II

DAN RYAN EVANGELISTA
Structural Engineer Associate II

SD/DRE:sd/dre
Log No. 102269
213-482-0480

cc: Earth Systems
LA District Office

APPENDIX C

TREE REPORTS

PROTECTED TREE REPORT

PREPARED FOR

James Street Group, LLC

606 Monterey Pass Rd, 2nd Floor

Monterey Park, CA 91754

PROPERTY

434 W. James Street

Los Angeles, CA 90065

CONTACT

David Haas

David@mbmonline.com

January 15, 2020

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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TABLE OF CONTENTS

SUMMARY 3

ASSIGNMENT 5

LIMITS OF THE ASSIGNMENT 5

TREE CHARACTERISTICS AND SITE CONDITIONS 5

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS 6

APPENDIX A.1 – TREE LOCATION MAP — SURVEY 7

APPENDIX A.2 – TREE LOCATION MAP — SITE PLAN 8

APPENDIX A.3 – TREE LOCATION MAP — LANDSCAPING PLAN 9

APPENDIX B – PHOTOGRAPHS 10

APPENDIX C – SUMMARY OF FIELD INSPECTION 16

APPENDIX D – SUMMARY OF DATA 17

GENERAL RECOMMENDATIONS 19

- Working Within the Protected Zone 20
- Planting Within the Protected Zone 21
- New Tree Planting 22
- Tree Maintenance and Pruning 24
- Diseases and Insects, Grade Changes, Inspection 26

ASSUMPTIONS AND LIMITING CONDITIONS 27

PROTECTED TREE REPORT

434 W. James Street
Los Angeles, CA 90065

SUMMARY

PROJECT OVERVIEW	
Site Address	**434 W. James Street**
Location and/or Specific Plan	**Mount Washington/Glassell Park Specific Plan**
Project Description	**New Single Family Residence**
Number of Protected Trees on Site	**3**
Number of Recommended Removals	**2**

This Tree Report was prepared at the request of the property owner, James Street Group, LLC, who are preparing to build a single family residence on this property. The subject property is 3690.6 square feet and is located in the Mt Washington/Glassell Park area of Los Angeles. It is currently undeveloped and the owner is preparing to develop the property with a single family residence that is 1,840 square feet.

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. 177,404. **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.

At this time, I observed three (3) Southern California black walnut trees on the property. One (1) black walnut will be retained and protected in place. The other two (2) black walnuts are recommended for removal and replacement to the satisfaction of the City of Los Angeles, Urban Forestry Division.

NEIGHBOR TREES

There are two (2) Southern California black walnut trees on the neighboring property that will not be impacted by construction. These trees will be retained and protected in place.

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35') or greater. These trees are also identified as **Non-Protected Significant Trees.**

There are no Non-Protected Significant Trees on the property or adjacent to the construction area.

ASSIGNMENT

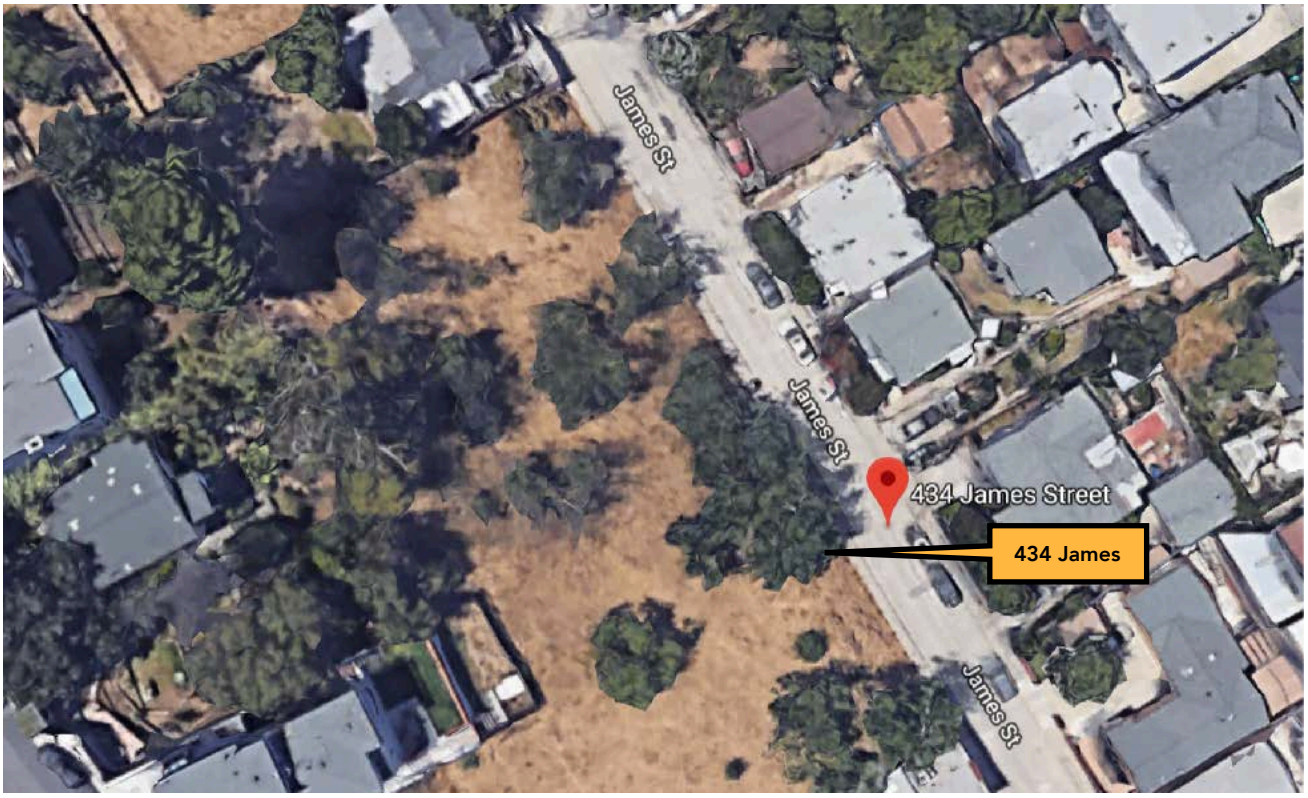
The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

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 construction for this project includes a new single family residence, that will be installed into the sloping hillside with street level access to James Street.

Black walnut trees #1 is located at the very top of the slope, and is outside of the construction zone. This tree will be retained and protected in place throughout the course of construction.

Black walnut trees #2 and #3 will be impacted by grading, soil removal, and recompaction and are recommended for removal. These trees will be replaced to the satisfaction of the Urban Forestry Division. Six (6) new Southern California black walnut trees, 5-gallon size, and two (2) new California bay trees, 24" box size, will be planted upon completion of construction, for a total of eight (8) replacement trees.

Protective fencing will also be installed at the property limits to protect the two black walnuts located on the OFF-SITE portion of the undeveloped slope.

APPENDIX A.1 - TREE LOCATIONS ON PROJECT SURVEY

Appendix A: Tree Locations on Project Survey

PROJECT SUMMARY	
Site Address	434 W. James Street
Location and/or Specific Plan	Mt Washington/Glassell Park Specific Plan
Project Description	New Single Family Home
Number of Protected Trees on Site	3
Number of Recommended Removals	2

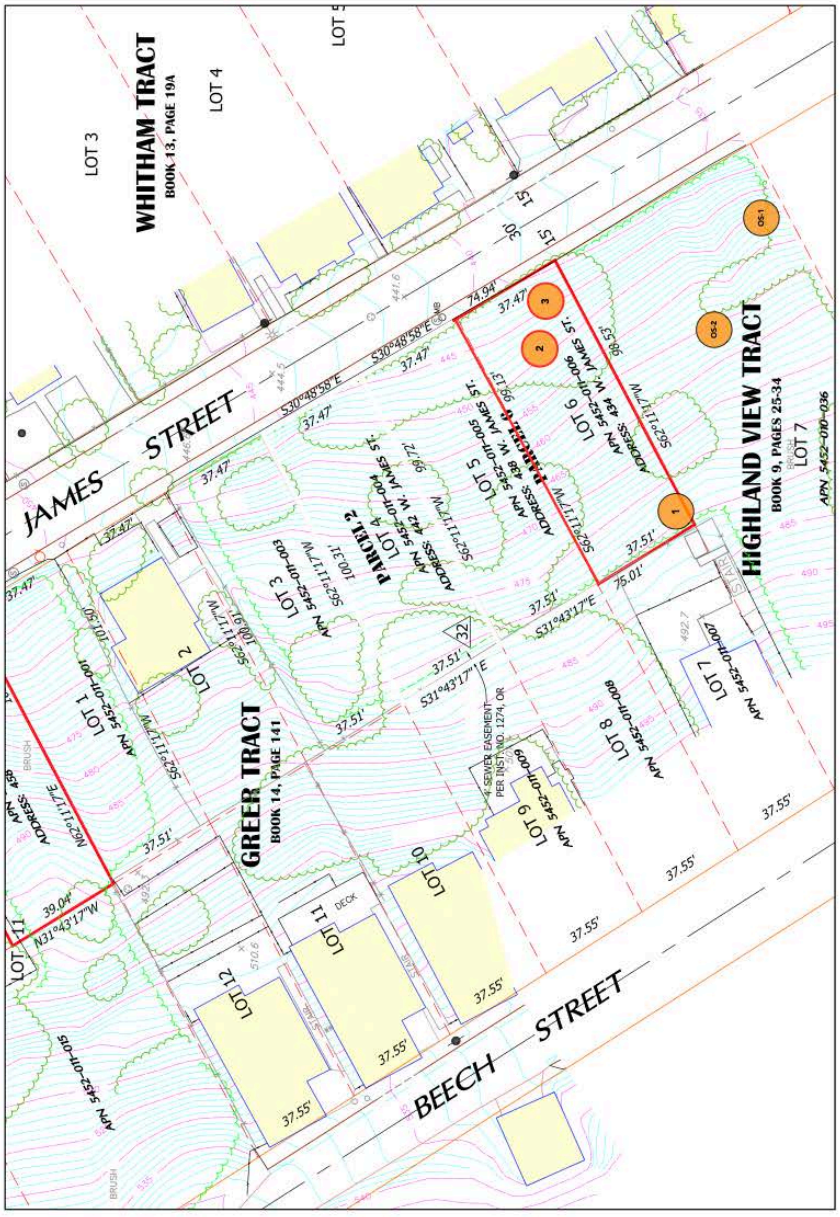
KEY

Protected Southern California Black Walnut

Tree recommended for removal

SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (in.)	Condition	Retain or Remove
1	434	Southern California Black Walnut Juglans californica	Protected	7, 8	Fair	RETAIN
2	434	Southern California Black Walnut Juglans californica	Protected	7	Fair	REMOVE
3	434	Southern California Black Walnut Juglans californica	Protected	16, 13, 11.5	Poor	REMOVE
OS-1	Off-site 434	Southern California Black Walnut Juglans californica	Protected	6, 4.5, 6	Fair	RETAIN
OS-2	Off-site 434	Southern California Black Walnut Juglans californica	Protected	7, 7, 7	Fair	RETAIN



APPENDIX A.2 - TREE LOCATIONS ON PROJECT SITE PLAN

Appendix A: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	434 W. James Street
Location and/or Specific Plan	Mt Washington/Glassell Park Specific Plan
Project Description	New Single Family Home
Number of Protected Trees on Site	3
Number of Recommended Removals	2

KEY

Protected Southern California Black Walnut

Tree recommended for removal

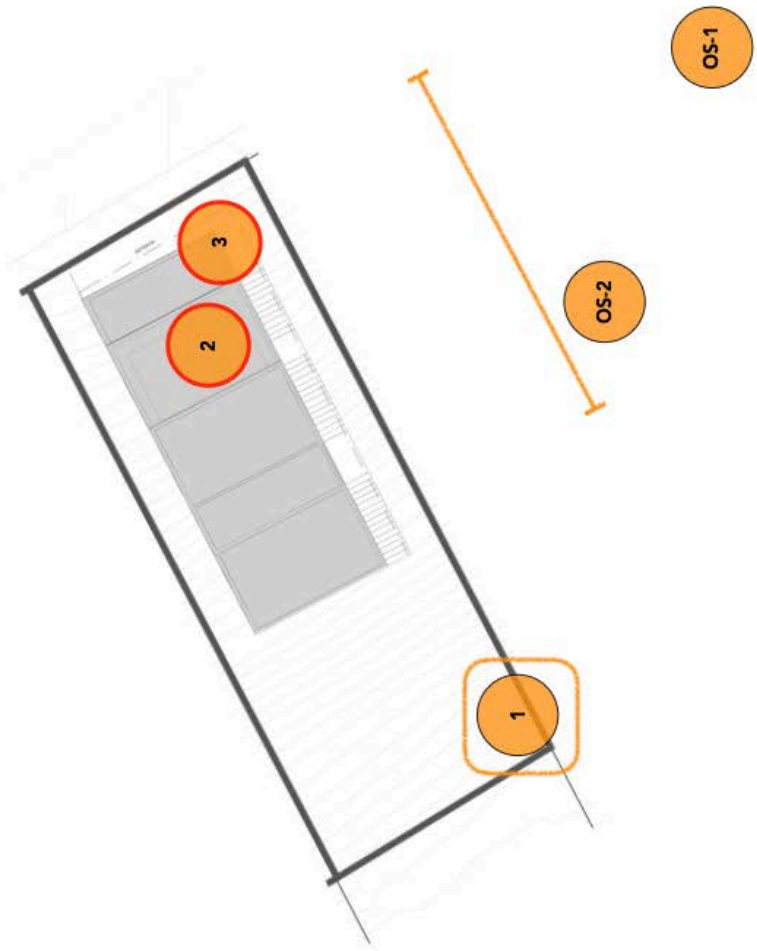
Protective fencing

SUMMARY OF FIELD INSPECTION

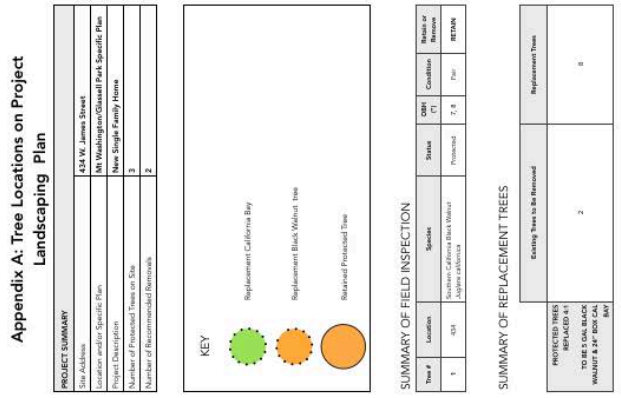
Tree #	Location	Species	Status	DBH (")	Condition	Retain or Remove
1	434	Southern California Black Walnut Juglans californica	Protected	7, 8	Fair	RETAIN
2	434	Southern California Black Walnut Juglans californica	Protected	7	Fair	RETAIN
3	434	Southern California Black Walnut Juglans californica	Protected	14, 12, 11	Poor	REMOVE
OS-1	Off-site 434	Southern California Black Walnut Juglans californica	Protected	6, 6, 7, 8	Fair	RETAIN
OS-2	Off-site 434	Southern California Black Walnut Juglans californica	Protected	7, 7, 7	Fair	RETAIN

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
PROTECTED TREES REPLACED AT 1 TO BE 1 OAK, BLACK WALNUT & 24" BOX CAL BAY	2	8



APPENDIX A.3 - TREE LOCATIONS ON PROJECT LANDSCAPING PLAN



Appendix A: Tree Locations on Project
Landscaping Plan

PROJECT SUMMARY	
Site Address	434 W. James Street
Location and/or Specific Plan	NH Washington/Gleaud Park Specific Plan
Project Description	New Single Family Home
Number of Protected Trees on Site	3
Number of Recommended Removals	2

KEY

Replacement California Bay

Replacement Black Walnut tree

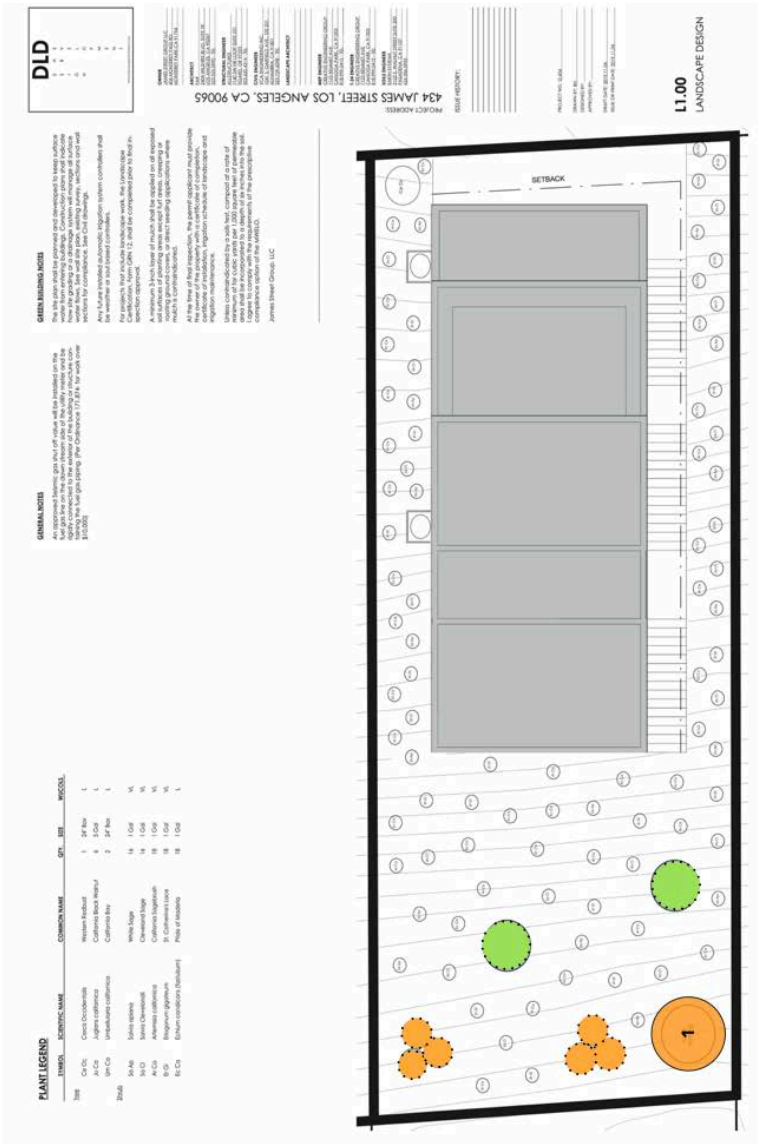
Retained Protected Tree

SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (")	Condition	Retain or Remove
1	434	Southern California Black Walnut Juglans californica	Protected	7, 8	Fair	RETAIN

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
PROTECTED TREES REPLACED 4:1 TO BE 5 GAL BLACK WALNUT & 24" BOX CAL BAY	2	8



APPENDIX B - PHOTOGRAPHS

PHOTO 1 - Shows a view of OFF-SITE black walnut trees #OS-1 and #OS-2 and a portion of the vacant lot 434 James Street, including black walnut tree #1. Black walnut tree #1 is above the construction zone of the proposed new residence and will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 2 - Shows Black walnut tree #1's protective fencing. This tree is above the construction zone of the proposed new residence and will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 3 - Shows black walnut trees #2 and #3 which are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

APPENDIX B - PHOTOGRAPHS

PHOTO 4 - Shows black walnut tree #3. This tree is decaying inside the base. As the decay advances through the lower portion of the trunk and into the main lateral roots, the tree will continue to have an even greater potential for complete root plate failure.

APPENDIX B - PHOTOGRAPHS

PHOTO 5 - Shows extensive decay at the base of black walnut #3. This tree has multiple large decay pockets that are making the root plate unstable.

APPENDIX B - PHOTOGRAPHS

PHOTO 6 - Shows protective fencing for Off-Site protected trees.

APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
1	434	Black Walnut *Juglans californica*	Protected	7, 8	20	20	C	**RETAIN**
2	434	Black Walnut *Juglans californica*	Protected	7	20	12	C	REMOVE
3	434	Black Walnut *Juglans californica*	Protected	16, 13, 11	30	50	E	REMOVE
OS-1	Off-site of 434	Black Walnut *Juglans californica*	Protected	6, 6, 7, 8	40	25	C	**RETAIN**
OS-2	Off-site of 434	Black Walnut *Juglans californica*	Protected	7, 7, 7	15	20	C	**RETAIN**

APPENDIX D - SUMMARY OF DATA

Table 1. Summary of Data - Total Protected Trees

Southern California Black Walnut (*Juglans californica*) ON-SITE	**3**
Number of Black Walnut trees to be removed	2
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	1

Southern California Black Walnut (*Juglans californica*) OFF-SITE	**2**
Number of Black Walnut trees to be removed	0
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	2

Total Protected Trees on site (DBH 4" or greater)	**3**
Total Protected Trees on site to be removed	**2**
Total Protected Trees on site to be minimally impacted	**0**
Total Protected Trees on site to be retained, and/or where natural grade is unchanged	**1**

APPENDIX D - SUMMARY OF DATA

Table 2. Schedule of Proposed Removals

RECOMMENDATION

Tree #	Location	Species	Status	Condition	Retain or Remove	Reason for Removal
2	434	Black Walnut *Juglans californica*	Protected	C	Remove	Grading, Soil removal and recompaction
3	434	Black Walnut *Juglans californica*	Protected	E	Remove	Grading, Soil removal and recompaction

Table 3. Summary of Replacement

	Existing Trees to Be Removed	Trees to be Planted in Replacement
PROTECTED TREES Replaced 4:1 **TO BE 5 GAL BLACK WALNUT**	2	8

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.

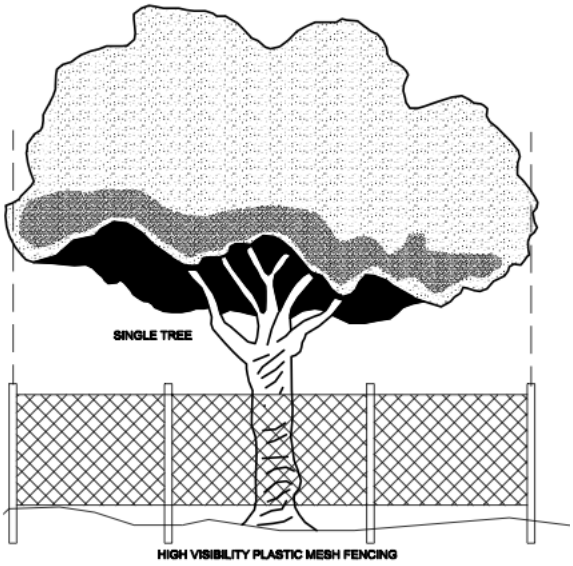
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

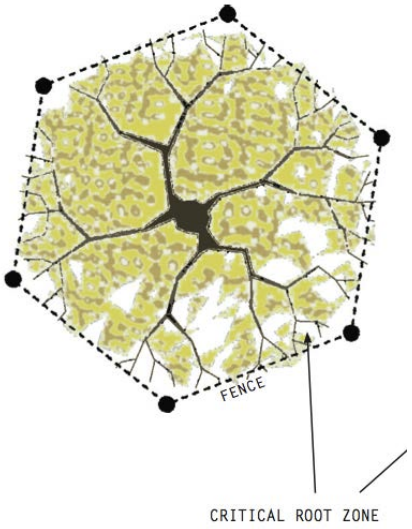
Root Pruning - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging**. The roots should be cut at a 90-degree angle and cut cleanly**. No roots should be torn or jagged; this can lead to rotting and decay in the root zone 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

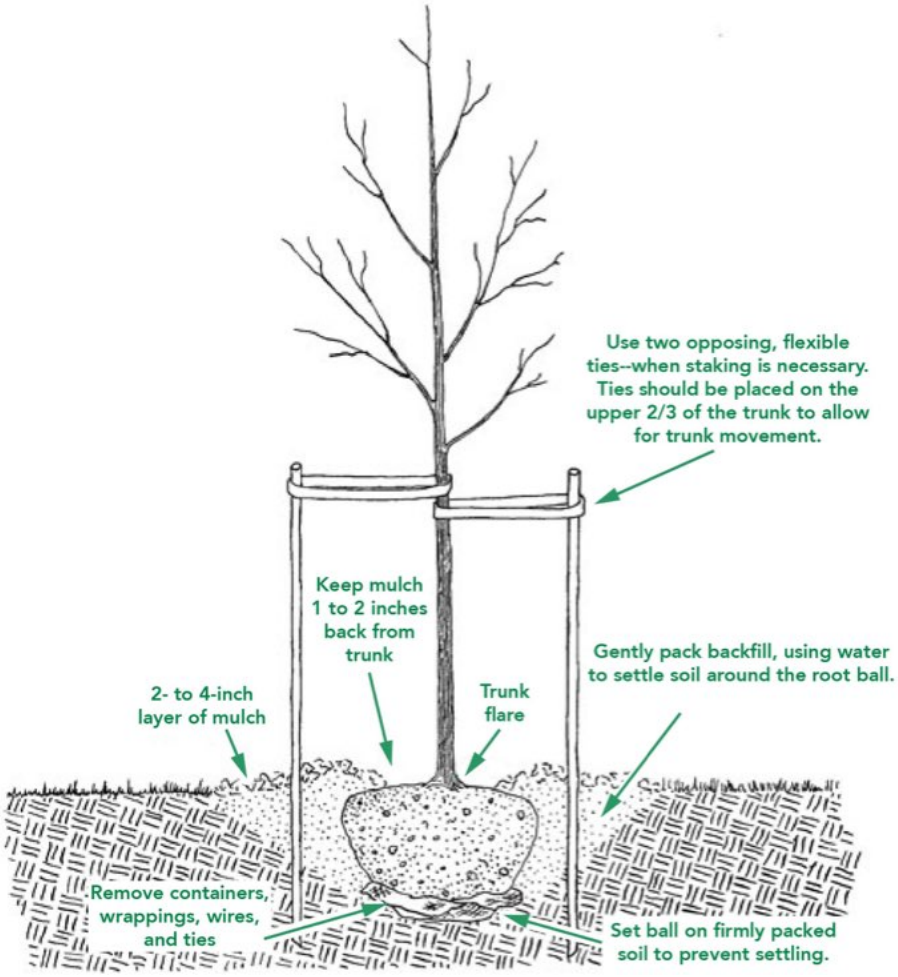
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

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

PROTECTED TREE REPORT

PREPARED FOR

James Street Group, LLC

606 Monterey Pass Rd, 2nd Floor

Monterey Park, CA 91754

PROPERTY

438 W. James Street

Los Angeles, CA 90065

CONTACT

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January 15, 2020

PREPARED BY

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REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782

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TABLE OF CONTENTS

SUMMARY 3

ASSIGNMENT 5

LIMITS OF THE ASSIGNMENT 5

TREE CHARACTERISTICS AND SITE CONDITIONS 5

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS 6

APPENDIX A.1 – TREE LOCATION MAP — SURVEY 7

APPENDIX A.2 – TREE LOCATION MAP — SITE PLAN 8

APPENDIX A.3 – TREE LOCATION MAP — LANDSCAPING PLAN 9

APPENDIX B – PHOTOGRAPHS 10

APPENDIX C – SUMMARY OF FIELD INSPECTION 15

APPENDIX D – SUMMARY OF DATA 16

GENERAL RECOMMENDATIONS

- Working Within the Protected Zone 18
- Planting Within the Protected Zone 20
- New Tree Planting 21
- Tree Maintenance and Pruning 23
- Diseases and Insects, Grade Changes, Inspection 25

ASSUMPTIONS AND LIMITING CONDITIONS 26

PROTECTED TREE REPORT

438 W. James Street
Los Angeles, CA 90065

SUMMARY

PROJECT OVERVIEW	
Site Address	**438 W. James Street**
Location and/or Specific Plan	**Mount Washington/Glassell Park Specific Plan**
Project Description	**New Single Family Residence**
Number of Protected Trees on Site	**4**
Number of Recommended Removals	**2**

This Tree Report was prepared at the request of the property owner, James Street Group, LLC, who are preparing to build a single family residence on this property. The subject property is 3712.9 square feet and is located in the Mt. Washington/Glassell Park area of Los Angeles. It is currently undeveloped and the owner is preparing to develop the property with a single family residence that is 1,840 square feet.

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. 177,404. **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.

At this time, I observed four (4) Southern California black walnut trees on the property. Two of these trees will be retained and protected in place. The other two trees are recommended for removal and replacement to the satisfaction of the Urban Forestry Department.

NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree species that are adjacent to the construction zone, or in areas of impact.

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35') or greater. These trees are also identified as **Non-Protected Significant Trees.**

There are no Non-Protected Significant Trees on the property or adjacent to the construction area.

ASSIGNMENT

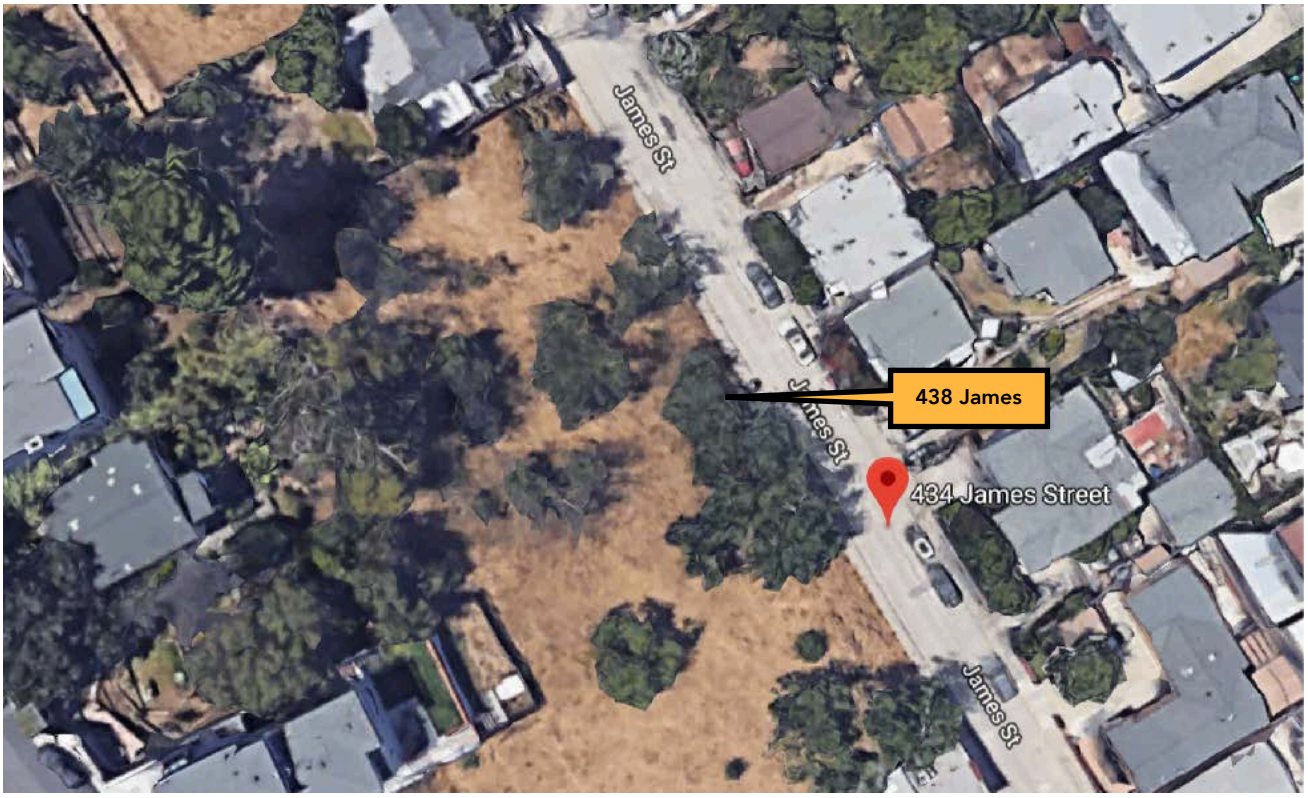
The Assignment included a field observation and inventory of the trees on site; an evaluation of potential construction impacts; and recommendations for the protection of trees to remain. A Tree Location Plot Map is included in Appendix A. Photographs of the subject trees are included in Appendix B.

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 construction for this project includes a new single family residence, that will be installed into the sloping hillside with street level access to James Street.

Black walnut trees #4 and #5 are located at the top of the slope. Tree #4 is outside of the construction zone and will be retained and protected in place throughout the course of construction. Black walnut tree #5 will receive no impact due to the installation of a retaining wall. This tree is located about 8 feet from the edge of the wall.

Black walnut trees #6 and #7 will be impacted by grading, soil removal and recompaction being required for the development of this site. These trees are recommend for removal and replacement to the satisfaction of the Urban Forestry Division, at a four-to-one (4:1) ratio, 5 gallon minimum size, in the Black Walnut species.

APPENDIX A.1 - TREE LOCATIONS ON PROJECT SURVEY

Appendix A: Tree Locations on Project Survey

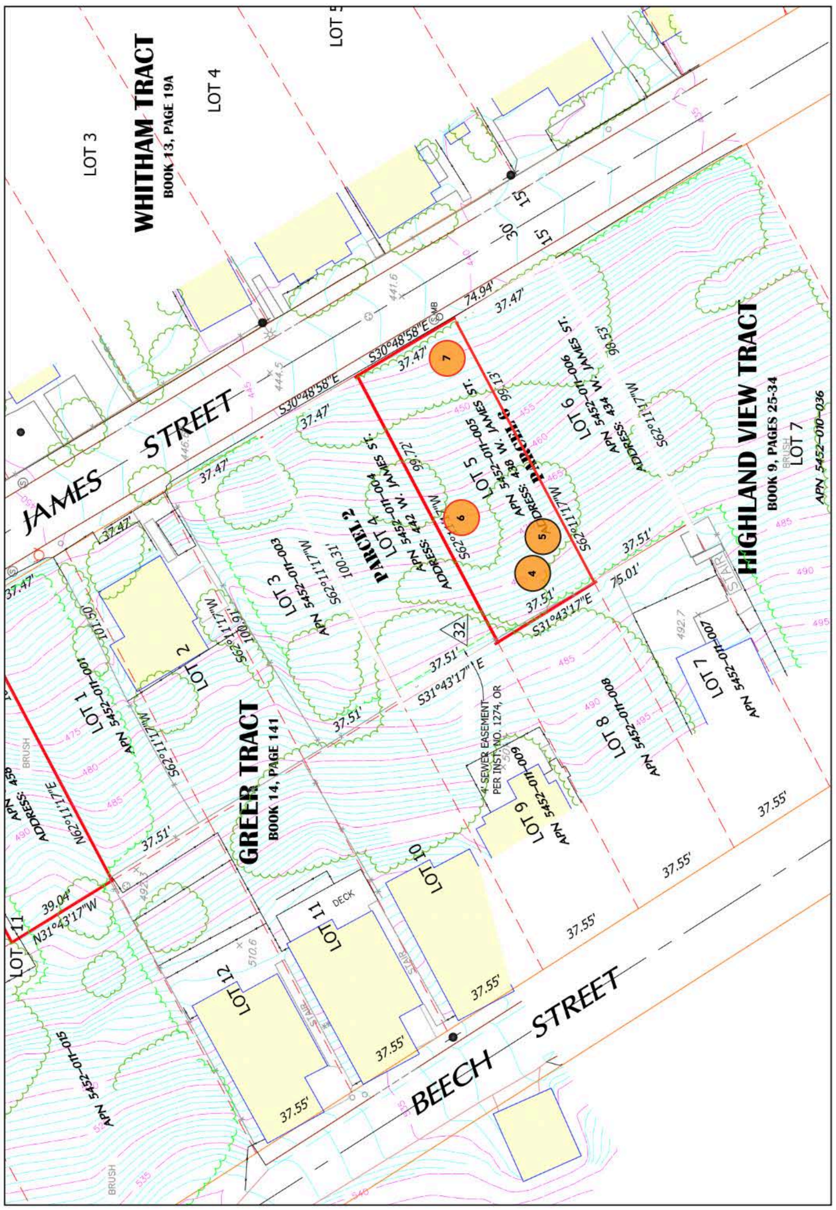
PROJECT SUMMARY	
Site Address	**438 W. James Street**
Location and/or Specific Plan	**Mt Washington/Glassell Park Specific Plan**
Project Description	**New Single Family Residence**
Number of Protected Trees on Site	**4**
Number of Recommended Removals	**2**

KEY

- (orange circle) Protected Southern California Black Walnut
- (red circle) Tree recommended for removal

SUMMARY OF FIELD INSPECTION

Tree #	Location	Species	Status	DBH (")	Condition	Retain or Remove
4	438	Southern California Black Walnut *Juglans californica*	Protected	7, 7	Fair	RETAIN
5	438	Southern California Black Walnut *Juglans californica*	Protected	9, 10, 12	Fair	RETAIN
6	438	Southern California Black Walnut *Juglans californica*	Protected	5, 5, 7, 7, 5, 6	Fair	REMOVE
7	438	Southern California Black Walnut *Juglans californica*	Protected	4, 4, 4, 3	Fair	REMOVE



APPENDIX A.2 - TREE LOCATIONS ON PROJECT SITE PLAN

Appendix A: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	**438 W. James Street**
Location and/or Specific Plan	**Mt. Washington/Glassell Park Specific Plan**
Project Description	**New Single Family Homes**
Number of Protected Trees on Site	**4**
Number of Recommended Removals	**2**

KEY

Protected Southern California Black Walnut

Tree recommended for removal

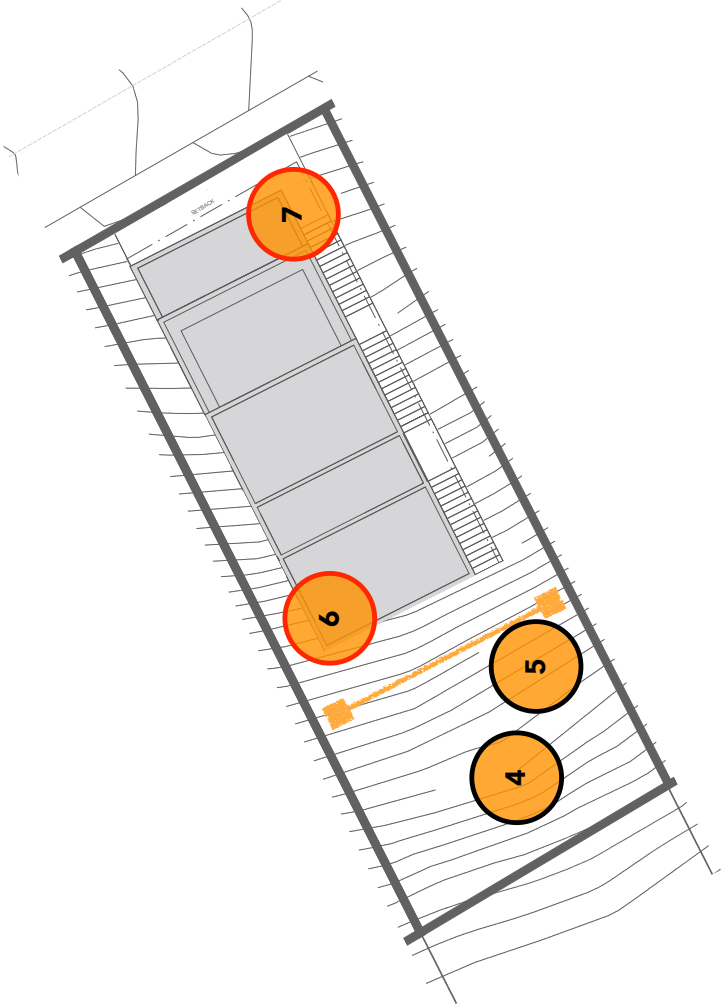
Protective fencing

SUMMARY OF FIELD INSPECTION

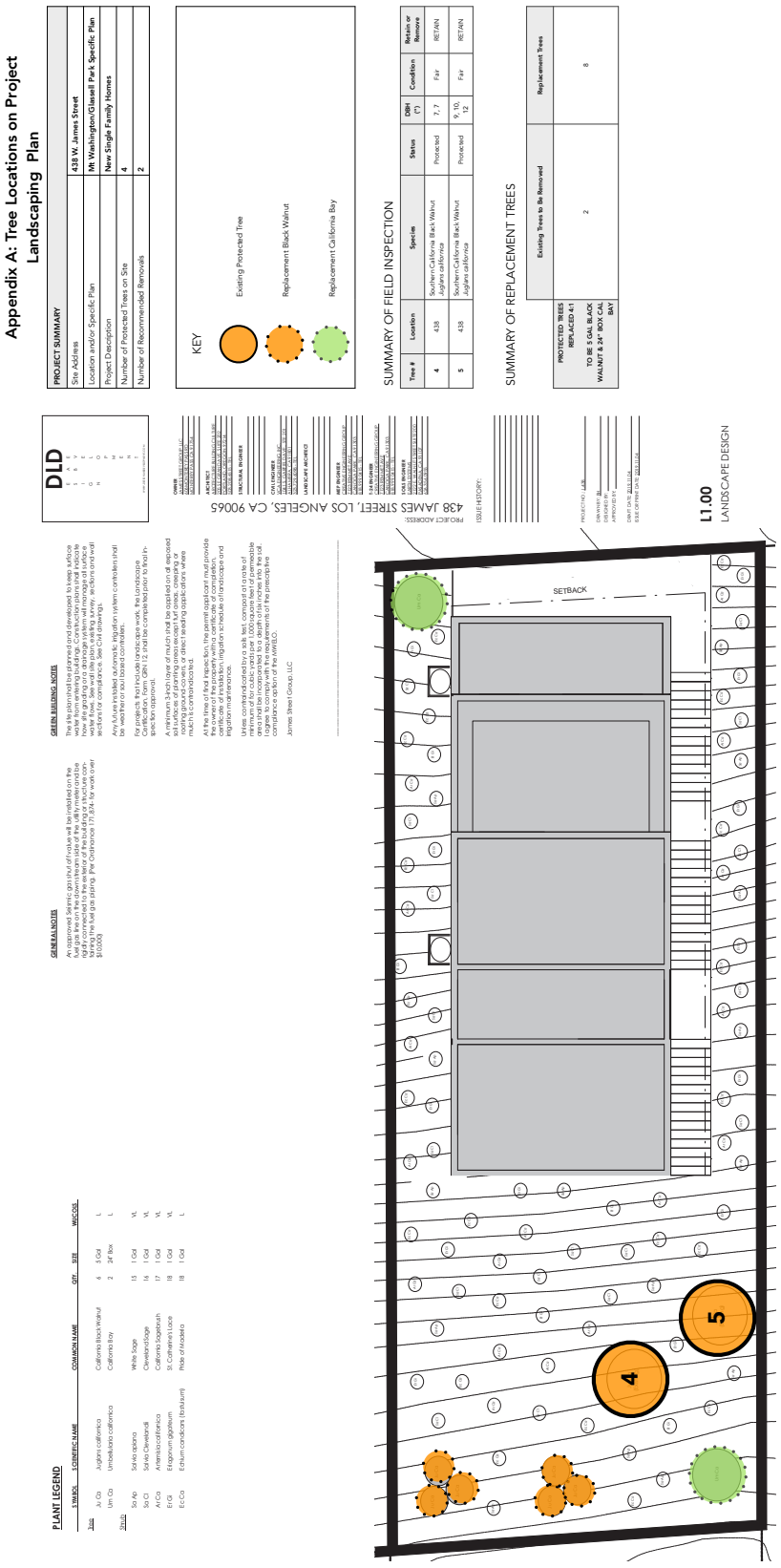
Tree #	Location	Species	Status	DBH (")	Condition	Retain or Remove
4	438	Southern California Black Walnut Juglans californica	Protected	7, 7	Fair	RETAIN
5	438	Southern California Black Walnut Juglans californica	Protected	9, 10, 12	Fair	RETAIN
6	438	Southern California Black Walnut Juglans californica	Protected	5, 5, 7, 7, 5, 6	Fair	REMOVE
7	438	Southern California Black Walnut Juglans californica	Protected	4, 4, 4, 3	Fair	REMOVE

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
PROTECTED TREES REPLACED 4:1 TO BE 5 GAL BLACK WALNUT & 24" BOX CAL BAY	2	8



APPENDIX A.3 - TREE LOCATIONS ON PROJECT LANDSCAPING PLAN



APPENDIX B - PHOTOGRAPHS

PHOTO 1 - Shows black walnut trees #6 and #7 which are recommended for removal and replacement to the satisfaction of the Urban Forestry Division. Tree #5 will receive no impact and will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 2 - Shows protective fencing for black walnut tree #5. This tree will receive no impact and will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 3 - Shows tree #6. This tree will be removed and replaced to the satisfaction of the Urban Forestry Division.

APPENDIX B - PHOTOGRAPHS

PHOTO 4 - Shows tree #7. This tree will be removed and replaced to the satisfaction of the Urban Forestry Division.

APPENDIX B - PHOTOGRAPHS

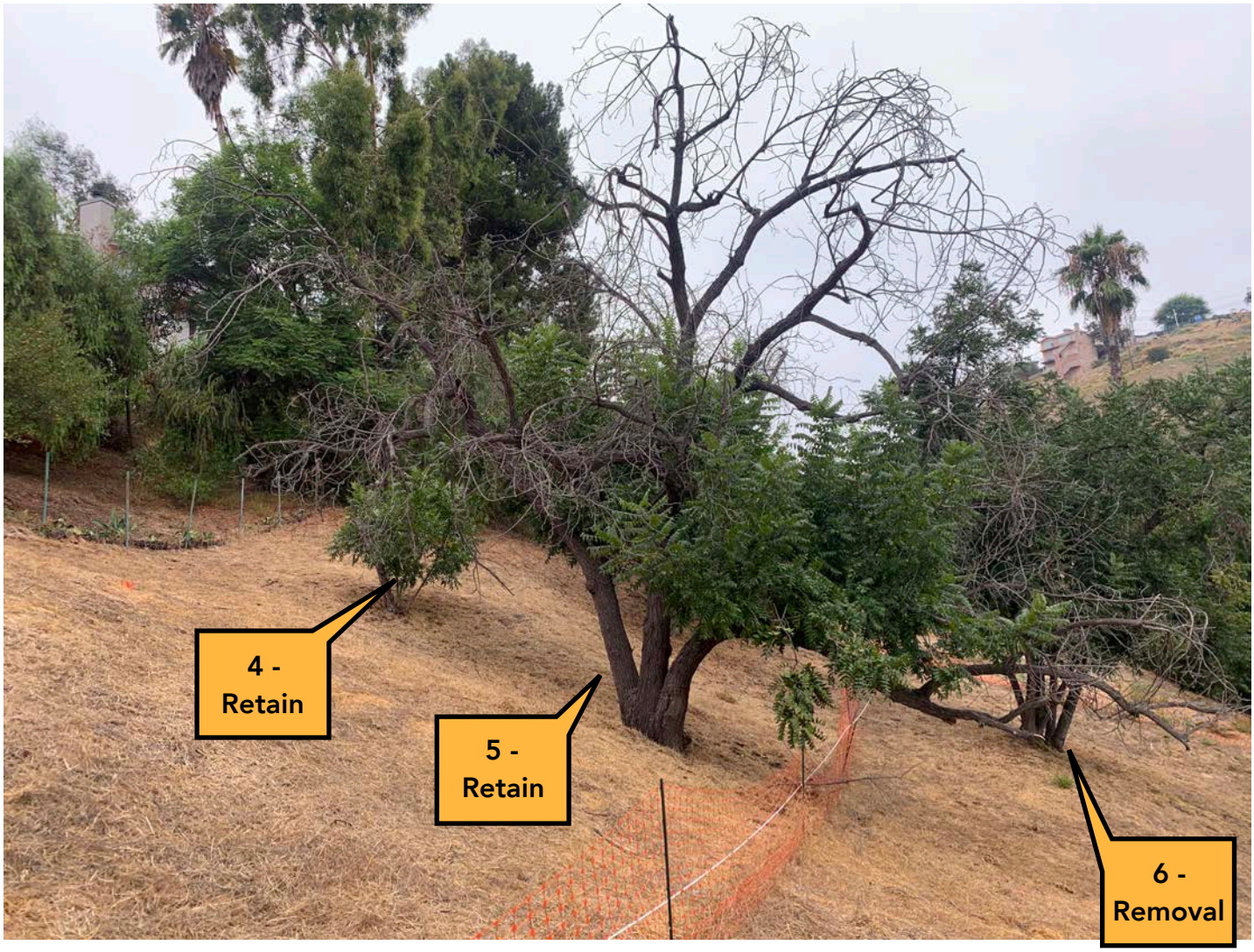


PHOTO 5 - Shows protective fencing for tree #4 and tree #5. These trees will be retained and protected in place. Tree #6 will be removed and replaced to the satisfaction of the Urban Forestry Division.

APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
4	438	Black Walnut *Juglans californica*	Protected	7, 7	15	10	C	RETAIN
5	438	Black Walnut *Juglans californica*	Protected	9, 10, 12	45	30	C	RETAIN
6	438	Black Walnut *Juglans californica*	Protected	5, 5, 7, 7, 5, 6	50	30	C	REMOVE
7	438	Black Walnut *Juglans californica*	Protected	4, 4, 4, 3	10	10	C	REMOVE

APPENDIX D - SUMMARY OF DATA

Table 1. Summary of Data - Total Protected Trees

Southern California Black Walnut (*Juglans californica*)	**4**
Number of Black Walnut trees to be removed	2
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	2

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

APPENDIX D - SUMMARY OF DATA

Table 2. Schedule of Proposed Removals

RECOMMENDATION

Tree #	Location	Species	Status	Condition	Retain or Remove	Reason for Removal
6	438	Black Walnut *Juglans californica*	Protected	C	Remove	Grading, Soil removal and recompaction
7	438	Black Walnut *Juglans californica*	Protected	C	Remove	Grading, Soil removal and recompaction

Table 3. Summary of Replacement

	Existing Trees to Be Removed	Trees to be Planted in Replacement
PROTECTED TREES Replaced 4:1 TO BE 5 GAL BLACK WALNUT & 24" BOX CALIFORNIA BAY	2	8

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.

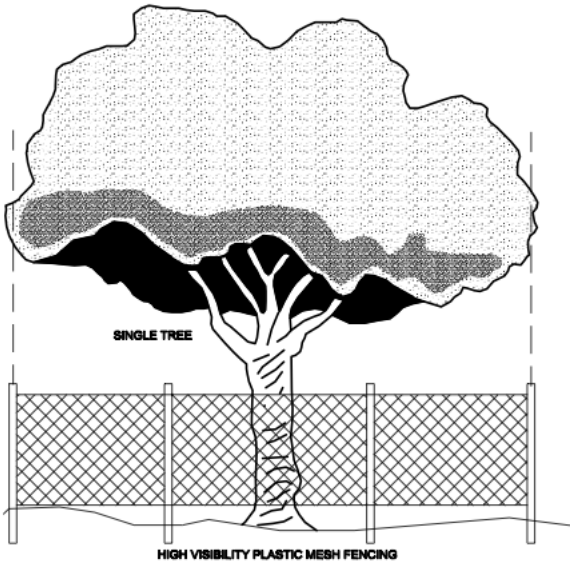
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

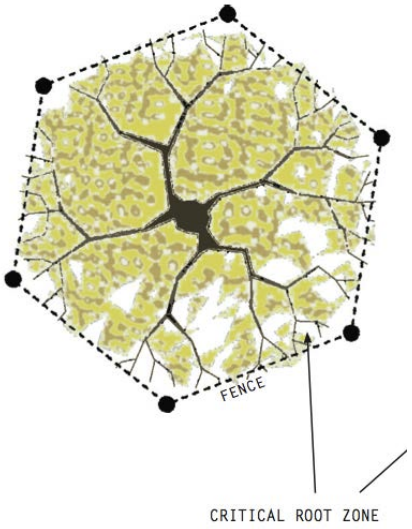
Root Pruning - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging**. The roots should be cut at a 90-degree angle and cut cleanly**. No roots should be torn or jagged; this can lead to rotting and decay in the root zone 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

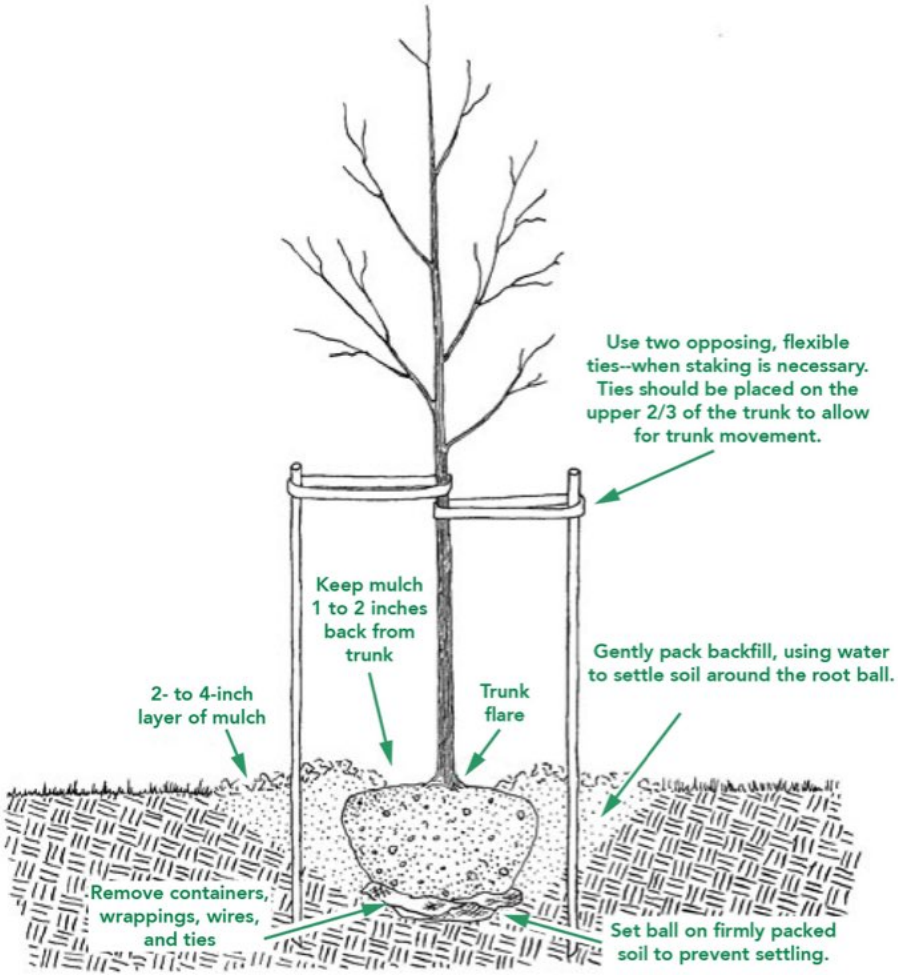
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

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

PROTECTED TREE REPORT

PREPARED FOR

James Street Group, LLC

606 Monterey Pass Rd, 2nd Floor

Monterey Park, CA 91754

PROPERTY

442 W. James Street

Los Angeles, CA 90065

CONTACT

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January 15, 2020

PREPARED BY

LISA SMITH, **THE TREE RESOURCE**

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782

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TABLE OF CONTENTS

SUMMARY 3

ASSIGNMENT 5

LIMITS OF THE ASSIGNMENT 5

TREE CHARACTERISTICS AND SITE CONDITIONS 5

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS 6

APPENDIX A.1 – TREE LOCATION MAP — SURVEY 7

APPENDIX A.2 – TREE LOCATION MAP — SITE PLAN 8

APPENDIX A.3 – TREE LOCATION MAP — LANDSCAPING PLAN 9

APPENDIX B – PHOTOGRAPHS 10

APPENDIX C – SUMMARY OF FIELD INSPECTION 18

APPENDIX D – SUMMARY OF DATA 19

GENERAL RECOMMENDATIONS

- Working Within the Protected Zone 20
- Planting Within the Protected Zone 22
- New Tree Planting 23
- Tree Maintenance and Pruning 25
- Diseases and Insects, Grade Changes, Inspection 27

ASSUMPTIONS AND LIMITING CONDITIONS 28

PROTECTED TREE REPORT

442 W. James Street
Los Angeles, CA 90065

SUMMARY

PROJECT OVERVIEW	
Site Address	**442 W. James Street**
Location and/or Specific Plan	**Mount Washington/Glassell Park Specific Plan**
Project Description	**New Single Family Home**
Number of Protected Trees on Site	**4**
Number of Recommended Removals	**1**

This Tree Report was prepared at the request of the property owner, James Street Group, LLC, who are preparing to build a single family residence on this property. The subject property is a 4003.7 square foot empty lot and is located in the Mount Washington/Glassell Park area of Los Angeles. The proposed new residence will have a footprint of 1888 square feet.

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. 177,404. **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.

At this time, I observed four (4) Southern California black walnut trees on the property. Three of these trees will be retained and protected in place. One (1) tree will be removed and replaced to the satisfaction of the Urban Forestry Department.

NEIGHBOR TREES

There are three (3) Black Walnut trees on the neighboring property that will not be impacted by construction. These trees will be retained and protected in place.

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35') or greater. These trees are also identified as **Non-Protected Significant Trees.**

At this time, there are no Non-Protected Significant Trees on the property or adjacent to the construction area.

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.

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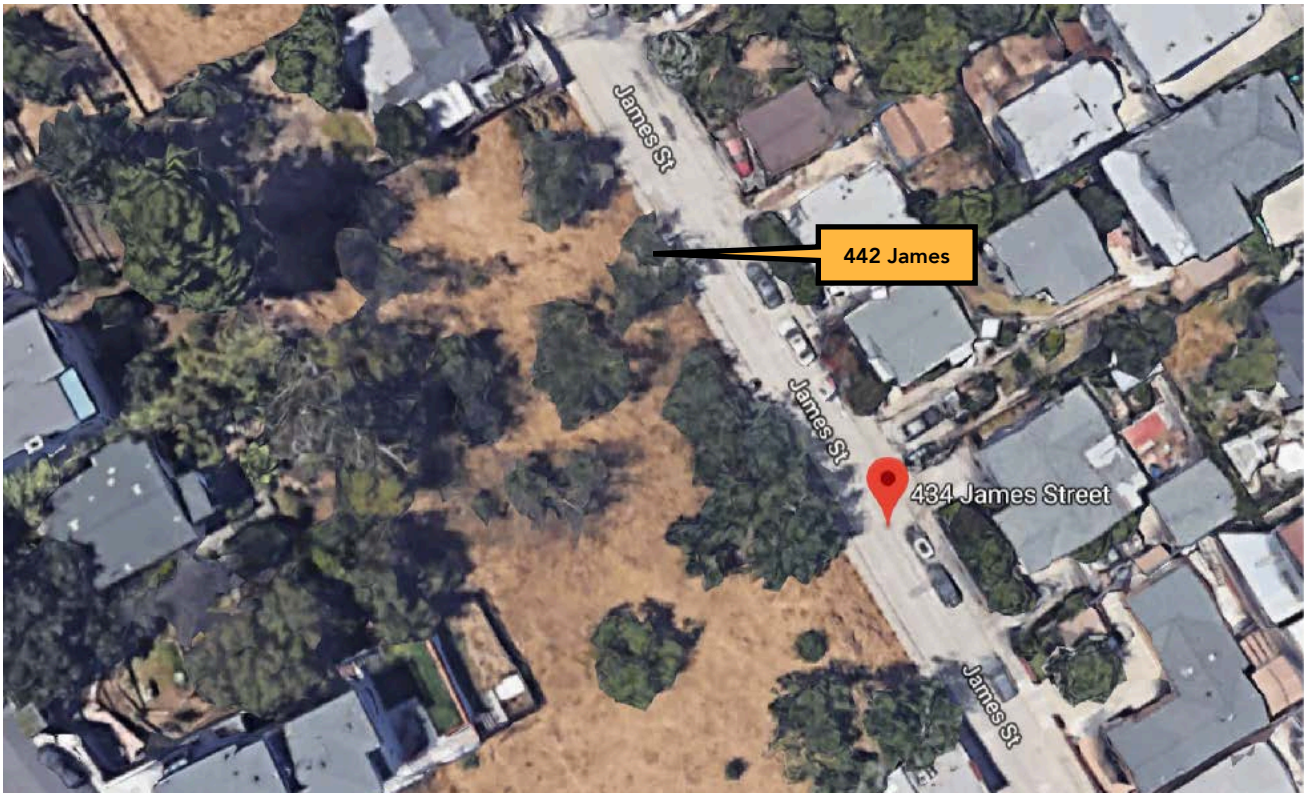
The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to 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 construction for this project includes a new single family residence, that will be installed into the sloping hillside with street level access to James Street.

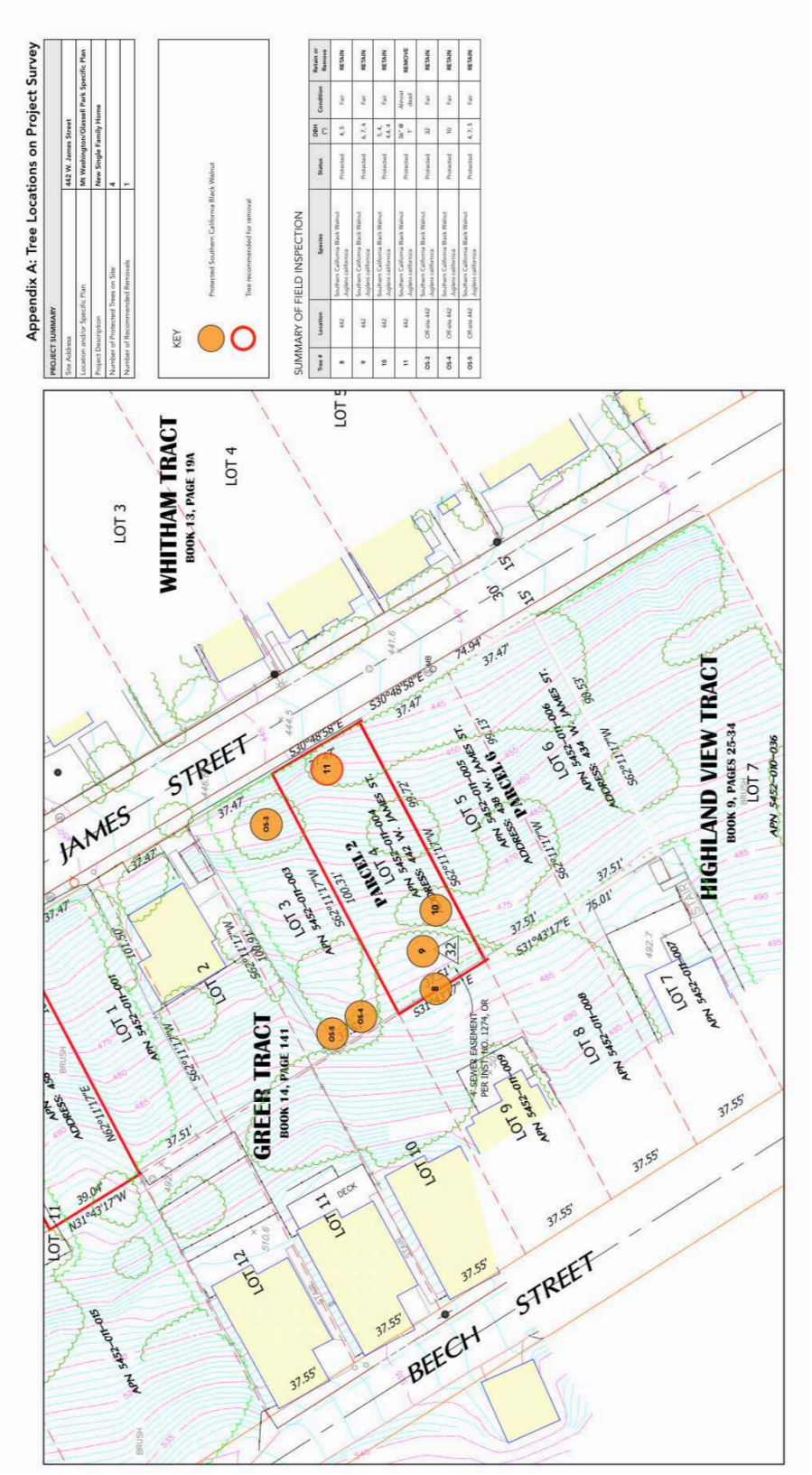
Black walnut trees #8, #9, and #10 are located at the very top of the slope, outside of the construction zone. These trees will be retained and protected in place throughout the course of construction.

Black walnut tree #11 has a hollow base, with a large decay pocket. This tree has the potential to fail. In addition, this tree will be impacted by grading, soil removal, and recompaction and is recommended for removal. This tree will be replaced to the satisfaction of the Urban Forestry Division. Three (3) new Southern California black walnut trees, 5-gallon size, and one (1) new California bay tree, 24" box size, will be planted upon completion of construction, for a total of four (4) replacement trees.

Protective fencing will also be installed at the property limits to protect the three black walnuts located on the OFF-SITE portion of the undeveloped slope.

Tree protection and new tree planting guidelines are provided below.

APPENDIX A.1 - TREE LOCATIONS ON PROJECT SURVEY



APPENDIX A.2 - TREE LOCATIONS ON PROJECT SITE PLAN

Appendix A: Tree Locations on Project Site Plan

PROJECT SUMMARY	
Site Address	442 W. James Street
Location and/or Specific Plan	Mt Washington/Glassell Park Specific Plan
Project Description	New Single Family Home
Number of Protected Trees on Site	4
Number of Recommended Removals	1

KEY

Protected Southern California Black Walnut

Tree recommended for removal

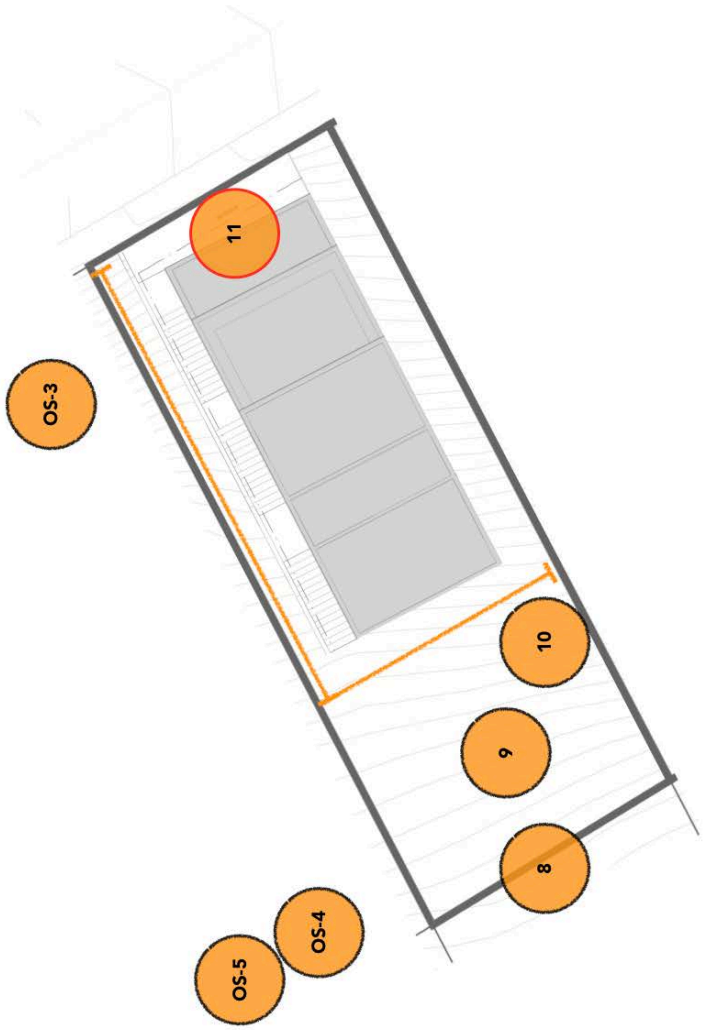
Protective fencing

SUMMARY OF FIELD INSPECTION

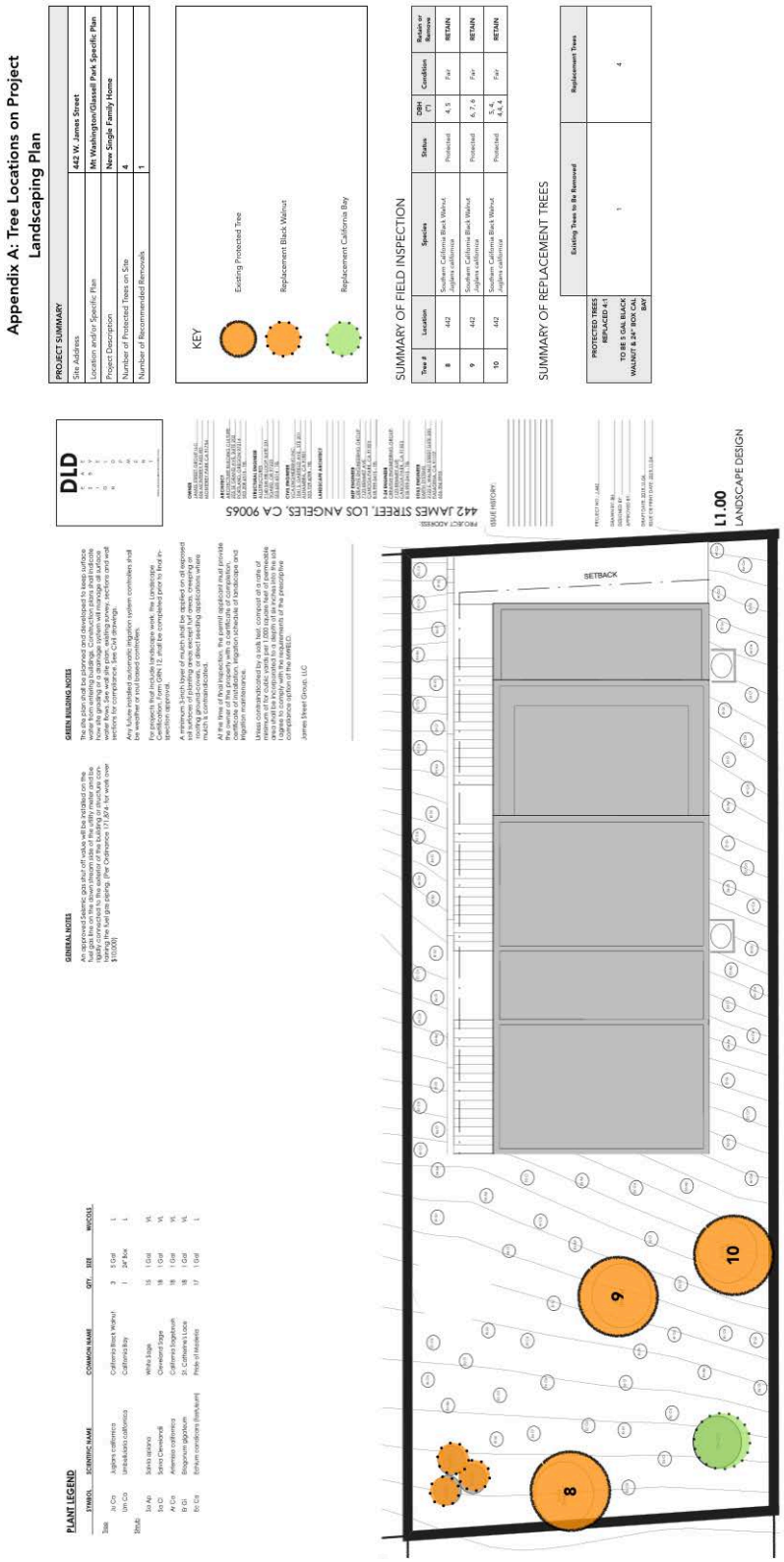
Tree #	Location	Species	Status	DBH (")	Condition	Retain or Remove
8	442	Southern California Black Walnut Juglans californica	Protected	4, 5	Fair	RETAIN
9	442	Southern California Black Walnut Juglans californica	Protected	6, 7, 6	Fair	RETAIN
10	442	Southern California Black Walnut Juglans californica	Protected	5, 4, 4,4, 4	Fair	RETAIN
11	442	Southern California Black Walnut Juglans californica	Protected	36" @ 1"	Almost dead	REMOVE
OS-3	Off-site 442	Southern California Black Walnut Juglans californica	Protected	32	Fair	RETAIN
OS-4	Off-site 442	Southern California Black Walnut Juglans californica	Protected	10	Fair	RETAIN
OS-5	Off-site 442	Southern California Black Walnut Juglans californica	Protected	4, 7, 5	Fair	RETAIN

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
PROTECTED TREES REPLACED 4:1 TO BE 5 GAL BLACK WALNUT & 24" BOX CAL BAY	1	4



APPENDIX A.3 - TREE LOCATIONS ON PROJECT LANDSCAPING PLAN



APPENDIX B - PHOTOGRAPHS

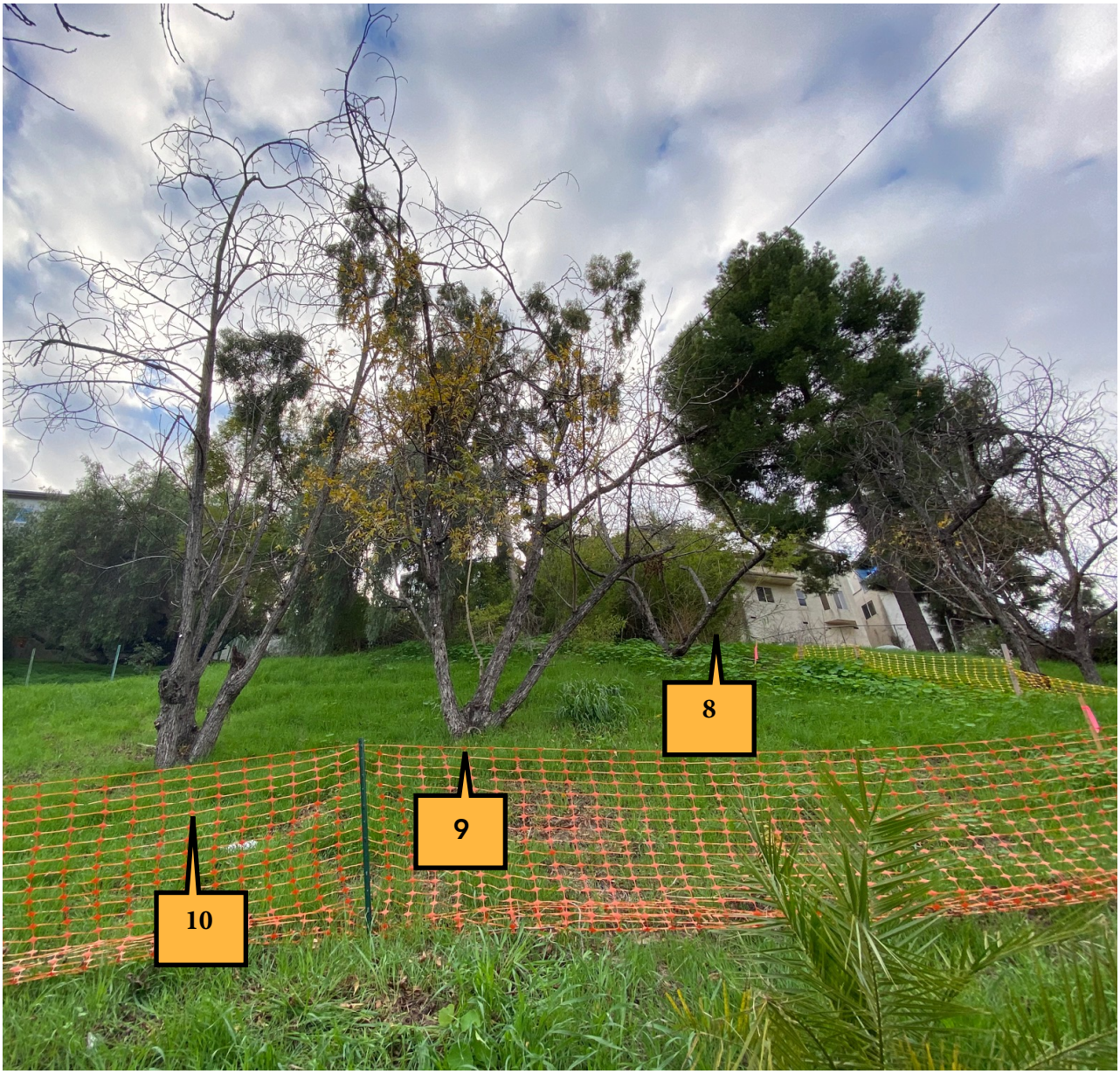


PHOTO 1 - Shows protective fencing for black walnut trees #8, #9, and #10. These trees will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 2 - Shows black walnut trees #8. This tree will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 3 - Shows black walnut trees #9 and #10. These trees will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

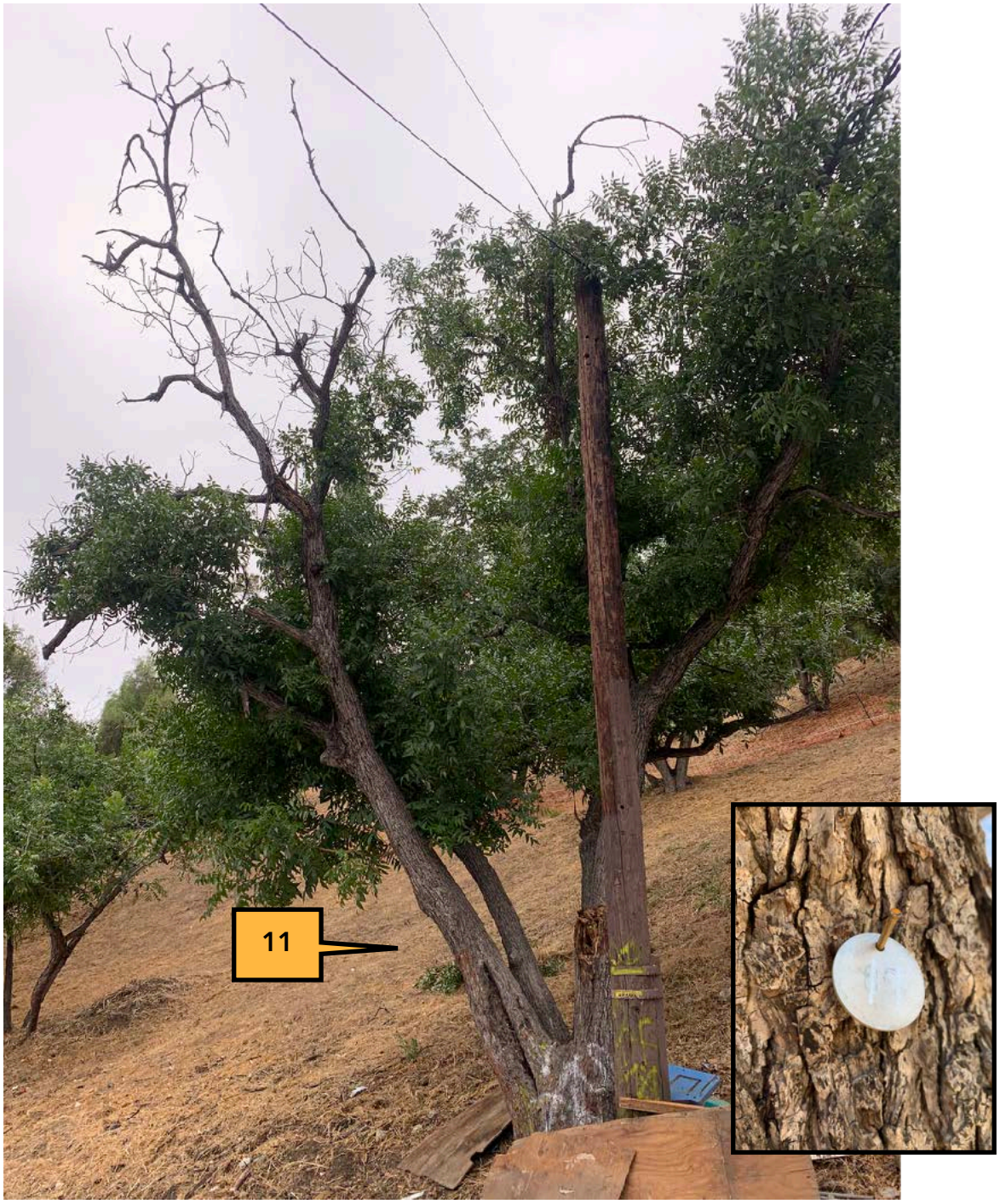


PHOTO 4 - Shows Black walnut tree #11. This tree is completely hollow and rotted inside the base. This tree is in severe decline and will fail. This tree is recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

APPENDIX B - PHOTOGRAPHS

PHOTO 5 - Shows Black walnut tree #11's defects and instability in its current condition. This large tree has the potential to inflict serious damage to cars or people walking nearby. This tree is recommended for removal and replacement.

APPENDIX B - PHOTOGRAPHS

PHOTO 6 - The base of the Black Walnut Tree #11 is hollow with a large decay pocket. A probe inserted from the top of the opening to the cavity's furthest interior point reached all the way in. There are no mitigation options that would inhibit this rot from continuing to degrade the entire buttress and trunk. As the decay advances through the lower portion of the trunk and into the main lateral roots, the tree will continue to have even greater potential for complete root plate failure.

APPENDIX B - PHOTOGRAPHS

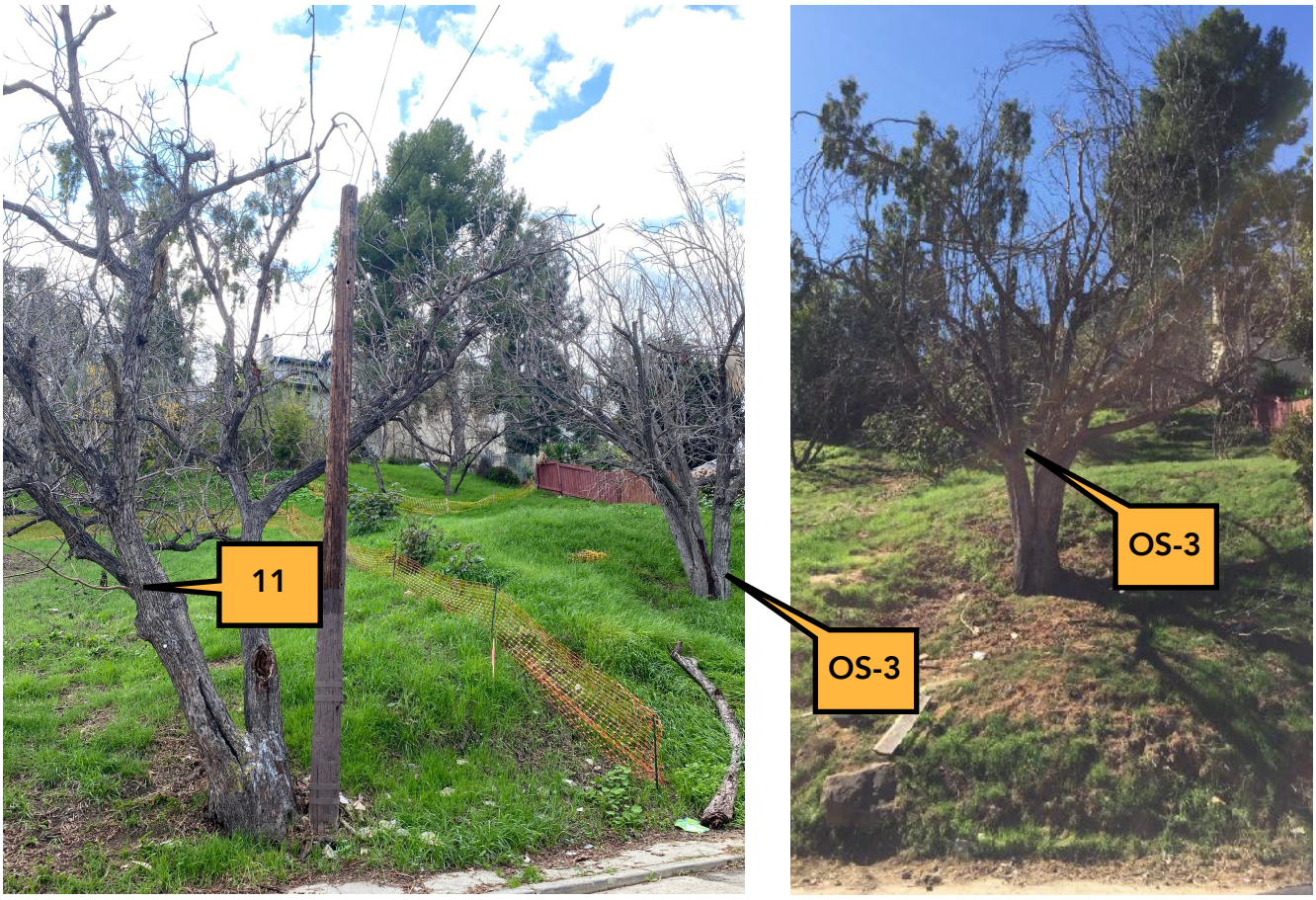


PHOTO 7 - Shows Black Walnut #11 and off-site black walnut tree #OS-3.

APPENDIX B - PHOTOGRAPHS

PHOTO 8 - Shows protective fencing for off site protected trees OS3, OS4, and OS5.

APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
8	442	Black Walnut *Juglans californica*	Protected	4, 5	12	12	C	**RETAIN**
9	442	Black Walnut *Juglans californica*	Protected	6, 7, 6	30	20	C	**RETAIN**
10	442	Black Walnut *Juglans californica*	Protected	5, 4, 4,4, 4	35	15	C	**RETAIN**
11	442	Black Walnut *Juglans californica*	Protected	36" @ 1'	40	40	E	**REMOVE**
OS-3	Off-site of 442	Black Walnut *Juglans californica*	Protected	32	30	30	C	**RETAIN**
OS-4	Off-site of 442	Black Walnut *Juglans californica*	Protected	10	25	15	C	**RETAIN**
OS-5	Off-site of 442	Black Walnut *Juglans californica*	Protected	4, 7, 5	25	25	C	**RETAIN**

APPENDIX D - SUMMARY OF DATA

Table 1. Summary of Data - Total Protected Trees

Southern California Black Walnut (*Juglans californica*) ON-SITE	**4**
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	3

Southern California Black Walnut (*Juglans californica*) OFF-SITE	**3**
Number of Black Walnut trees to be removed	0
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	3

Total Protected Trees on site (DBH 4" or greater)	**4**
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	**3**

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.

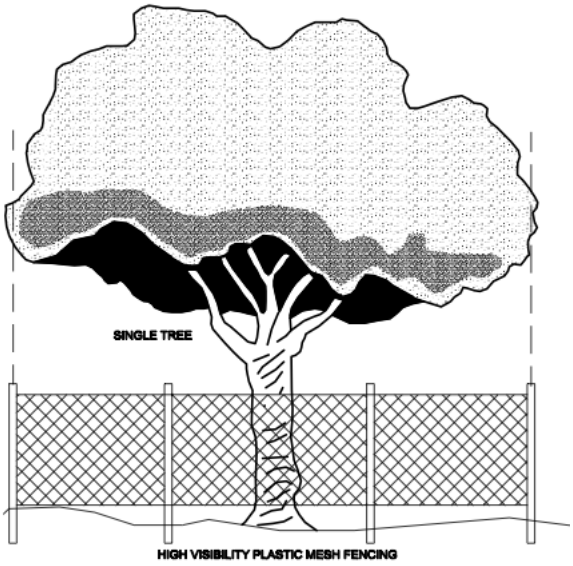
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

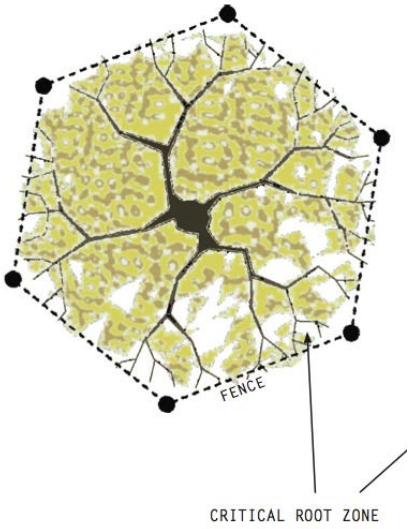
Root Pruning - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging**. The roots should be cut at a 90-degree angle and cut cleanly**. No roots should be torn or jagged; this can lead to rotting and decay in the root zone 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

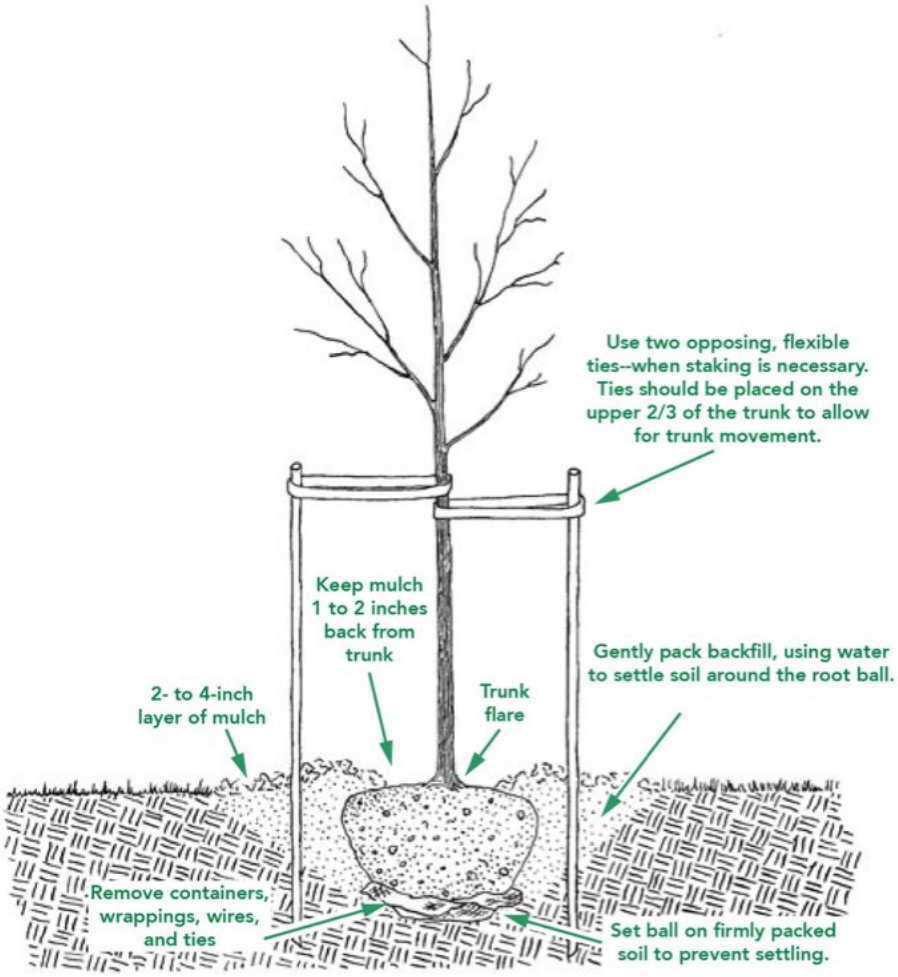
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

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

The Tree Resource
Lisa Smith, Registered Consulting Arborist #464

October 2, 2020

James Street Group, LLC, % Erin Moore
11740 Wilshire Blvd. A1908
Los Angeles, CA 90025

Re: 458 W. James St., Los Angeles, CA 90065

Dear Ms. Moore,

This letter is in regards to the subject property at 458 W. James St., Los Angeles, CA. I reviewed the site as an ISA Certified Arborist to evaluate the trees on site for native protected species prior to the proposed construction.

Site History

The subject property is a sloping vacant lot located in the Mt Washington / Glassell Park area of Los Angeles, with an area of approximately 4003 square feet. The owner is preparing to build a new single family residence, with a footprint of approximately 1230 square feet.

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. 177,404. **Protected Trees** are defined by this ordinance as paks (*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.

There are NO trees on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.

NEIGHBOR TREES

At this time, I observed one (1) Southern California black walnut tree on the upper slope of the adjacent site. This tree appears to be approximately thirty feet (30') above the construction zone, will receive no impact and will be retained and protected in place.

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

The proposed project is located in the Mount Washington/Glassell Park Specific Plan Area and is guided by the Mount Washington/Glassell Park Specific Plan Ordinance No. 168,707. This ordinance requires the identification of the location, size, type and condition of non-native trees with a DBH of 12 inches (12") or greater and a height of 35 feet (35') or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, there are no Non-Protected Significant Trees on the property or adjacent to the construction area.

TREE CHARACTERISTICS AND SITE CONDITIONS

The only tree adjacent to the site is a multi-stem Southern California black walnut (*Juglans californica* var. *californica)* tree with a diameter at breast height (DBH) of 8", 14", and 14" and a height and spread of 35' by 50'. This tree is located at the top of slope on the upper property line, will receive no impact and will be retained and protected in place. A line of protective fencing will be installed at the limits of the construction on the upper slope, outside of the dripline of the tree.

A site plan and photographs are included below.

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

Respectfully submitted,

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 Arborist

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.

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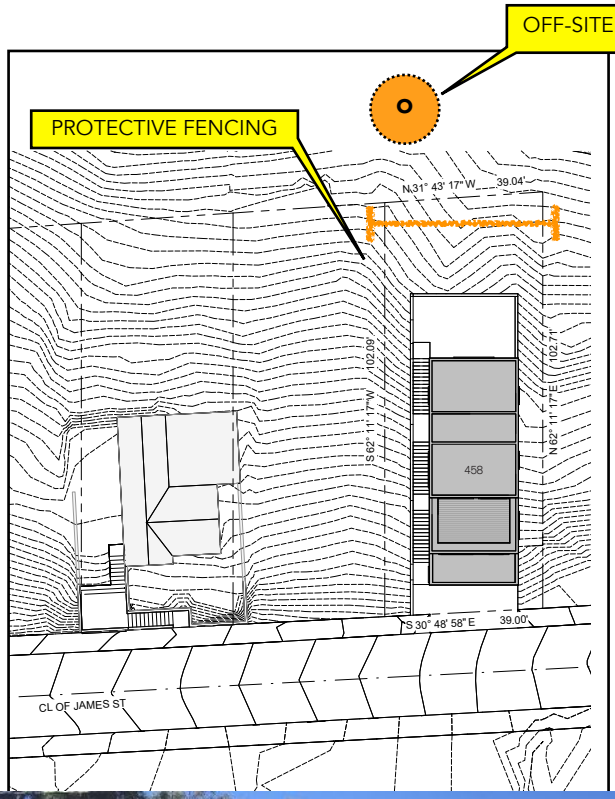
SITE PLAN WITH TREE LOCATIONS and PHOTOGRAPHS



APPENDIX D

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

PROJECT LOCATION: 434, 438, 442, 458 West James Street, Los Angeles CA 90065

INTRODUCTION

This document represent the construction traffic management plan (the Plan) to be followed by James Street Group LLC and its successors and assigns (collectively, the Developers), the General Contractors, and Subcontractors, in connection with the construction of the four single family homes at (434, 438, 442 and 458 West James Street Los Angeles CA 90065). The Project location is shown in Figure 1.

Project Description

James Street Group LLC proposes the construction of four single family homes located at 434, 438, 442 and 458 West James Street Los Angeles CA 90065. Each single-family home fronts onto James street and are approximately 1,800 square feet (Figure1). Each home is designed with a site built two-car garage off James Street for owners parking and the home is a factory built, state approved modular home. The modular portion will be built offsite which dramatically reduces the number of workers onsite and a shorter construction timeline.

Statement of Purpose

The purpose of this Plan is to facilitate timely completion of the Projects, coordinate schedules and parking with other developers within the affected area and to minimize any potential impacts that may be experienced by the surrounding community in connection with the construction of the four single family homes. The Plan shall apply during all aspects of construction related to the Projects and the developer will coordinate with LADCP to ensure the construction of each project should be scheduled so as not to create adverse construction traffic in the area.

CONSTRUCTION ACTIVITIES

Construction Hours

Construction shall take place in compliance with the provisions of Section 41.40 and 62.61 of the Los Angeles Municipal Code (LAMC). In order to ensure timely completion of the Project while minimizing impacts on the surrounding community, exterior noise-generating construction shall be limited to Monday through Friday from 7:00 AM to 9:00 PM and Saturday from 8:00 AM to 6:00 PM. No construction activities shall occur on Sundays or any national holidays without a separate permit. Management, supervisory, administrative and inspection activities shall take place with the designated construction hours to the extent feasible; however, such activities may take place outside of the designed construction hours if approved by the appropriate agencies.

Construction Liaison Office

The Developer shall appoint a Construction Liaison Officer (CLO) to respond to inquiries or concerns of surrounding residents as well as the general public. The CLO may be an employee or representative of either the General Contractor or Developer.

A project hotline will be provided for local neighbor complaints or any inquiries and the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The project hotline number is 1-(805)284-7310 and shall me conspicuously posted at each construction site.
The CLO shall notify the Developer if the CLO is notified of any construction activities that potentially violate this Plan or any of the construction- related mitigation measures.

Construction Phasing

It is anticipated that construction of the Projects would be continuous and in four phases. Once mobilized, the construction barricades (Fencing) would remain in place for the duration of the construction (or returned once that area is complete). The Developer's overall logistics plan is provided in Figure 3.

The four single family homes will be factory built; state approved modular homes. The foundations, which includes the garage, will be constructed on-site, but the majority of the home will be constructed off-site. Modular building practice mitigates the impacts of traffic, circulation, construction employee parking, material staging, air and noise quality, and long construction timelines.

The on-site construction process will be conducted in four phases to further ensure material staging and employee parking can be accommodated on-site.

Phase one will start with light grading on 442 James street for worker parking and mobilization. Once mobilized the contractor will drill the piles on all four James street property sites and conclude the excavation and shoring on 458 James street.

Phase two the parking and staging will be shifted to the 458 James street project site. The contractor will conduct excavation, shoring, concrete on 434, 438 and 442 James. Once the concrete has been cured phase three can begin (7-10 days).

Phase three parking and material staging will be shifted to 434, 438 and 442 James Street. Rebar and concrete will be installed on 458 James Street, the concrete will cure, and all four garages will be available for material staging and parking.

Phase four will have parking and staging on each site. The contractor will start framing the garages and completing the sill-plates for modular installation.

Phase five the modular homes will be placed on foundations.

Barricades

All construction barriers will be maintained in accordance with City regulations and their appearance will be maintained in a visually attractive manner throughout the construction period.

Signs will be posted along the fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will ensure with daily morning walks by designated personnel that no unauthorized materials are posted on any temporary barricades or any temporary pedestrian walkways. Graffiti on barricades will be removed or covered at the earliest possible time after the General Contractor is aware of its existence.

Construction Site Security

The Developer will utilize all appropriate security measures, including but not limited to security guards, lighting, fencing and locks at all entrances.

Emergency Access

Emergency access to the projects and adjacent areas shall be kept clear and unobstructed during all phases of construction.

CONSTRUCTION CIRCULATION

Traffic Control Plans

The Developer will generate all worksite traffic control plans (TCP) and obtain prior Los Angeles Department of Transportation (LADOT) approval for any lane closures, detours, on-street staging areas and/or temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address circulation requirements. These procedures could include, but are not limited to; traffic cones, temporary signs, changeable message signs, and flagmen. All traffic control procedures shall be undertaken in accordance with the standards in the latest edition of *California Manual on Uniform Traffic Control Devices* (California Department of Transportation [Caltrans]) or the latest edition of *Work Area Traffic Control Handbook* (American Public Works Association). The General Contractors will be responsible for replacing any signs missing or damaged due to construction activities according to LADOT specifications. In addition, the General Contractor will be responsible for striping (proposed and exiting) to be in good condition and visible. Any faded existing striping would be repainted as directed by LADOT.

Per LAMC Section 62.61, construction activities that are within or obstruct the public right of way on West James Street are restricted during peak traffic hours, defined as the hours of 6:00 AM - 9:00 AM and 3:30PM – 7:00 PM, unless an exemption is approved by the Department of Public Works.

Truck Access and Staging

Trucks will access the Project sites via gates located on James Street and Avenue 37 North of Isabel Street.

Ingress to the Project Sites would be to James Street from the southeast.

Egress from the Project Sites would be from James Street to the southeast.

Haul Routes

The anticipated truck routes for the Project, shown in Figure 2, are:

Inbound trucks:

Exit 137B for CA-110/Pasadena Freeway
Keep right, follow signs for North Figueroa Street and exit
Turn left onto West Avenue 26
Turn right onto North Figueroa Street
Turn left onto Amabel Street
Turn right onto Isabel Street
Continue straight onto James Street (gate access on the left)

Outbound trucks:

Exit project site vehicle gate to travel southeast on James Street toward Isabel Street
Continue onto Isabel street
Turn left onto Amabel Street
Turn Right onto North Figueroa Street
Turn Left not West Avenue 26
Turn right to merge onto I-5 South

Where necessary, flagmen with communication devices shall be used to coordinate hauling activities, in particular the ingress and egress of haul trucks on public streets

Permits for oversized or overweight loads, if needed, will be obtained from the Los Angeles Department of Public Works Bureau of Street Services (and Caltrans, if the oversized or overweight load will be traveling on a state highway). Such permit loads will be subject to the conditions of the permit and the time of issuance.

Construction Truck Hours

To the extent feasible, the arrival and departure of construction trucks shall occur outside of afternoon peak commute hours and shall be minimized when not feasible. On weekdays, haul truck trip shall be scheduled during the first eight hours (7:00 AM to 4:00 PM) of the permitted construction work period to avoid generating trips during the weekday afternoon peak period (operating conditions at intersections in this area are generally worse during the afternoon peak period than during the morning peak period). On Saturdays, the haul hours will be between 8:00 AM and 4:00 PM.

Equipment and material deliveries and pick-ups shall be coordinated to reduce the potential for trucks to wait to load or unload on public streets for protracted periods for time to ensure that trucks are not impeding public traffic flow on the surrounding public streets while waiting to enter the Project site.

Construction Employee Parking

It shall be the responsibility of the General Contractor to provide employee parking during this construction period. All construction employee parking will take place in the designated parking area (Figure 3).

The on-site construction process will be conducted in five phases to further ensure material staging and employee parking can be accommodated on-site.

Phase one will start with light grading on 442 James street for worker parking and mobilization.

Phase two the parking and staging will be shifted to the 458 James street project site.

Phase three parking and material staging will be shifted to 434, 438 and 442 James Street

Phase four and five will have parking and staging on each site.

The General Contractors shall provide all construction contractors with written information on where their workers and subcontractors are permitted to park, including identification of clear consequences to violators for failure to following these regulations.

The General Contractor shall be responsible for informing subcontractors and construction workers of these requirements and will monitor the compliance of the subcontractors.

TRAFFIC-RELATED ENVIRONMENTAL CONTROLS

Vehicle Air Quality Measures

All trucks hauling dirt, sand, soil, or other loose materials off-site shall be covered or wetted or shall maintain at least 2 feet of freeboard (i.e. minimum vertical distance between the top of the truck). Mud-covered tires and under-carriages of trucks leaving the construction site shall be washed. Loads shall be securely covered with a tight-fitting tarp on any truck leaving the construction site.

Adjacent streets will be swept as needed to remove dirt dropped by the construction vehicles or mud that would otherwise, we carried off by trucks departing the site.

Vehicle Water Quality Measure

Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the racking of sediment into streets.

All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm remains. All major repairs shall be conducted off-site. Drip Pans or drop cloths shall be used to catch drips and spills.

Idling

All construction vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.

City of Los Angeles
DEPARTMENT OF TRANSPORTATION
Metro Development Review

APPROVED FOR:
The Construction Traffic Management Plan as described in this document.

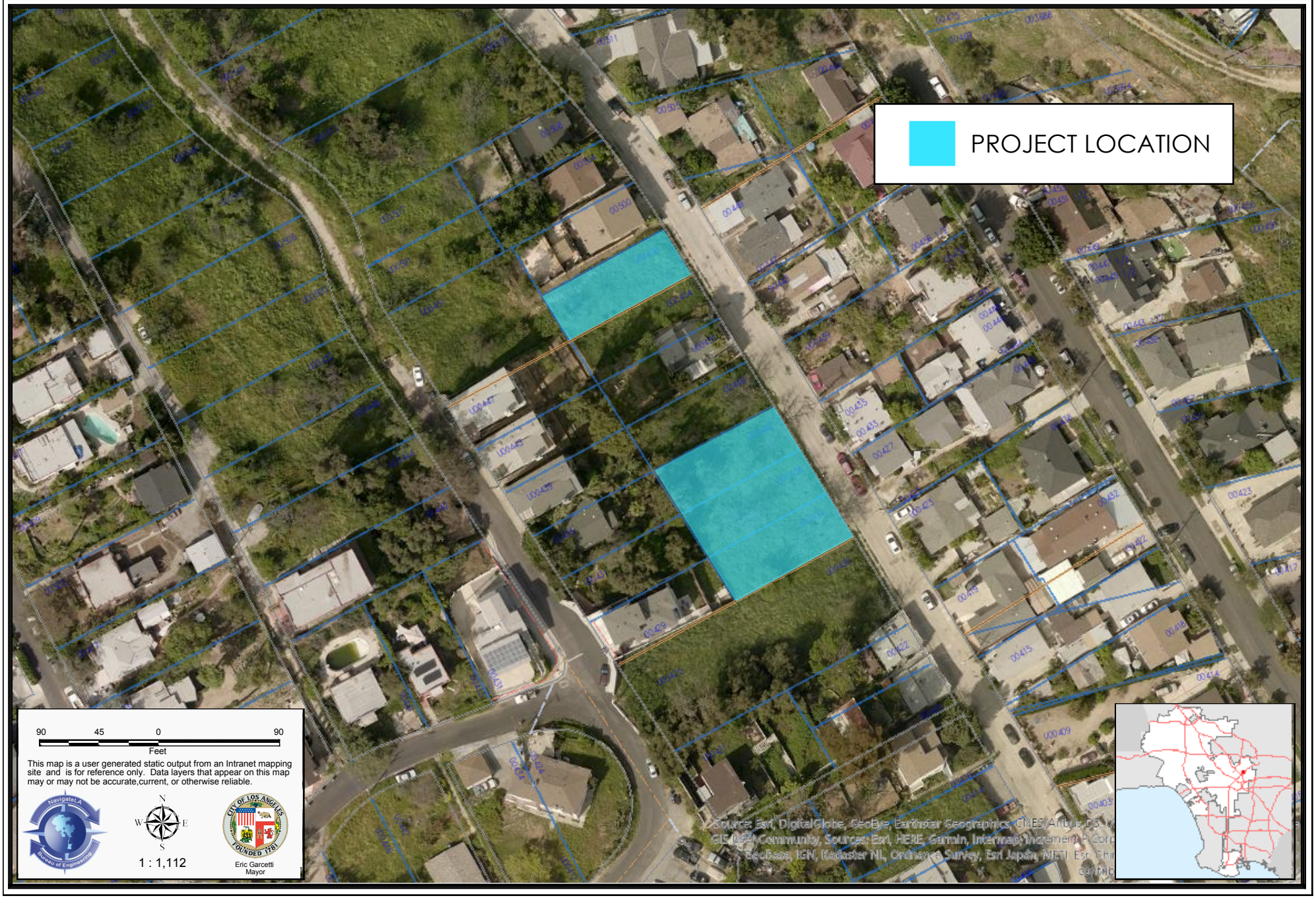
Approved By (Signature):

Wes Pringle

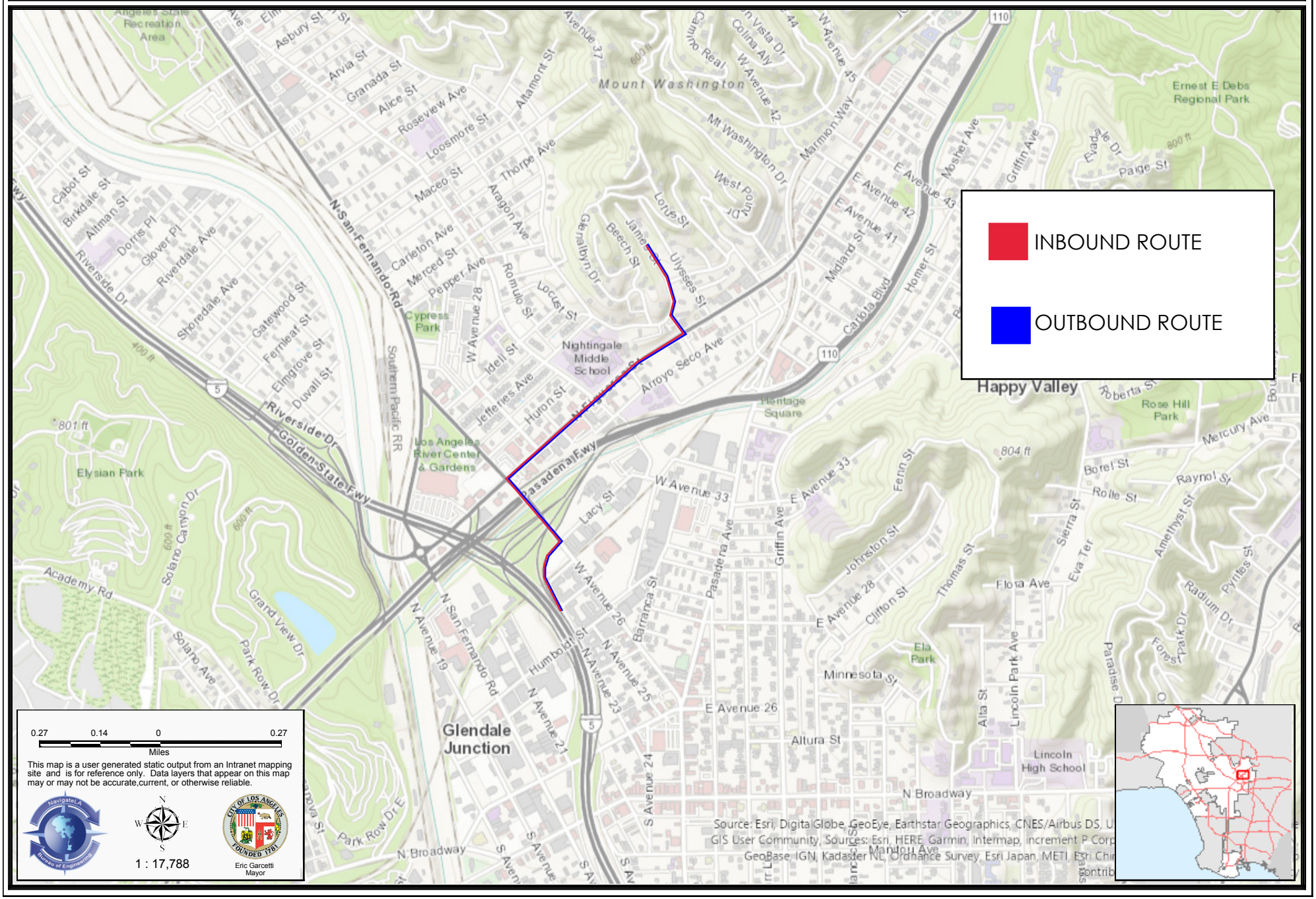
DATE:
June 24, 2020

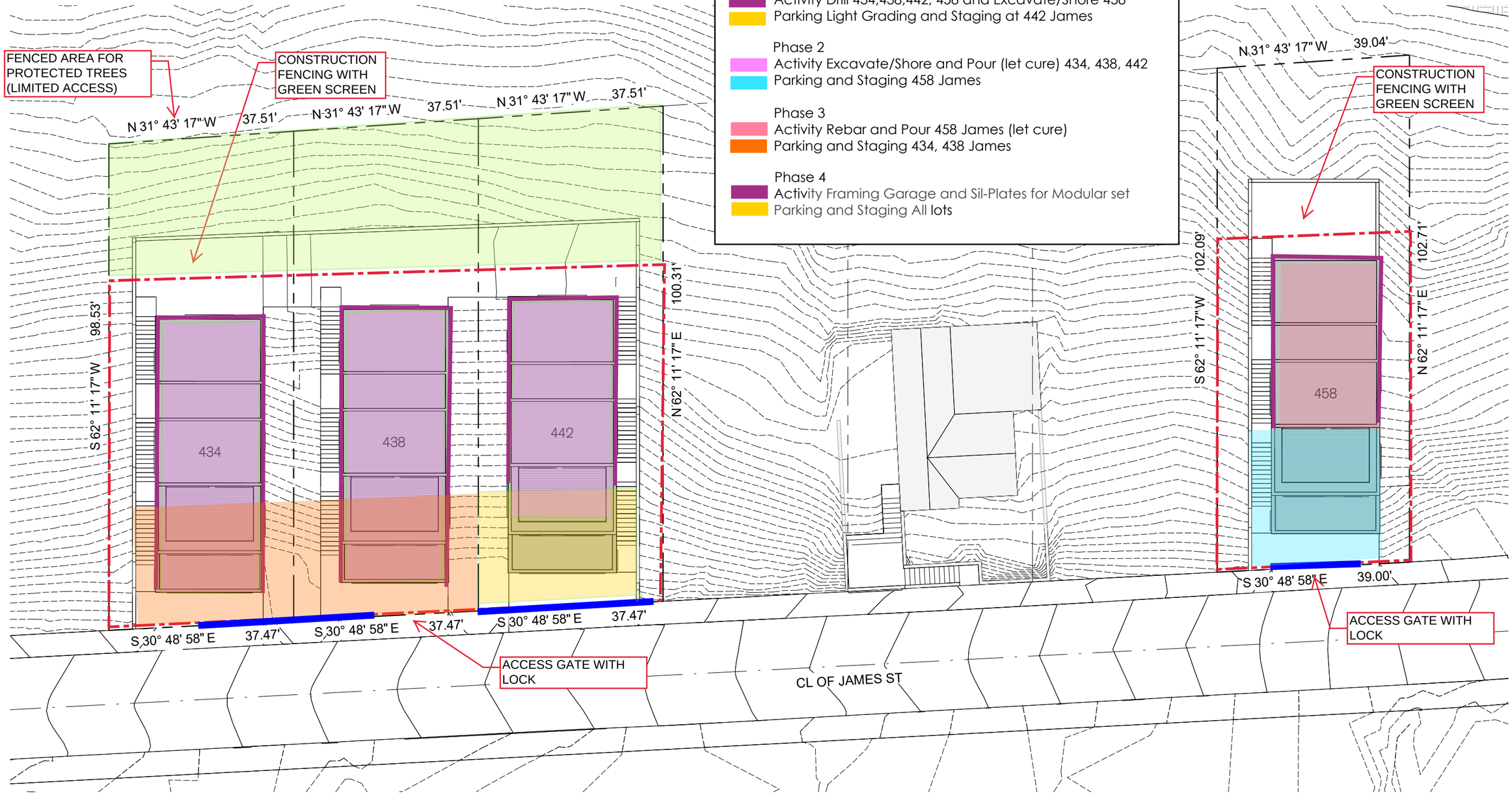
NOTE: APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.

PROJECT LOCATION



TRUCK ROUTES





SITE VICINITY PLAN
1" = 20'