Appendix L

Bat Habitat Assessment

Memorandum

To: Abbe Clemons, Eyestone Environmental
From: Jennifer Johnson, GPA Consulting
Date: December 8, 2021
Subject: Bat Habitat Assessment for the Artisan Hollywood Project

INTRODUCTION

The Artisan Hollywood Project (project) is a new 25-story mixed-use building development comprising 270 residential dwelling units (including 27 units restricted to Extremely Low-Income households) and 6,790 square feet of ground floor commercial space, including restaurant, and retail uses. The Project would replace the surface parking area within the northeast portion of the project site (Development Area), while the six existing buildings located in the southern and western portions of the project site, containing 33,828 square feet of commercial uses, would be retained. The project site is located within the City of Los Angeles at 1520 to 1542 North Cahuenga Boulevard, 1523 to 1549 North Ivar Avenue, and 6350 West Selma Avenue. The project site is bounded by Selma Avenue to the north, Ivar Avenue to the east, exiting commercial development to the south, and Cahuenga Boulevard to the west (see **Attachment A, Figure 1** and **Figure 2**). The survey area contains 12 existing olive trees (*Olea europaea*) located within the Development Area and two off-site magnolia trees (*Magnolia grandiflora*) located adjacent to the Development Area within the public right-of-way along Selma Avenue. Additionally, there are six queen palms (*Syagrus romanzoffiana*) within the public right-of-way along north Cahuenga Boulevard. These queen palms are located adjacent to the overall project site and are outside of the development area. The 12 olive trees would be removed as part of the project and the two magnolia trees and six queen palms would remain in place. A minimum of 68 trees would be planted within the project site and eight trees in the public right-of-way.

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the Project and recommended that the DEIR provide a discussion on the potential project impacts on bats and roosts and provide bat-specific avoidance and/or mitigation measures, as necessary. Pursuant to CDFW's recommendation, GPA has performed a bat habitat survey of the project site and surrounding area to determine if potential impacts to bats could occur as a result of the development of the project.

SURVEY METHODS

LITERATURE REVIEW

Prior to conducting the daytime bat habitat assessment, both a literature review and records search were

conducted on June 29, 2021 to identify bat species recorded in and within the vicinity of the project site. State lists of sensitive species were examined and are included in **Attachment B**. This review included conducting a search in the California Natural Diversity Database (CNDDB) for the Los Angeles United States Geological Service Quadrangle (quad) and surrounding eight quads (California Department of Fish and Wildlife, 2021). Based on the CNDDB database search, seven bat species have been recorded within 10 miles of the project site including the pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), silver-haired bat (*Lasionycteris noctivagans*), hoary bat (*Lasiurus cinereus*), western yellow bat (*Lasiurus xanthinus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), and big free-tailed bat (*Nyctinomops macrotis*). According to iNaturalist, a western red bat (*Lasiurus blossevillii*) was observed two blocks east of the project site at 1600 Vine street on December 28, 2019 (iNaturalist, 2019).

Survey Area

The project site is located in an urbanized area and is currently developed with commercial buildings and a surface parking lot in the City of Los Angeles. The existing landscaping within the project site is sparse and consists of street trees lining the sidewalks and ornamental trees in the parking lot. There are no waterbodies or waterways within one mile of the project site. The survey area included the existing onsite buildings, the sidewalk areas, all trees within and adjacent to the project site, and an approximate 100-foot buffer around the project site (see **Attachment A**, **Figure 3**).

Survey Dates and Personnel

A daytime bat habitat assessment was conducted on July 8, 2021 between 2:00 PM and 4:00 PM to identify existing roosting habitat in the project site, particularly in the existing trees. The daytime bat habitat assessment survey was conducted by GPA Consulting (GPA) senior biologist Stan C. Glowacki. Mr. Glowacki has over 20 years of experience conducting biological surveys and seven years of experience conducting bat habitat assessments, acoustic bat surveys, and bat monitoring on multiple projects throughout southern California.

Survey Methods

The survey was conducted on foot using unaided vision and binoculars. Mr. Glowacki inspected the buildings, onsite and street trees, and the 100-foot buffer area adjacent to project site from the ground to identify suitable bat roosting habitat, including trees, foliage, crevices, and cavities, and visible signs of bat presence, including guano and staining. Photographs of the survey area are included in **Attachment C**.

The survey was conducted during daylight hours during a time when bats are not active, but still detectable and observable. The survey was also conducted during the bat maternity season (generally April 1 through September 15), when bats are generally easier to detect. During the survey, the weather was mostly cloudy with a temperature of 81 degrees and westerly winds of approximately five miles per hour.

Limitations That May Influence Results

The entire project site was accessible during the assessment. In addition, all areas of the trees within and

adjacent to the project site were visible and could be thoroughly surveyed for bat habitat and bats. There were no limitations that could have influenced the results of the survey.

SURVEY RESULTS

No bats or their sign were observed within or below the magnolia, olive, or palm trees, or within the buildings or buffer area during the bat habitat assessment. Suitable bat roosting habitat was observed in the magnolia trees and queen palms; however, the habitat is exposed, and is close to the ground and human disturbance. The habitat is of marginal quality because the trees are well maintained and there is no cover from predators or human disturbance. Bats typically prefer tree roosts with peeling bark, holes, and hanging/dead fronds that provide shelter and cover from predators, which were not present on these trees (see **Attachment C, Photos 1** through **6**). No joints or crevices that bats use as roosting habitat were observed on the onsite buildings.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Based on the results of the daytime bat habitat assessment and survey, there is marginal roosting habitat for bats in the street trees and no suitable habitat in the onsite buildings or onsite trees in the project site.

Recommendations

Although the magnolia and palm trees do provide bat roosting habitat, the habitat quality is marginal; therefore, the potential for bats to roost in these trees is considered low. In addition, it is possible that bats may only use the trees intermittently, and evening emergence acoustic surveys may not be conclusive. Although these trees will not be removed, to ensure no bats are impacted, it is recommended that a qualified biologist be on site during tree removal to ensure that bats, if present, are not impacted from adjacent noise and vibration. If bats are detected being flushed from roosts in any of the onsite or street trees during onsite tree removal, work will stop and the bats will be allowed to leave by their own volition before additional trees are removed.

REFERENCES

California Department of Fish and Wildlife. (2021). *California Natural Diversity Database Rarefind 5*. Record Search for Special Status Species: Los Angeles, Hollywood, Pasadena, El Monte, South Gate, Mt. Wilson, Burbank, Inglewood, and Whittier: Retrieved from https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data

iNaturalist. (2019). *Western Red Bat (Lasiurus blossevillii)*. Retrieved from https://www.inaturalist.org/observations/37056921

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Attachment A. Project Figures

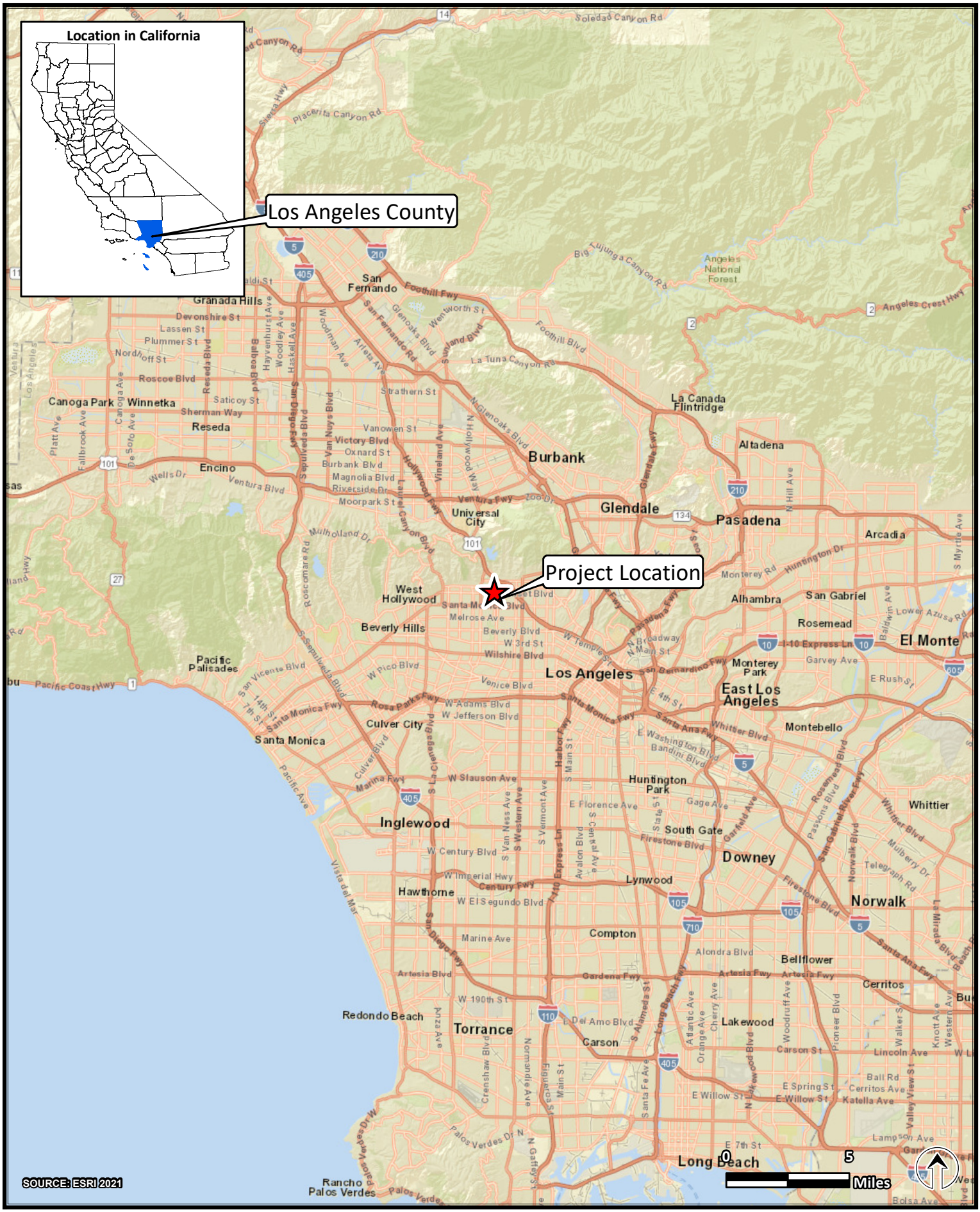

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FIGURE 1. REGIONAL LOCATION
Artisan Hollywood Project

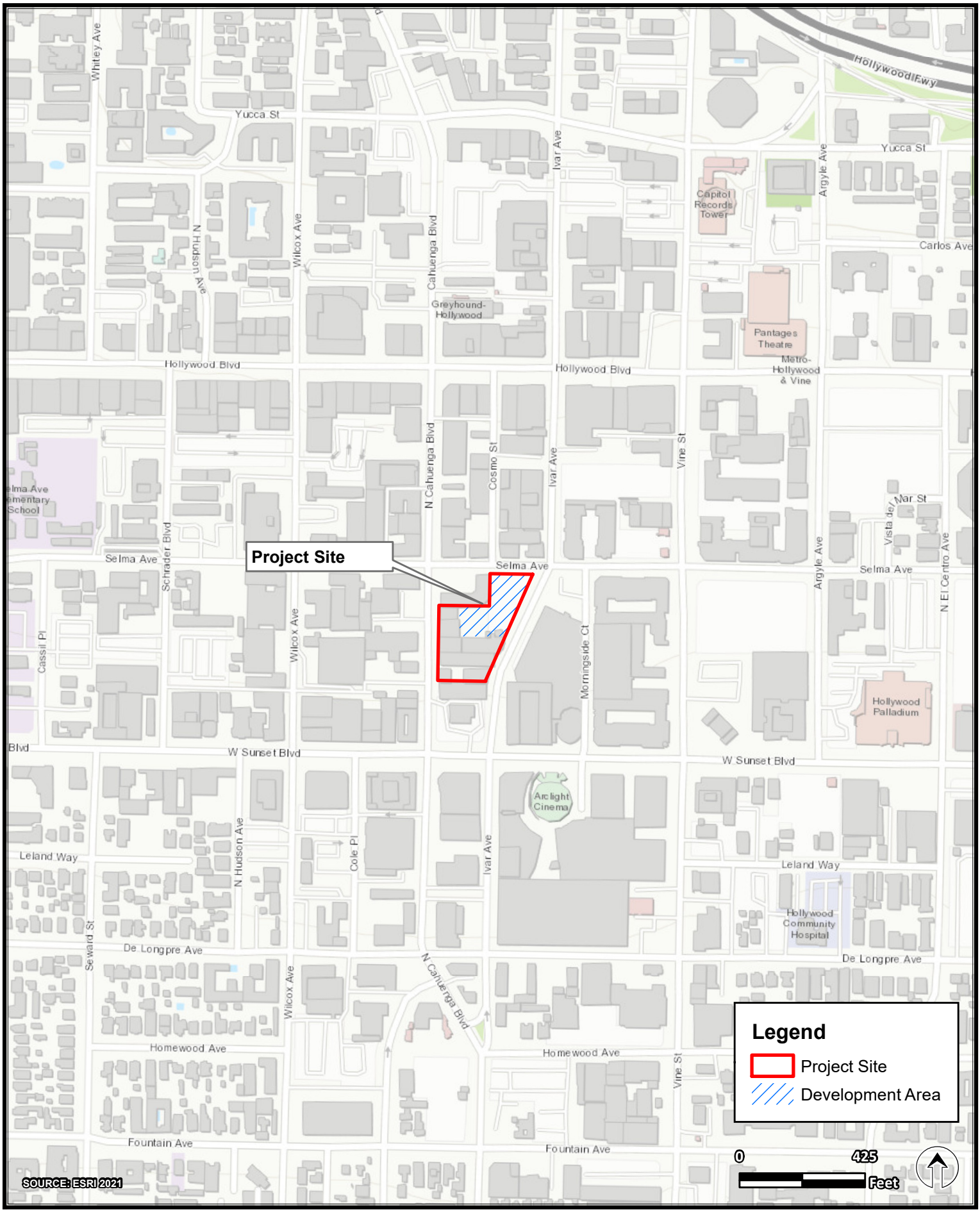

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FIGURE 2. PROJECT LOCATION
Artisan Hollywood Project

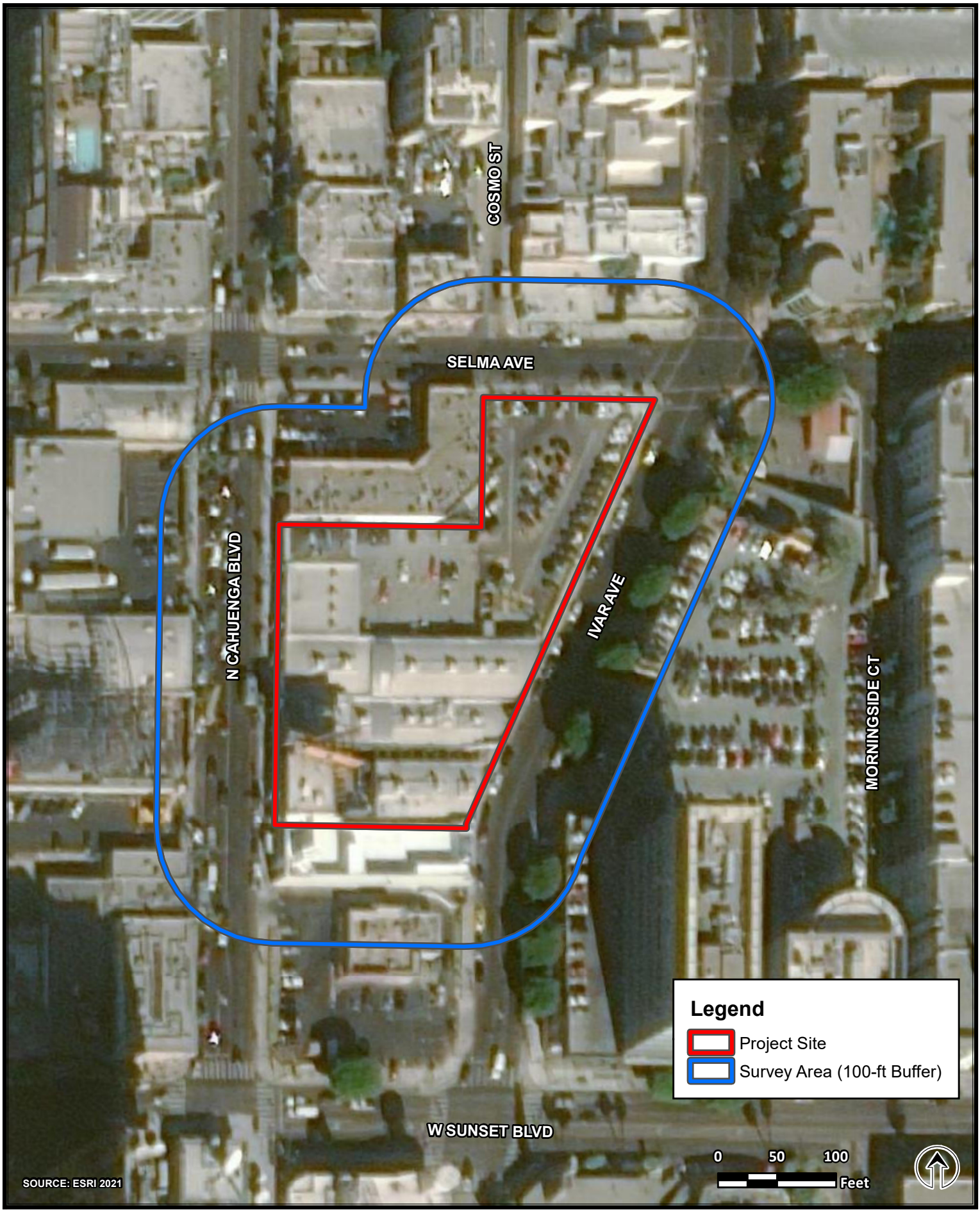

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FIGURE 3. PROJECT SITE AND SURVEY AREA
Artisan Hollywood Project

Attachment B. California Natural Diversity Database Species List

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Los Angeles (3411812) OR Hollywood (3411813) OR Pasadena (3411822) OR El Monte (3411811) OR South Gate (3311882) OR Mt. Wilson (3411821) OR Burbank (3411823) OR Inglewood (3311883) OR Whittier (3311881))
 AND County IS (Los Angeles)

Artisan Hollywood Project

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S3	WL
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2S3	SSC
Anniella spp. California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
Anniella stebbinsi Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Arctostaphylos glandulosa ssp. gabrielensis San Gabriel manzanita	PDERI042P0	None	None	G5T3	S3	1B.2
Arenaria paludicola marsh sandwort	PDCAR040L0	Endangered	Endangered	G1	S1	1B.1
Arizona elegans occidentalis California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
Aspidoscelis tigris stejnegeri coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
Astragalus brauntonii Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
Astragalus tener var. titi coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Atriplex coulteri Coulter's saltbush	PDCHE040E0	None	None	G3	S1S2	1B.2
Atriplex parishii Parish's brittlescale	PDCHE041D0	None	None	G1G2	S1	1B.1
Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
Berberis nevinii Nevin's barberry	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
Calochortus weedii var. intermedius intermediate mariposa-lily	PMLIL0D1J1	None	None	G3G4T2	S2	1B.2
Calystegia felix lucky morning-glory	PDCON040P0	None	None	G1Q	S1	1B.1
Centromadia parryi ssp. australis southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
Centromadia pungens ssp. laevis smooth tarplant	PDAST4R0R4	None	None	G3G4T2	S2	1B.1
Chorizanthe parryi var. fernandina San Fernando Valley spineflower	PDPGN040J1	None	Endangered	G2T1	S1	1B.1
Chorizanthe parryi var. parryi Parry's spineflower	PDPGN040J2	None	None	G3T2	S2	1B.1
Cladium californicum California saw-grass	PMCYP04010	None	None	G4	S2	2B.2
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S1S2	SSC
Cuscuta obtusiflora var. glandulosa Peruvian dodder	PDCUS01111	None	None	G5T4?	SH	2B.2
Cypseloides niger black swift	ABNUA01010	None	None	G4	S2	SSC
Dodecahema leptoceras slender-horned spineflower	PDPGN0V010	Endangered	Endangered	G1	S1	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Empidonax traillii extimus southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T2	S1	
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eryngium aristulatum var. parishii San Diego button-celery	PDAPI0Z042	Endangered	Endangered	G5T1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Eugnosta busckana Busck's gallmoth	IILEM2X090	None	None	G1G3	SH	
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
Galium grande San Gabriel bedstraw	PDRUB0N0V0	None	None	G1	S1	1B.2
Glyptostoma gabrielense San Gabriel chestnut	IMGASB1010	None	None	G2	S2	
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S1S2	
Helianthus nuttallii ssp. parishii Los Angeles sunflower	PDAST4N102	None	None	G5TX	SX	1A
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Icteria virens yellow-breasted chat	ABPBX24010	None	None	G5	S3	SSC
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Lasiurus blossevillii western red bat	AMACC05060	None	None	G4	S3	SSC
Lasiurus cinereus hoary bat	AMACC05030	None	None	G3G4	S4	
Lasiurus xanthinus western yellow bat	AMACC05070	None	None	G4G5	S3	SSC
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Lepidium virginicum var. robinsonii Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
Linanthus concinnus San Gabriel linanthus	PDPLM090D0	None	None	G2	S2	1B.2
Malacothamnus davidsonii Davidson's bush-mallow	PDMAL0Q040	None	None	G2	S2	1B.2
Microtus californicus stephensi south coast marsh vole	AMAFF11035	None	None	G5T2T3	S1S2	SSC
Muhlenbergia californica California muhly	PMPOA480A0	None	None	G4	S4	4.3
Nasturtium gambelii Gambel's water cress	PDBRA270V0	Endangered	Threatened	G1	S1	1B.1
Navarretia fossalis spreading navarretia	PDPLM0C080	Threatened	None	G2	S2	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Navarretia prostrata prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.2
Neotoma lepida intermedia San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
Nyctinomops femorosaccus pocketed free-tailed bat	AMACD04010	None	None	G5	S3	SSC
Nyctinomops macrotis big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
Onychomys torridus ramona southern grasshopper mouse	AMAFF06022	None	None	G5T3	S3	SSC
Open Engelmann Oak Woodland Open Engelmann Oak Woodland	CTT71181CA	None	None	G2	S2.2	
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Palaeoxenus dohrni Dohrn's elegant eucnemid beetle	IICOL5K010	None	None	G3?	S3?	
Phacelia stellaris Brand's star phacelia	PDHYD0C510	None	None	G1	S1	1B.1
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
Pseudognaphalium leucocephalum white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
Quercus dumosa Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
Rana muscosa southern mountain yellow-legged frog	AAABH01330	Endangered	Endangered	G1	S1	WL
Ribes divaricatum var. parishii Parish's gooseberry	PDGRO020F3	None	None	G5TX	SX	1A
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Riversidian Alluvial Fan Sage Scrub Riversidian Alluvial Fan Sage Scrub	CTT32720CA	None	None	G1	S1.1	
Scutellaria bolanderi ssp. austromontana southern mountains skullcap	PDLAM1U0A1	None	None	G4T3	S3	1B.2
Sidalcea neomexicana salt spring checkerbloom	PDMAL110J0	None	None	G4	S2	2B.2
Southern Coast Live Oak Riparian Forest Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Cottonwood Willow Riparian Forest Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland						
Spea hammondii	AAABF02020	None	None	G2G3	S3	SSC
western spadefoot						
Symphyotrichum defoliatum	PDASTE80C0	None	None	G2	S2	1B.2
San Bernardino aster						
Symphyotrichum greatae	PDASTE80U0	None	None	G2	S2	1B.3
Greata's aster						
Taricha torosa	AAAAF02032	None	None	G4	S4	SSC
Coast Range newt						
Taxidea taxus	AMAJF04010	None	None	G5	S3	SSC
American badger						
Thamnophis hammondii	ARADB36160	None	None	G4	S3S4	SSC
two-striped gartersnake						
Thelypteris puberula var. sonorensis	PPTHE05192	None	None	G5T3	S2	2B.2
Sonoran maiden fern						
Vireo bellii pusillus	ABPBW01114	Endangered	Endangered	G5T2	S2	
least Bell's vireo						
Walnut Forest	CTT81600CA	None	None	G1	S1.1	
Walnut Forest						

Record Count: 91

Attachment C. Photographs of the Survey Area

Photo 1. Magnolia trees adjacent to parking lot along Selma Avenue; view facing east

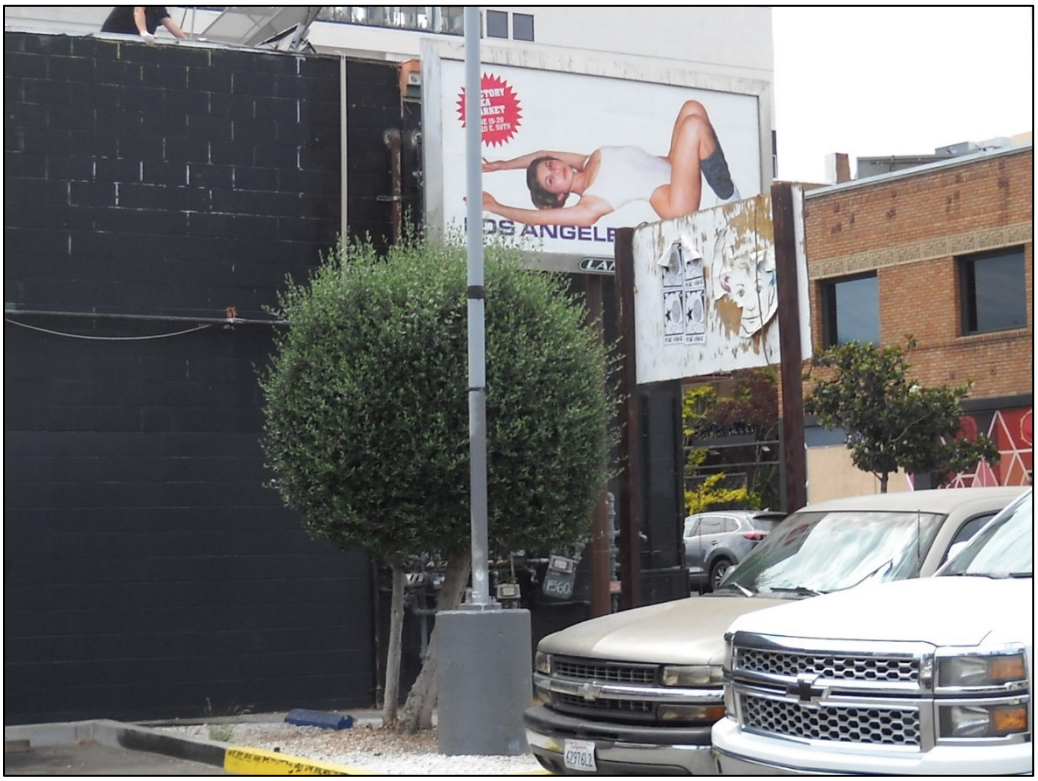
Photo 2. Buildings and olive tree in project site parking lot along Selma Avenue; view facing northwest

Photo 3. Parking lot, buildings, and olive trees in project site adjacent to Ivar Avenue, view facing west

Photo 4. Queen palms wrapped in mini string lights adjacent to project site on North Cahuenga Boulevard, view facing south

Photo 5. Sidewalk and buildings adjacent to project site along Ivar Avanue, view facing south

Photo 6. Buildings in project site and sidewalk along North Cahuenga Boulevard, view facing south