



Department of City Planning



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July 27, 2023

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TO: The South Valley Area Planning Commission

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

FROM: Brian Chun, Planning Assistant

ADDITIONAL INFORMATION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. ZA-2021-10466-ZAD-DRB-SPP-MSP-1A, ENV-2018-1792-CE, LOCATED AT 7315 – 7321 WEST PYRAMID PLACE.

Transmitted herewith, is the Biological Resources and Species Assessment Report, dated May 3, 2022 and prepared by Bargas Environmental Consulting to be considered at the South Valley Area Planning Commission meeting of July 27, 2023 related to Item No. 5 on the meeting agenda.

Biological Resources and Species Specific Assessment

7315 and 7321 West Pyramid Place Project

City of Los Angeles, California

Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Plan Area

Council District 4

City Case Numbers: ENV-2021-10561-CE; ZA-2021-10466-ZAD-DRB-SPP-MSP



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Executive Summary

The proposed 7315 and 7321 West Pyramid Place Project (Project) includes the construction of a new two-story single-family residential structure that will be built on two vacant parcels located at 7315 and 7321 West Pyramid Place in the City of Los Angeles (City), Los Angeles County, California. Both combined parcels (Lots 37 and 38) total approximately 10,760 square feet (0.25 acres) and the residential development footprint and hardscape is proposed to occur on approximately 4,503 square feet (0.10 acres) of those combined lots. No grading is proposed to occur along the northern extent of the Project site, and remedial grading and landscaping (with native plants) will occur along the eastern and western 1,858 square feet (0.04 acres) of the Project site (**Exhibits 1 and 2**).

The Project site is located approximately 200 feet north of Mulholland Drive and resides within the Mulholland Scenic Parkway Specific Plan (Inner Corridor) Area (City of Los Angeles 1992). The Project as planned is consistent with the Inner Corridor requirements within the Mulholland Scenic Parkway Specific Plan (**Exhibit 3**).

One sensitive vegetation community (California walnut groves/annual herbaceous), one special status plant species (Southern California black walnut; CRPR 4.2, locally sensitive species), and City protected trees and shrubs (i.e., Southern California black walnut, coast live oak, and elderberry) occur within the Project site (**Exhibit 4**). The City requires mitigation of 4:1 for impacts to City protected trees, which would reduce potential impacts to special status flora to less than significant and no mitigation measures are recommended.

No special status wildlife species were detected or have the potential to occur onsite based on a lack of suitable habitat present. The Project site provides suitable nesting habitat for birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503, 3503.5, and 3513. A pre-construction nesting bird survey is recommended prior to ground-disturbing activities to comply with nesting bird requirements. Therefore, potential impacts to special-status fauna would be less than significant, and no avoidance or mitigation measures are recommended.

The Project site does not occur within any habitat blocks or habitat linkages designated by the South Coast Missing Linkages Project (South Coast Wildlands 2008), Eastern Santa Monica Mountain Conservancy's Habitat Linkage Planning Map (SMMC 2020), or the California Essential Habitat Connectivity Project (Spencer et al. 2010) (**Exhibit 5**). There was minor evidence of wildlife use along the northern extent of the Project site (a lightly used trail for smaller mammals such as raccoon, skunk, Virginia opossum, or coyote on occasion); however, no potential denning sites for wildlife, including mountain lions. The northern extent of the property will not be impacted during the proposed Project and will continue to allow wildlife movement free of fencing or walls post-construction. Therefore, potential impacts to wildlife movement would be less than significant, and no avoidance or mitigation measures are recommended.

No jurisdictional waters (i.e., wetlands) were identified within the Project site, which is consistent with the absence of water resources within the BSA during the literature review. Therefore, the Project would not have impacts on jurisdictional waters (i.e., wetlands). Potential impacts to jurisdictional waters (i.e., wetlands) would be less than significant, and no avoidance or mitigation measures are recommended.

In summary, the proposed Project as designed would not result in impacts to special status biological resources and no avoidance or mitigation measures would be required.



1 Project Overview

1.1 Purpose of Report

Bargas Environmental Consulting, LLC (Bargas) has prepared this Biological Resources and Species Specific Assessment (hereafter, Assessment) on behalf of Eric Nulman Design (END, LLC; Applicant) to describe the existing conditions within and adjacent to the 7315 and 7321 West Pyramid Place Project (Project) located in the City of Los Angeles (City), Los Angeles, County California. The purpose of the Assessment was to document existing conditions within and adjacent to the Project site and to identify sensitive biological resources (e.g., habitats, special status species, wildlife corridors, etc.) that occur or have the potential to occur on-site. The surveys were conducted in support and pursuant to the California Environmental Quality Act (CEQA), as well as City, State, and Federal laws and regulations.

1.2 Project Information

The Project Name is the 7315 and 7321 West Pyramid Place Project, which is located within Accessor Parcel Numbers (APNs) 2428018001 and 2428018002. The City Case Number is ZA-2021-10466-ZAD-DRB-SPP-MSP, and the Environmental Case Number is ENV-2021-10561-CE.

END, LLC is the Applicant and the contact information for the Applicant's representative is provided below:

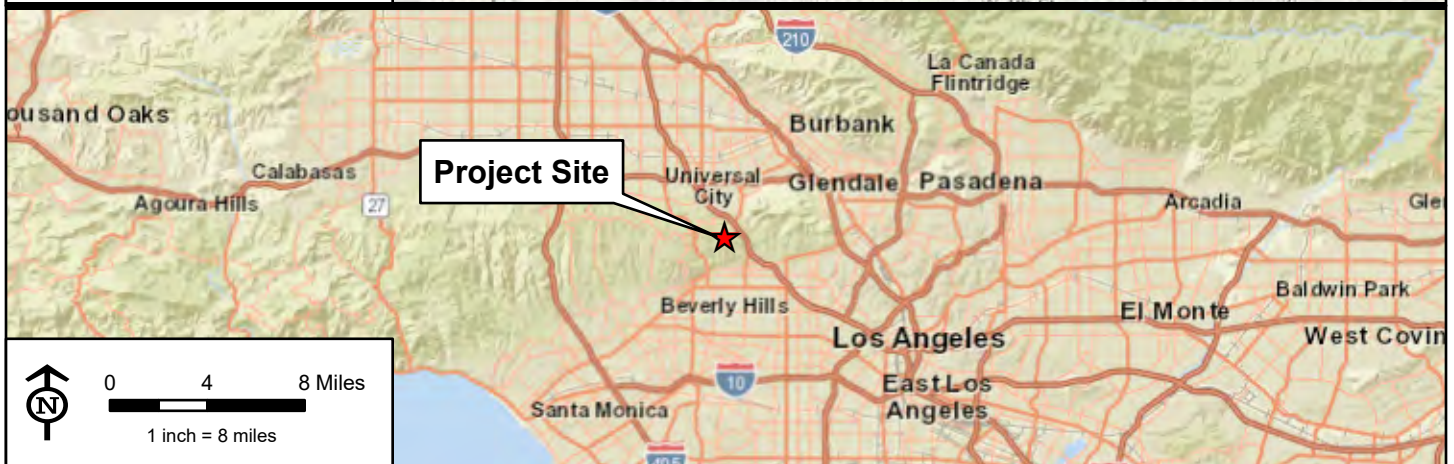
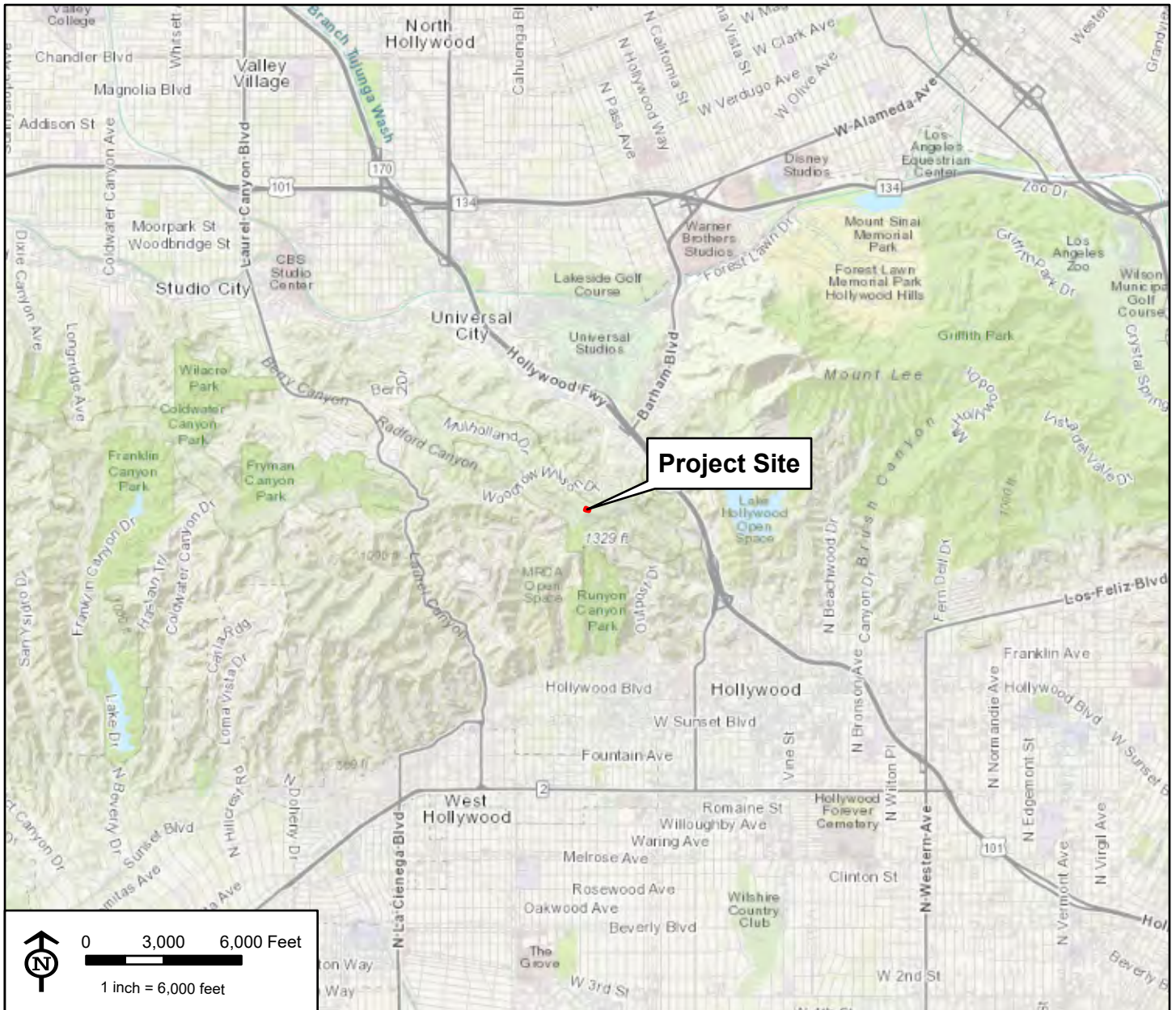
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1.3 Project Location

The proposed Project is located on two vacant hillside parcels (Lots 37 and 38) on the northern side of the Santa Monica Mountains in the Hollywood Hills neighborhood of the City of Los Angeles, Los Angeles County, California. Furthermore, the Project site is located on the northeastern side of Pyramid Place, about 200 feet north of Mulholland Drive and about a half-mile southwest of U.S. Route 101 (also known as the Hollywood Freeway). The Project site is located within the Mulholland Specific Plan Inner Circle Corridor (City of Los Angeles 1992). The adjacent properties are generally developed with single-family residences. The Project site is situated within Township 1 North, Range 14 West, and Section 33 of the U.S. Geological Survey's Hollywood 7.5-minute quadrangle, specifically on APNs 2428018001 and 2428018002 (**Exhibit 1**).

1.4 Site History

According to Google Earth's historic imagery, the Project site has been vacant since 1985 (Google Earth 2022). No visible structures are evident on the Project site since that time and there is no apparent change in the landscape attributed to fires, grazing, grading, or clearing since 1985. Although the City has no building permits on record for the subject Project (City of Los Angeles 2022), past grading on the site consisted of cutting on the uphill side of the Project site to construct Pyramid Place and placing fill on the upper portion of the slope of the property (Irvine Geotechnical, Inc. 2021).



Source: ESRI ArcGIS Online Basemap - World Topographic Map, World Street Map

Public Land Survey System (PLSS):
Mount Diablo Meridian, Township 1N, Range 14W, Section 33

USGS Quad(s): Hollywood (1982)

Watershed: Los Angeles (18070105)

Project Site Coordinates: -118.353°W 34.121°N



Exhibit 1 Project Site and Vicinity

7315 West Pyramid Place



1.5 Existing Physical/Natural Geographic Site Features

1.5.1 Topography

The Project site is situated on a descending vacant lot with a 61% natural northeastern facing slope of a northwest-trending secondary ridge. The slope descends from Pyramid Place to the north approximately 65 vertical feet and to the northeast approximately 80 vertical feet to where the property abuts the adjacent property along Pacific View Drive at the northern extent of the Project site. Elevations on-site range from 1,230 feet above mean sea level (amsl) along the northeastern extent of the Project site to 1,265 feet amsl along the southwestern extent of the Project site.

1.5.2 Soils

The site has remained relatively unchanged except for the southern boundary of the Project site (along Pyramid Place), which contains fill from past cutting and grading required to construct Pyramid Place. The fill identified on-site consists of silty sand with a variable clay binder, which was identified as yellow-brown, light gray-brown, slightly moist, very porous, loose to medium dense, and contained roots, gravel to 3 inches in diameter, and cobbles to 8 inches in diameter (Irvine Geotechnical, Inc. 2021). Natural residual soils were also observed throughout the site, which consisted of silty clay and silty sand soils, with a variable clay binder. The natural residual soils on-site are yellow-brown, gray-brown, slightly moist, very porous, loose/soft to medium dense/firm, and contain roots, gravel to 3 inches in diameter, cobbles to 8 inches in diameter, and boulders to 12 inches in diameter (Irvine Geotechnical, Inc. 2021). Test pits collected on-site by Irvine Geotechnical, Inc. contained bedrock underlying the site, consisting of basalt associated with the Topanga Formation. The bedrock is brown, yellow-brown, orange-brown, massive, slightly fractured to fractured, tight, moderately weathered, and moderately hard to very hard (Irvine Geotechnical, Inc. 2021). According to the United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) (2022), the soils on-site are mapped as Urban land-Xerorthents, landscaped complex, 0 to 5 percent slopes, which is typical of areas of altered soils where existing soil material is mixed with crushed rock material creating a mixed soil material generally classified as Xerorthents (USDA NRCS 2006).

1.5.3 Hydrology

No hydrological features (i.e., drainages or potential wetlands) were identified on the Project site. Given the steep slopes occurring on-site, runoff sheet water flow may occur during rain events (generally flowing from southwest to northeast); however, there was no evidence of erosional features on the property. Additionally, no hydric soils, hydrophytic plants, or evidence of ponding were identified during the site visit on the subject property conducted on April 11, 2022. This is consistent with the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) and National Hydrography Dataset (NHD) review findings, which did not identify any hydrological features within 500 feet of the Project site (USFWS 2022; USGS 2022).

1.6 Proposed Development

The proposed Project consists of developing the vacant properties at 7315 and 7321 West Pyramid Place with a two-story single-family residence (**Exhibit 2**). Construction would include street-grade parking above the first level and a partial basement below the second level. A pool is planned on the southwest portion of the first level of the house (below street grade). The tallest foundation retaining wall is 6 feet or less above the lower finished grade



and no free-standing retaining walls are proposed (the retaining walls will be attached to the foundation). Grading will include removal of soils for the basement and pool, placing retaining wall backfill, and placing fill for slab support. With the exception of a required pool enclosure, no property line fencing is planned which was designed to not restrict wildlife movement throughout the area. Both the fencing and walls will be screened with plant material. No landscape lighting is proposed, and future outdoor lighting will be downward-facing and emit low illumination to not disrupt wildlife movement in the area and maintain consistency with the Mulholland Scenic Parkway Specific Plan (Inner Corridor) Area.

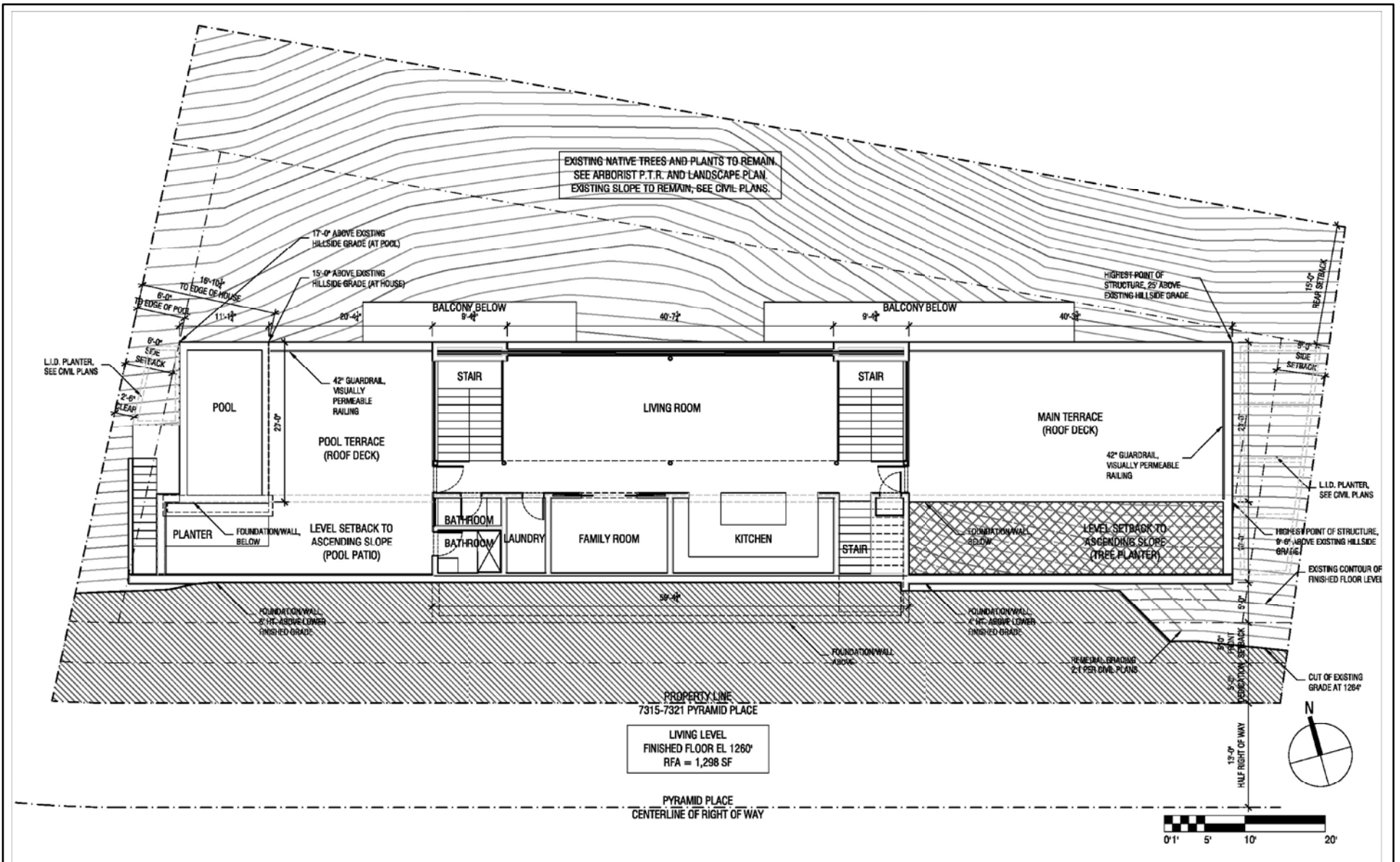
The two lots total approximately 10,760 square feet (0.25 acres); however, the residential footprint (i.e., hardscape) is proposed to occur on approximately 4,503 square feet (0.10 acres) of the combined lots (along the southern extent of the parcels). In order to maintain the existing natural topography, the Project will use a geotechnical mesh with soil nails (per the geotechnical recommendations) for slope stability and to minimize remedial grading that would have otherwise impacted all native trees and shrubs on site (Irvine Geotechnical Inc. 2021). This will assist with erosional concerns and ensure consistency with City requirements. No grading is proposed to occur along the northern extent of the Project site, and there will be a setback along the northern, eastern, and western portions of the Project site. Remedial grading and landscaping (with native plants) will occur along the eastern and western 1,858 square feet (0.04 acres) of the Project site where the setback is proposed. Access to the Project site is via the existing paved Pyramid Place and off-site impacts are not anticipated for this Project. A sidewalk easement may be required to make the driveway apron ADA compliant.

1.6.1 Mulholland Scenic Parkway Specific Plan

The Project site resides within the Mulholland Scenic Parkway Specific Plan (Inner Corridor) Area, which designates the Mulholland Scenic Parkway as a scenic highway and provides measures to ensure the physical character of the Mulholland Scenic Parkway and Santa Monica Mountains are upheld (City of Los Angeles 1992). The Project site is located approximately 200 feet north of Mulholland Drive but is not visible from the Mulholland Drive Viewshed (**Exhibit 3**). The site is not on a Prominent Ridge (per Specific Plan Area Map 12) and is not visible from the Core Trail (City of Los Angeles 1992). In addition, the Project site area upslope from Mulholland Drive and downslope from the building will be maintained as native with the proposed planting of native/protected trees to further screen the architecture from adjacent off-Mulholland views. The landscape plants were selected from the Preferred Plant List and will have plant colors consistent with the naturally occurring colors of the Santa Monica Mountains. There are no water resources within 100 feet of the Project site and no public parks occur within 200 feet of the Project site. Therefore, the Project as proposed is consistent with the Mulholland Scenic Parkway Specific Plan (Inner Corridor) requirements and would be less than significant. No avoidance or mitigation measures are recommended.

1.6.2 Project Schedule

The proposed Project construction is estimated to commence on October 1, 2022, and is anticipated to occur for approximately 14 months. The Project will be constructed during daylight hours (e.g., 0700 to 1600) and is planned to occur in one phase.

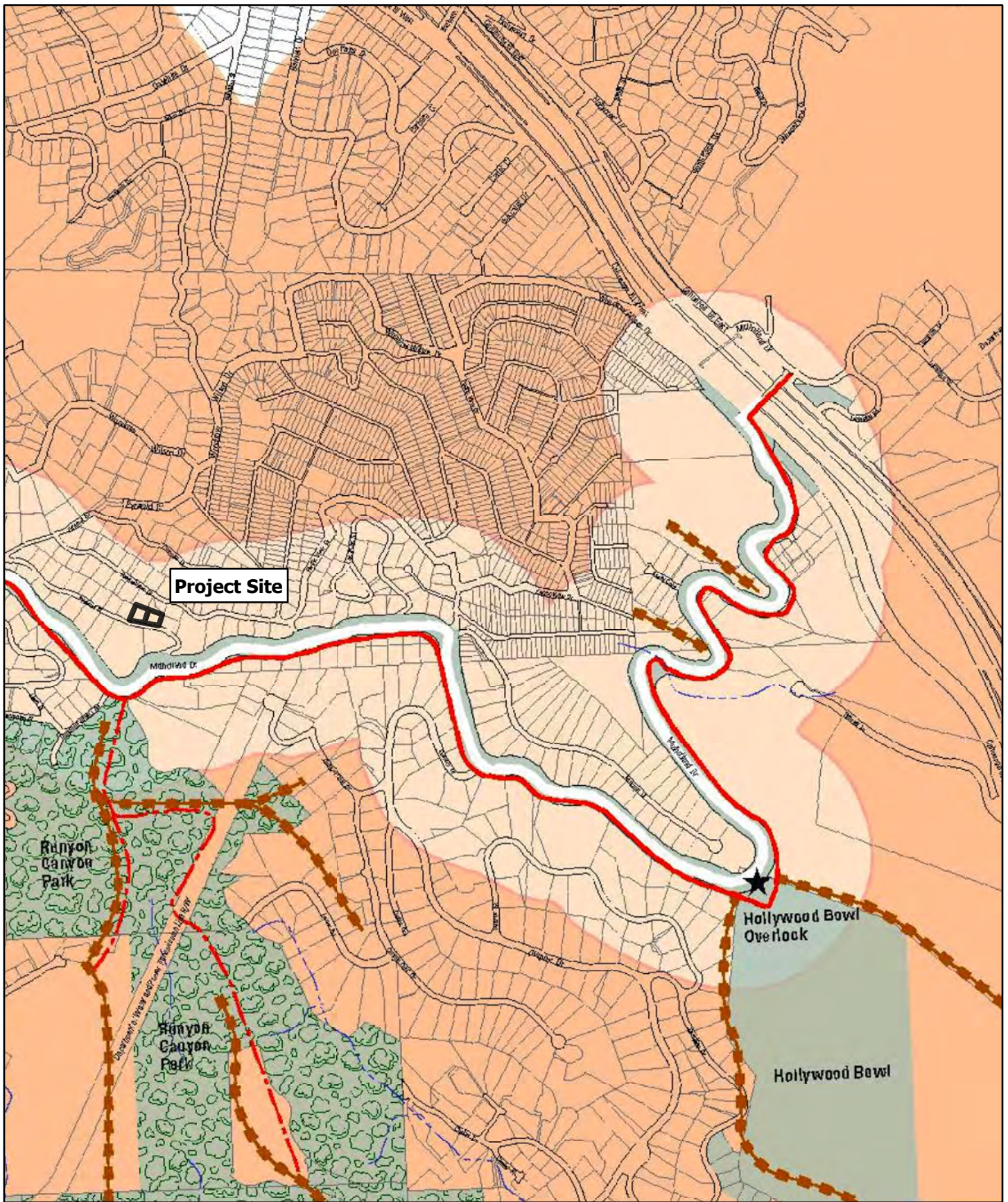


Source: End, LLC



Exhibit 2
Site Plan

7315 and 7321 West
Pyramid Place Project



Source: Bing Maps Hybrid



Exhibit 3
Mulholland Scenic Parkway
Specific Plan (Inner Corridor)

7315 West Pyramid Place



2 Characteristics of the Surrounding Area

2.1 Description of Existing Land Uses

The Project site and surrounding area are designated as Low Residential – Single Family Residential, which allows for an average of 6.5 dwelling units per net acre. The Project site and surrounding area are zoned as R1-1 which is for a one-family residential with a minimum 5,000 square foot lot area and a minimum 50-foot lot width.

2.2 Description of Existing Type and Density of Development

The Project site and surrounding area are dominated by single-family residential development consistent with the R1-1 zoning designation. The density of development is consistent with the Low Residential – Single Family Residential designation with densities ranging between 4+ to 9 dwelling units per net acre.

2.3 Description of Public and Private Ownership of Land

The two subject parcels (Lots 37 and 38) are privately owned and there are no existing easements pertaining to biological resources located in the vicinity of the Project. The closest existing easement pertaining to biological resources to the Project site is Runyon Canyon Park located approximately 450 feet south of the Project site.

3 Biological Site Conditions Assessment

This Assessment is informed by data from a desktop analysis of the literature and numerous resource databases, as well as a field survey conducted on the Project site on April 11, 2022. The methods used to complete these surveys and desktop analyses are described below. Site photos are provided in **Appendix A**.

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife species. The following designations are considered when discussing species and are referred to as “special status” in this Assessment:

- **Federal:** Species listed as **Endangered (FE)**, **Threatened (FT)**, or as a **Candidate (FC)** for listing as Endangered or Threatened under the FESA
- **California:** Species listed as **Endangered (SE)**, **Threatened (ST)**, or as a **Candidate (SC)** for listing as Endangered or Threatened under the CESA as well as species listed as **Fully Protected (FP)** or as a **California Species of Special Concern (SSC)**
- **California:** Species listed in the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants* within **California Rare Plant Rank (CRPR) 1 through 4**; however, only CRPR 3 and 4 plant species that are locally recognized by the City (City of Los Angeles 2006) were further analyzed
- **California:** Vegetation communities identified as a high priority for inventory in the Natural Communities List with a state rarity rank of **S1, S2, or S3**
- Wildlife movement corridors analyzed under CEQA
- Jurisdictional waters (i.e., wetlands) of the United States or State

The information compiled in the literature and database search provided a basis for further characterization of the Project site during a field survey and is consistent with CEQA Guidelines Section 15380(b) (14 CCR 15000 et seq.).



Definitions

The report will use the following definitions for specific areas referred to herein:

- **Project site:** The Project site is defined as the acres being analyzed for Project entitlements. The Project is described in **Section 1.6**.
- **Biological Study Area:** The Biological Study Area (BSA) is defined as the Project site and a 500-foot buffer. This is the area within which biological resources were fully analyzed during the field survey.
- **Regional Study Area:** The Regional Study Area (RSA) is defined as the Project site and a 1-mile buffer. The RSA was used as the basis for determining special status biological records for consideration in this Assessment based on the literature review and potential for those species to occur within the Project site.

3.1 Assessment of Special Status Species Potential for Occurrence

Bargas assessed for the potential occurrence of special status species on the Project site and surrounding vicinity (within 1 mile) based upon literature review, field surveys, and species occurrence records. Potential special status species that may occur on the Project site were evaluated according to the following criteria:

- **None:** Habitat on-site and the surrounding vicinity are unsuitable to support the species requirements (e.g., foraging, breeding, substrate, elevation, vegetation community, hydrology, disturbance, etc.). The species is not likely to occur or be found on-site.
- **Low:** Poor or few habitat components that meet species requirements present. The species is not likely to occur on-site but may occur in passing (migration, flyover) and is not likely to reproduce on-site. A low potential is assigned to annual or perennial plant species that may have been detectable during the field survey in the appropriate blooming period but was not found.
- **Moderate:** Some amount of suitable habitat for species may occur on site. Species may be known to inhabit areas in or around the site based on recent California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (within a maximum of 30 years), CNPS records, known species range, or other sign or features evaluated based on professional expertise.
- **High:** Suitable habitat that fulfills species requirements occurs on-site, and species is known to occur on-site based on observation, occurrence in the area based on recent CNDDDB records (within a maximum of 30 years), CNPS records, or known species range. Additionally, the surrounding habitat adjacent to the Project is suitable for species or species movement and connectivity.
- **Present:** Species is known to occur on-site and in the Project vicinity. Species observations or signs may be recent based on sightings or recent CNDDDB, CNPS, or other validated records.

3.2 Flora

3.2.1 Flora Literature Review

Prior to conducting the field survey, Bargas conducted an initial review of literature and data sources to characterize biological conditions and compile records of special status flora resources that could potentially occur on or within 1 mile of the Project site (RSA). The following flora resources were reviewed before the survey:

- *7315 Pyramid Pl. Arborist Report* prepared for the proposed Project site (Class One Arboriculture Inc. 2021)
- CDFW CNDDDB for special status species and habitat records (CDFW 2022)



- CNPS Inventory of Rare and Endangered Plants for special status flora species and documented occurrences within the *Hollywood* USGS 7.5-minute quadrangles (CNPS 2022)
- *Geologic and Soils Engineering Exploration Report* prepared for the proposed Project Site (Irvine Geotechnical, Inc. 2021)
- Google Earth Pro aerial map images of the Project site and the vicinity, including historical aerial images (Google Earth 2022)
- L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles (City of Los Angeles 2006)
- USDA NRCS Soil Survey maps and unit descriptions to map and describe soil(s) on the Project site (USDA NRCS 2022)
- USFWS Information for Planning and Consultation portal (IPaC) for a list of federally listed species and designated critical habitat recommended for impact analysis consideration, based on an upload of the Project area limits (USFWS 2022b)

3.2.2 Flora Field Methodology

Bargas Biologists Johanna Page and Lauren Zameito performed a reconnaissance-level biological survey of the Project site including a 500-foot buffer of the Project site (Biological Study Area or BSA) on Monday, April 11, 2022, from 0630h to 0945h. The weather on-site was slightly overcast, ranging between 54- and 67-degrees Fahrenheit, with no winds. The goal of the survey was to record all observations of flora and fauna species and to determine the suitability of habitats on the Project site for potential special status species. The Project site was examined on foot and using binoculars in areas inaccessible via steep terrain. Meandering transects were conducted to document all floral species (native or naturalized) within the Project site. The surrounding BSA was examined via existing public roads using binoculars due to access constraints. All flora and fauna species observed within the BSA were recorded via field notebook and the Survey123 application. Latin and common names of plant species identified follow Jepson eFlora (Jepson Flora Project 2022). General photos of the BSA conditions were taken using an android phone camera using the Solocator application.

Vegetation communities and land covers within the BSA were mapped in the field based on the classification systems provided in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009) and the most up-to-date information provided in the online version (CNPS 2021). Vegetation communities were mapped to the alliance or association level, as applicable, with the classifications based on characteristic species present within the BSA and species distribution within an area, in accordance with the CDFW Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018) and CNPS Guidelines for Mapping Rare Vegetation (CNPS 2011).

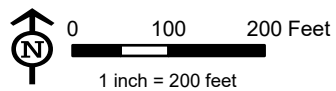
3.2.3 Flora Data Analysis

3.2.3.1 Vegetation Community and Land Cover

There are a total of five vegetation communities and land covers mapped within the BSA. The three vegetation communities mapped within the BSA are California walnut groves/annual herbaceous, California walnut groves/laurel sumac scrub, and laurel sumac scrub. The two land covers mapped within the BSA are developed and ornamental/landscaped. These vegetation communities and land covers are described in detail below, their acreages are provided in **Table 1**, and their spatial distribution is illustrated in **Exhibit 4**.



Source: Bing Maps Hybrid



-  Project Site
-  Parcels
-  Biological Study Area (500-Foot Buffer)
-  Proposed Development Impacts

Vegetation Communities and Land Covers

-  California walnut groves/Annual herbaceous (2.2 Acres)
-  Developed (9.0 Acres)
-  Laurel sumac scrub (3.2 Acres)
-  Ornamental/Landscaped (1.8 Acres)
-  California walnut groves/Laurel sumac scrub (0.6 Acre)

**Exhibit 4
Biological Resources Map**

*7315 and 7321 West
Pyramid Place Project*



Table 1. Vegetation Community and Land Cover Summary within the BSA

Vegetation Community/Land Cover*	Project Site (Acres)	Project Site (Percent)	BSA (Acres)	BSA (Percent)
Native or Naturalized Vegetation Communities				
California Walnut Groves/Annual Herbaceous*	0.22	88%	1.97	12%
California Walnut Groves/Laurel Sumac Scrub*	0.00	0%	0.57	4%
Laurel Sumac Scrub	0.00	0%	3.22	19%
Non-Native Land Covers				
Developed	0.03	12%	9.00	55%
Ornamental Landscape	0.00	0%	1.75	10%
TOTAL	0.25	100%	16.51	100%

*Special Status Vegetation Community

California Walnut Groves Alliance

California walnut groves is a forest and woodland alliance that includes Southern California black walnut (*Juglans californica*) as a dominant or co-dominant tree canopy species. Other species commonly found in this vegetation 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*), and California bay (*Umbellularia californica*). California walnut groves usually contain trees greater than 15 meters (49 feet) tall, a canopy that is open and continuous, a shrub layer that is sparse to intermittent, and a sparse or grassy herbaceous layer (Sawyer et al. 2009).

Two California walnut groves associations were mapped within the BSA and are discussed below.

California Walnut Groves/Annual Herbaceous Association

California walnut groves/annual herbaceous association is within the California walnut groves forest and woodland alliance. The California walnut groves/annual herbaceous association includes Southern California black walnut as a dominant or co-dominant tree canopy species and annual grass and herbs in the herbaceous layer. This association is similar in structure to the California walnut groves alliance but contains a higher cover of annual grasses and herbs and has a similar species composition to that of the California walnut groves alliance.

The California walnut groves/annual herbaceous association on-site is an open to intermittent community found throughout the Project site and central portion of the BSA. Southern California black walnut, blue elderberry (*Sambucus mexicana*), wall barley (*Hordeum murinum*), chilicothe (*Marah macrocarpa*), western poison oak (*Toxicodendron diversilobum*), ripgut grass (*Bromus diandrus*), and slender wild oat (*Avena barbata*) are the dominant species within this vegetation community association. The annual herbaceous understory within the southern portion of the Project site was disturbed by non-native herbaceous vegetation and there was evidence of trash from recent anthropogenic use.

This association is endemic to California and is designated a special status vegetation community by CDFW and the City (CDFW 2021, City of Los Angeles 2006a). It has a Global Rank (G-rank) of G3 and a California State Rank (S-rank) of S3 and which means that the California walnut groves/annual herbaceous association are a vulnerable community due to restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors may be contributing to vulnerability to extirpation. Additionally, it is considered



moderately threatened in California (20 – 80% of occurrences threatened/moderate degree and immediacy of threat).

California Walnut Groves/Laurel Sumac Scrub Association

California walnut groves/laurel sumac scrub association is within the California walnut groves forest and woodland alliance. The California walnut groves/laurel sumac scrub association includes Southern California black walnut as a dominant or co-dominant tree canopy species and laurel sumac (*Malosma laurina*) as a dominant shrub in the shrub layer. This association is similar in structure to the California walnut groves alliance but contains a higher cover of laurel sumac and has a similar species composition to that of the California walnut groves alliance.

The California walnut groves/laurel sumac scrub association mapped is an intermittent to continuous community found within the southeastern portion of the BSA (south of Mulholland Drive), approximately 250 feet south of the Project site. Southern California black walnut, laurel sumac, blue elderberry, wall barley, chilicothe, ripgut grass, and slender wild oat are the dominant species within this vegetation community association.

This association is endemic to California and is designated a special status vegetation community by CDFW and the City (CDFW 2021, City of Los Angeles 2006a). It has a G-rank that is GNR and an S-rank of S3, which means that the California walnut groves/laurel sumac scrub association is currently unranked at the global level and considered moderately threatened in California (20 – 80% of occurrences threatened/moderate degree and immediacy of threat).

Laurel Sumac Scrub Alliance

Laurel sumac scrub is a shrubland alliance that includes laurel sumac as a dominant or co-dominant species within the shrub canopy. Other dominant species typically found in this alliance include California sagebrush (*Artemisia californica*), bigpod ceanothus (*Ceanothus megacarpus*), orange bush monkeyflower (*Diplacus aurantiacus*), California brittlebush (*Encelia californica*), coastal wild buckwheat (*Eriogonum cinereum*), California buckwheat (*Eriogonum fasciculatum*), chaparral yucca (*Hesperoyucca whipplei*), toyon, yellow bush penstemon (*Keckiella antirrhinoides*), hollyleaf redberry (*Rhamnus ilicifolia*), lemonade berry (*Rhus integrifolia*), sugar bush (*Rhus ovata*), white sage (*Salvia leucophylla*), black sage (*Salvia mellifera*), Parry's tetracoccus (*Tetracoccus dioicus*), and poison oak. Furthermore, emergent trees or tall shrubs may be present at low cover such as California walnut, western sycamore (*Platanus racemosa*), coast live oak, or elderberry. The laurel sumac alliance usually contains shrubs less than 5 meters (16 feet) tall with an open or continuous canopy and a sparse or grassy herbaceous layer.

The laurel sumac scrub alliance on-site is an open to intermittent community mapped within the southern portion of the BSA, outside of the Project site. Laurel sumac, wall barley, chilicothe, ripgut grass, red brome (*Bromus madritensis* ssp. *rubens*), and slender wild oat are the dominant species within this vegetation community association.

Laurel sumac scrub alliance has a G-rank of G4 and S-rank of S4 and which means that the laurel sumac scrub alliance is an apparently secure community that is uncommon, but not rare globally and in California. This alliance is not considered sensitive by local, state, and/or federal agencies.



Developed

Developed is a land cover referring to supporting man-made structures (i.e., homes, yards, roadways, sidewalks, and other highly modified lands supporting structures or severely compacted soils). The residential dwellings and paved roads throughout the BSA are mapped as developed land cover. Pyramid Place is mapped as developed along the southern extent of the Project site. This land cover type does not support native vegetation and is not considered sensitive by local, state, and/or federal agencies.

Ornamental/Landscaped

Ornamental/landscaped is a land cover that consists of ornamental plantings and non-natural species as landscaping (i.e., greenbelts, parks, landscaping, etc.) (Jones and Stokes 1993). Ornamental/landscaped land cover was prevalent in areas surrounding single-family residences. This land cover was dominated by eucalyptus (*Eucalyptus* spp.), pines (*Pinus* spp.), Peruvian pepper tree (*Schinus molle*), bottlebrush (*Callistemon* sp.), agaves (*Agave* spp.), oleander (*Nerium oleander*), and Mexican fan palm (*Washingtonia robusta*). Ornamental/landscaped land cover is not considered sensitive by local, state, and/or federal agencies.

3.2.3.2 Flora

Floral Diversity

In total, 20 species of flora (native and naturalized) were identified within the Project site during the site visit conducted on April 11, 2022: 10 natives (50%) and 10 non-natives (50%) (**Attachment B**). The even distribution of native and non-native plants identified on-site is representative of the disturbance within the Project site and surrounding BSA. The Project site had evidence of anthropogenic disturbance including trash and bottles present throughout portions of the site. The surrounding BSA consists of single-family dwellings dominated by ornamental landscaping to the north and fragments of disturbed native vegetation to the south, with Runyon Canyon Park approximately 450 feet to the south of the Project site.

Special Status Flora

The desktop review determined that four plant taxa with special status have been documented as occurring within the Regional Study Area (RSA; within one mile of the Project site). These taxa and their occurrence potential are discussed below and summarized in **Attachment C**.

- **Present:** One special status plant taxa from the desktop analysis was determined to be **Present** in the BSA based on the field survey conducted on April 11, 2022, when most of the special status species with potential to occur on-site would have been in bloom.
 - **Southern California Black Walnut (*Juglans californica*; CRPR 4.2, locally recognized sensitive species)** is a tree found within chaparral, cismontane woodland, coastal scrub, or riparian woodland habitats. This species blooms between March and June and occurs along hillsides, canyons, or alluvial habitats with elevations ranging between 165 feet and 2,955 feet amsl. Three CNPS records occur for this species within the RSA, approximately 0.67 miles northeast of the Project site. Southern California black walnut trees were observed within the Project site during the field survey conducted on April 11, 2022, and a total of 25 Southern California black walnut trees were tagged within the Project site during the arborist survey conducted on July 3, 2021



(Class One Arboriculture Inc. 2021). Southern California black walnut trees were also observed immediately east, west, and south of the Project site, and throughout the BSA.

- **High:** No special status plant taxa from the desktop analysis were determined to have a **High** potential to occur in the BSA.
- **Moderate:** No special status plant taxa from the desktop analysis were determined to have a **Moderate** potential to occur in the BSA.
- **Low:** The following special status plant taxon was determined to have a **Low** potential for occurrence within the BSA based on habitat, soils, and other factors.
 - **Mesa Horkelia (*Horkelia cuneata* var. *puberula*; CRPR 1B.1)** is a perennial herb found within chaparral, cismontane woodland, or coastal scrub habitats. This species blooms between February and July (September) and occurs in sandy or gravelly soils with elevations ranging between 230 feet and 2,660 feet amsl. One CNDDDB record occurs for this species within the RSA, which overlaps with the Project site. This record dates to 1895 and is possibly extirpated. Although the habitat on the Project site provides moderate quality for this taxon, this species was not identified within the Project site during the field visit conducted on April 11, 2022, during this species' blooming period. Therefore, this species has a low potential to occur on-site.
 - **Nevin's Barberry (*Berberis nevinii*; FE, SE, CRPR 1B.1)** is a perennial evergreen shrub found within chaparral, cismontane woodland, coastal scrub, or riparian scrub habitats. This species blooms between (February) March and June and occurs within sandy to gravelly soils within washes at elevations ranging between 230 feet and 2,705 feet amsl. One CNPS record occurs within the RSA for this species; however, there are no CNDDDB records for this species within the RSA. Although the Project site occurs within cismontane woodland habitat, the Project site lacks washes typically preferred by this species. Therefore, the habitat on the Project site is of low quality for this taxon. Additionally, the survey was conducted on April 11, 2022, during the blooming period for this species and this species is a conspicuous shrub that would have been identified if present on the Project site.
- **None:** The following two special status plant taxa were determined to have **No** potential for occurrence in the BSA based on habitat, soils, and other factors.
 - **Gambel's Water Cress (*Nasturtium gambelii*; FE, SE, CRPR 1B.1)** is a perennial herb found within brackish marsh, freshwater marsh, marsh and swamp, or wetland habitats. This species blooms between April and October at elevations ranging between 15 feet and 1,085 feet amsl. One CNPS record occurs within the RSA for this species; however, there are no CNDDDB records for this species within the RSA. Suitable habitat (i.e., marshes, swamps, or wetlands) for this taxon is not present on the Project site. Additionally, this species was not identified within the Project site during the field visit conducted on April 11, 2022, during this species' blooming period. Therefore, this species does not occur on-site.
 - **Marsh Sandwort (*Arenaria paludicola*; FE, SE, CRPR 1B.1)** is a perennial herb found within freshwater, marsh and swamp, and wetland habitats. This species blooms between May and August and occurs within sandy soils at elevations ranging between 10 feet and 560 feet amsl. One CNPS record occurs within the RSA for this species; however, there are no CNDDDB records for this species within the RSA. Suitable habitat (i.e., marshes or swamps) for this taxon is not present on the Project site. This plant is generally found in marsh and swamp habitats with brackish



freshwater, which does not occur on the Project site. Additionally, this species was not identified within the Project site during the field visit conducted on April 11, 2022, during this species' blooming period. Therefore, this species does not occur on-site.

City Protected Trees

There are 37 City protected trees and shrubs that met the size requirements for protection identified within the Project site during an arborist survey conducted by Class One Arboriculture Inc. on July 3, 2021 (Class One Arboriculture Inc. 2021) including one coast live oak, 25 Southern California black walnut trees, six toyon shrubs, and five blue elderberry shrubs. Two of the previously identified dead Southern California black walnut trees mentioned in the tree report have already been removed via an urban forestry division tree removal permit (E. Nulman, personal communication, May 3, 2022). Therefore, of the 37 City protected trees identified within the Project site, 10 City protected native trees are proposed for removal including eight Southern California black walnut trees (seven living and one dead), one coast live oak tree, and one blue elderberry shrub. Additionally, the critical root zones for four City protected trees will be encroached upon by the proposed Project but will not require removal including three Southern California black walnut trees and one toyon (Class One Arboriculture Inc. 2021). Therefore, a total of 14 City protected native trees or shrubs will be either removed or encroached upon by the proposed Project ((Class One Arboriculture Inc. 2021).

3.2.3.3 Potential Project Impacts

The proposed Project development of a single-family residence is planned to occur within approximately 0.14 acres of the approximately 0.25 acre combined two parcel area. The Project footprint (i.e., hardscape) will occur within the southern 0.10-acre extent of the Project site and is dominated by California walnut groves (permanent impacts). No grading is proposed to occur along the northern extent of the Project site (also within California walnut groves), and Project setbacks will occur along the western, northern, and eastern extent of the Project site. Remedial grading and landscaping (with native plants) will occur along the eastern and western 0.04 acres of the Project site (temporary impacts). Access to the Project site is via the existing paved Pyramid Place. No off-site impacts are anticipated to occur. Refer to **Section 1.6** for additional proposed Project development details.

Potential Project Impacts on Vegetation Communities and Land Cover

Two special status vegetation communities were mapped within the BSA during the field survey: California walnut groves/annual herbaceous and California walnut groves/laurel sumac scrub. California walnut groves/annual herbaceous occurs within the Project site and immediately east, west, and south of the Project site. However, California walnut groves/laurel sumac scrub is located approximately 250 feet south of the Project site and would not be directly or indirectly impacted by the proposed Project activities.

The Project is proposed to permanently impact 0.10-acres (45%) and temporarily impact 0.04-acres (18%) of California walnut groves/annual herbaceous within the total 0.25-acre parcel. This vegetation community had moderate disturbance from recent anthropogenic use and non-native grasses and forbs, particularly along the southern extent of the Project site where development is proposed. The vegetation community on-site is isolated by the surrounding residential development and associated ornamental/landscaping; and thus, lacks connectivity with large blocks of better-quality native habitat. As a result, the California walnut groves/annual herbaceous vegetation community within the Project site provides lower value and function compared with the other more expansive vegetation communities found within Runyon Canyon Park (450 feet south of the Project site). The



Southern California black walnut trees along with other native trees and shrubs (i.e., coast live oak and elderberry) are proposed for removal within the California walnut groves/annual herbaceous vegetation community and will be replaced at a 4:1 mitigation ratio per City requirements (Class One Arboriculture Inc. 2021). Thus, a total of 36 native City replacement trees (i.e., 28 Southern California black walnut, four coast live oak, and four elderberry shrubs) are proposed to be planted, which would further reduce impacts to California walnut groves to a less than significant impact and no mitigation is recommended.

Potential indirect impacts during the proposed Project activities include increased human activity, fugitive dust, erosion, and chemical pollutants. Indirect impacts to the remaining California walnut groves within the northern portion of the Project site and adjacent properties to the east and west of the Project site will be minimized by the implementation of construction best management practices (i.e., demarcating the boundaries of the project with construction fencing, reducing the use of chemical applications, stabilization of sloped soils, etc.) already proposed as part of the Project design. Therefore, indirect impacts to special status vegetation communities would be considered less than significant, and no avoidance or mitigation measures are recommended.

Table 2. Direct Impacts on Vegetation Community and Land Cover Summary within the BSA

Vegetation Community/Land Cover*	Project Site (Acres)	Project Perm Impacts (Acres)	Project Temp Impacts (Acres)	BSA (Acres)	Total BSA Perm Impacts (Percent)
Native or Naturalized Vegetation Communities					
California Walnut Groves/Annual Herbaceous*	0.22	0.10	0.04	1.97	5%
California Walnut Groves/Laurel Sumac Scrub*	0.00	0.00	0.00	0.57	0%
Laurel Sumac Scrub	0.00	0.00	0.00	3.22	0%
Non-Native Land Covers					
Developed	0.03	0.00	0.00	9.00	0%
Ornamental Landscape	0.00	0.00	0.00	1.75	0%
TOTAL	0.25	0.14	0.04	16.51	

**Special Status Vegetation Community*

Potential Project Impacts on Flora

One special-status plant species was identified within the Project site, Southern California black walnut (CRPR 4.2, locally recognized sensitive species). Impacts to CRPR 4.2 plants are typically not considered significant but are addressed here due to their local sensitivity. Southern California black walnut is also a City protected tree; thus, discussed further below. No other special status plant species were observed or determined to have a moderate or high potential within the Project site during the field survey conducted on April 11, 2022, during the appropriate time of year to identify these plant species.

Of the 25 Southern California black walnut trees recorded on the Project site (Class One Arboriculture Inc. 2021), seven living Southern California black walnut trees are proposed to be removed during Project activities (Class One Arboriculture Inc. 2021). In accordance with City requirements, the removal of these Southern California black walnut trees would be replaced at a 4:1 mitigation ratio, and a total of 28 Southern California black walnut replacement trees are proposed to be planted, which would further reduce impacts to this species. As a result, impacts to Southern California black walnut would be less than significant and no avoidance or mitigation measures are recommended.



Potential Project Impacts on City Protected Trees

Of the 37 City protected trees and shrubs identified within the Project site, nine living City protected native trees and shrubs are proposed for removal and will require mitigation: seven living Southern California black walnut trees, one living coast live oak tree, and one living elderberry shrub (Class One Arboriculture Inc. 2021). No mitigation trees will be planted to replace the one remaining dead native Southern California black walnut tree proposed for removal. In accordance with City requirements, mitigation for the removal of these nine City protected native living trees and shrubs will be planted on a 4:1 basis. Therefore, 36 replacement trees will be planted to compensate for the loss of nine living City protected trees and shrubs proposed for removal. The locations of these replacement trees will be determined by the Project landscape architect and are depicted on the landscape plan. Due to limited space on the property, offsite planting or fee-in-lieu mitigation may be required for this Project (Class One Arboriculture Inc. 2021).

3.2.4 General Flora Conclusions

There is one special status vegetation community on the Project site that would result in direct permanent and temporary impacts from the Project: California walnut groves/annual herbaceous (G3S3). Of the total 0.22 acres of California walnut groves/annual herbaceous vegetation community mapped onsite, approximately 0.10 acres (45%) would be permanently impacted, and 0.04 acres (18%) would be temporarily impacted by the proposed Project and landscaped with native plants. Impacts to this vegetation community will be replaced in accordance with City requirements for native tree removals (4:1 mitigation ratio).

Southern California black walnut (CRPR 4.2, locally recognized sensitive species, City protected tree) was the only special status plant species observed within the Project site during the field survey. No other special status plant species were observed or have the potential to occur within the Project site based on the field survey conducted on April 11, 2022, during the time of year when most plant species with potential to occur on-site would have been blooming and identifiable. Although impacts to CRPR 4.2 plants are typically not considered significant, it is addressed in this Assessment due to its local sensitivity and would be further reduced to less than significant by the replacement of City protected trees. Impacts to Southern California black walnut would be less than significant and no avoidance or mitigation is recommended.

Per the Project Tree Report (Class One Arboriculture Inc. 2021), City protected trees and shrubs, including living Southern California black walnut trees, would be protected or replaced at a 4:1 ratio consistent with City requirements. The City's requirement will result in the replacement of 28 Southern California black walnut trees, four coast live oak trees, and four elderberry shrubs, which would reduce impacts to City protected trees, loss of Southern California black walnut trees individually impacted, as well as the potential impacts to the special status California walnut groves/annual herbaceous vegetation community proposed to be impacted on-site. As a result, the proposed Project would not result in significant impacts on sensitive flora resources, and no avoidance or mitigation measures are recommended.



3.3 Fauna

3.3.1 Fauna Literature Review

Prior to conducting the field survey, Bargas conducted an initial review of literature and data sources to characterize biological conditions and to compile records of special status fauna resources that could potentially occur on or within 1 mile of the Project site (RSA). The following fauna resources were reviewed before the survey:

- 7315 Pyramid Pl. Arborist Report prepared for the proposed Project site (Class One Arboriculture Inc. 2021)
- CDFW CNDDDB for special status species and habitat records (CDFW 2022)
- *Geologic and Soils Engineering Exploration Report* prepared for the proposed Project Site (Irvine Geotechnical, Inc. 2021)
- Google Earth Pro aerial map images of the Project site and the vicinity, including historical aerial images (Google Earth 2022)
- L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles (City of Los Angeles 2006)
- USDA NRCS Soil Survey maps and unit descriptions to map and describe soil(s) on the Project site (USDA NRCS 2022)
- USFWS IPaC for a list of federally listed species and designated critical habitat recommended for impact analysis consideration, based on an upload of the Project area limits (USFWS 2022b)

3.3.2 Fauna Field Methodology

Bargas Biologists Johanna Page and Lauren Zameito performed a reconnaissance-level biological survey of the Biological Study Area (BSA) on Monday, April 11, 2022, from 0630h to 0945h. The weather on-site was slightly overcast, ranging between 54- and 67-degrees Fahrenheit, with no winds. The survey began at dawn when crepuscular species were more likely to be present. The goal of the survey was to record all observations of flora and fauna species and to determine the suitability of habitats on the Project site for potential special status species. The Project site was examined on foot and using binoculars in areas inaccessible via steep terrain. Meandering transects were conducted to document all faunal species (native or non-native) within the Project site. The surrounding BSA was examined via existing public roads using binoculars due to access constraints. All flora and fauna species observed within the BSA were recorded via field notebook and the Survey123 application. Fauna were determined according to signs, tracks, burrows, scat, call, or other signs. General photos of the BSA conditions were taken using an android phone camera using the Solocator application.

3.3.3 Fauna Data Analysis

Fauna Diversity

In total, 16 wildlife species were detected within the BSA, with 10 of those species identified on the Project site, including nine bird species and one mammal species (**Appendix D**). The field survey was conducted at dawn to capture any crepuscular species that have the potential to occur onsite. Wildlife identified during the survey were primarily bird species and include Mourning dove (*Zenaida macroura*), Allen's hummingbird (*Selasphorus sasin*), Nuttall's woodpecker (*Dryobates nuttallii*), northern mockingbird (*Mimus polyglottos*), house sparrow (*Passer domesticus*), House Finch (*Haemorhous mexicanus*), California Towhee (*Melospiza crissalis*), Pacific-slope



flycatcher (*Empidonax difficilis*), bushtit (*Psitriparus minimus*), and Botta's pocket gopher (*Thomomys bottae*) burrows. Other wildlife species likely to occur within the BSA include western fence lizard (*Sceloporus occidentalis*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and raccoon (*Procyon lotor*). No special status wildlife species were observed during the field survey.

The majority of the bird species identified within the Project site appeared to be foraging. Although the trees and shrubs within the BSA have the potential to support nesting birds, no active nests or evidence of nesting was detected during the site visit conducted during the general nesting season (February 1 through August 31). Nevertheless, the trees and shrubs within the BSA are suitable to support nesting birds during the general nesting bird season.

Special Status Fauna

The desktop review determined that eight special status wildlife taxa have been documented as occurring within the RSA. Legal status, natural history, and occurrence potential are described for each of these taxa below and summarized in **Appendix E**.

- **Present:** No special status wildlife taxa from the desktop analysis were determined to be **Present** in the BSA.
- **High:** No special status wildlife taxa from the desktop analysis were determined to have a **High** potential for occurrence in the BSA.
- **Moderate:** No special status wildlife taxa from the desktop analysis were determined to have a **Moderate** potential for occurrence in the BSA.
- **Low:** The following seven special status wildlife taxa were determined to have **Low** potential for occurrence in the BSA based on habitat, range, and other factors.
 - **Northern Legless Lizard (*Anniella pulchra*; SSC, locally recognized sensitive species)** usually occurs in moist warm loose soil with plant cover in sparsely vegetated areas in broadleaved upland forest, chaparral, coastal dunes, or coastal scrub habitats. One CNDDDB record occurs in the RSA, approximately 0.65 miles north of the Project site. The habitat on the Project site is low quality for this taxon. The Project site is covered in vegetation and contains dry, compacted soils. The Project site is also surrounded by development. Therefore, this species has a low likelihood of occurring in the Project area.
 - **San Diegan Legless Lizard (*Anniella stebbinsi*; SSC)** usually occurs in moist warm loose soil with plant cover in sparsely vegetated areas in broadleaved upland forest, chaparral, coastal dunes, or coastal scrub habitats. One CNDDDB record occurs in the RSA, approximately 0.65 miles north of the Project site. The habitat on the Project site is low quality for this taxon. The Project site is covered in vegetation and contains dry, compacted soils. The Project site is also surrounded by development. Therefore, this species has a low likelihood of occurring in the Project area.
 - **Southwestern Pond Turtle (*Actinemys marmorata*; SSC, locally recognized sensitive species)** is usually found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland.



- One CNDDDB record occurs in the RSA, approximately 0.65 miles north of the Project site. The Project site lacks suitable aquatic habitat required by this species and is surrounded by development. Therefore, this species is unlikely to occur in the Project area.
- o **California Condor (*Gymnogyps californianus*; FE, SE, SFP)** occurs within chaparral and valley and foothill grassland habitats, and nests in deep canyons containing clefts in rocky walls. This species has occurred in the RSA based on IPaC records; however, there are no CNDDDB records for this species within the RSA. Habitat on the Project site is of low quality for this taxon. There are no open rangelands or open cliffs in proximity to the Project area; therefore, this species is unlikely to occur in the Project area.
 - o **California Gnatcatcher (*Poliioptila californica*; FT, SSC)** is a small songbird that occurs within coastal bluff scrub and coastal scrub habitats. This species has occurred in the RSA based on IPaC records; however, there are no CNDDDB records for this species within the RSA. The Project site lacks suitable coastal scrub habitat required by this species. Therefore, this species is unlikely to occur in the Project area.
 - o **Mountain Lion (*Puma concolor*; SC)** are large cats that inhabit diverse habitats across much of California, particularly foothills and mountains. This species is found where deer are present (their primary food sources) in coniferous forest, riparian and oak woodland, chaparral, streams, grassland and desert habitats. This species is primarily solitary except during breeding and requires large areas of relatively undisturbed habitats with adequate connectivity for dispersal and gene flow. This species is known to occur throughout the Santa Monica Mountains. The Project site lacks suitable denning habitat for this species (i.e., caves, large natural cavities within rocky areas, or thickets). Additionally, no evidence of mountain lion occurrence was evident on-site (i.e., tracks, scat, or carcasses or prey remains).
 - o **Least Bell's Vireo (*Vireo bellii pusillus*; FE, SE, locally recognized sensitive species)** are small birds that require low-elevation riparian habitat (below 2,000 feet) with dense shrub understory that is near water for nesting. One CNDDDB record occurs for this species within the RSA, within 1 mile from the Project site. This record dates to 1893 and is possibly extirpated. The Project site lacks aquatic resources and riparian habitat required by this species to breed. Therefore, this species is unlikely to occur in the Project area.
 - **None:** The following two special status wildlife taxa were determined to have **No** potential for occurrence in the BSA based on habitat, range, and other factors.
 - o **Monarch - California Overwintering Population (*Danaus plexippus* pop. 1; FC)** this butterfly species overwinters in closed-cone coniferous forest and roosts in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nearby nectar and water sources and typically along the coast. This species has potential to occur in the RSA based on IPaC records; however, there are no CNDDDB records for this species within the RSA. The Project site lacks suitable closed-cone coniferous habitat typically preferred by this species for roosting. Additionally, the Project site lacks water and nectar plants preferred by this species and is approximately 11.8 miles from the coast. Monarch overwintering populations do not occur on site.



- o **Western Snowy Plover (*Charadrius nivosus nivosus*; FT, SSC)** is a small shorebird that occurs in Great Basin standing waters, sand shore, and wetland habitat close to the ocean. This species has potential to occur in the RSA based on IPaC records; however, there are no CNDDDB records for this species within the RSA. The Project site lacks suitable habitat for this species and is not located close enough to the ocean to provide suitable habitat; thus, this species does not occur on site.

3.3.3.1 *Potential Project Impacts on Fauna*

Special status wildlife species were not detected within the BSA and no special status wildlife species have a moderate or high potential to occur within the BSA. Therefore, potential direct or indirect impacts to special status wildlife would be less than significant, and no avoidance or mitigation measures are recommended.

No active nests or nesting behavior was detected during the field survey conducted during the general nesting bird season (February 1 through August 31); however, the trees and shrubs within the BSA provide suitable habitat to support nesting birds (i.e., raptors) protected under the Migratory Bird Treaty Act (MBTA) 1918, as amended (16 U.S.C §703 et seq.) and California Fish and Game Code Sections 3503, 3503.5, and 3513. Additionally, the proposed Project site and BSA provide suitable foraging habitat for birds; however, the habitat in the surrounding areas would continue to provide suitable foraging habitat for common birds likely to be found in the BSA; therefore, impacts to foraging habitat would not be significant. The proposed Project activities (i.e., tree and vegetation removal, ground disturbance, increased human activity, and short-term increased levels of noise due to construction) have the potential to, directly and indirectly, impact active nests if present within the BSA during ground-disturbing activities (i.e., vegetation removal). To the extent feasible, construction activities should begin outside of the general nesting bird season. If ground-disturbing activities (i.e., vegetation removal and grading) take place during the general nesting bird season (February 1 through August 31), a qualified biologist shall perform a preconstruction nesting bird survey on the Project site within 72 hours before the start of construction. The qualified biologist will survey within a 300-foot buffer (500 feet for suitable raptor habitat) to locate potential nests of species protected under the MBTA or California Fish and Game Code Sections 3503, 3503.5, and 3513. If active nests are not identified, no further action is required and construction may proceed. If active nests are detected, the qualified biologist will establish an appropriate avoidance buffer based on the species identified, observed behavior, nesting phase, and nest location. Construction work shall be conducted outside of the established avoidance buffer until the nest is determined to be inactive (i.e., no eggs or young) or at the discretion of the qualified biologist (if the qualified biologist determines the activity will not negatively affect the nest and work can be done with a qualified biological monitor present who is capable of stopping work).

3.3.4 *General Fauna Conclusions*

No special status wildlife species were detected or have the potential to occur within the Project site based on the field survey conducted on April 11, 2022. The Project would not result in significant impacts to special status wildlife species and no avoidance or mitigation is recommended.

No active nests or nesting behavior was observed during the field survey conducted during the general nesting bird season (February 1 through August 31); however, the Project site and surrounding BSA provide suitable nesting habitat for birds protected under the MBTA and California Fish and Game Code Sections 3503, 3503.5, and 3513. Thus, the Project would be required to comply with the requirements of the MBTA and applicable California Fish and Game Code Sections and proposed Project impacts would be less than significant.



3.4 Wildlife Movement

Wildlife require space to roam in search of food, shelter, mates, or for seasonal migration. Fragmentation of wildlife movement from human development can disrupt the normal flow of essential ecosystem functions. The extent of habitat movement requirements is dependent on the taxa and is crucial to the survival of many species. Overall wildlife movement has become restricted due to man-made barriers, such as roads, structures, development, walls or fencing, and even agricultural fields. It is particularly important to maintain habitat and landscape connectivity and wildlife movement between regional habitat blocks for wide-ranging and low-density mammalian carnivores that require a large home range for survival, including bobcat (*Lynx rufus*), coyote (*Canis latrans*), and mountain lion (*Puma concolor*). As a result, scientists, land managers, agencies, academic institutions, and non-governmental organizations have come together to delineate habitat linkages critical for preserving the State's biodiversity (South Coast Wildlands 2008). Wildlife corridors or habitat linkages may apply to areas that occur naturally or areas that allow free movement of wildlife between adjacent habitats. Wildlife corridors are typically a single conduit, whereas a habitat linkage may have multiple connectivity pathways; however, these terms are often used interchangeably. The Eastern Santa Monica Mountains Natural Resource Protection Plan (NRPP) was developed to guide the protection of habitat blocks and habitat linkages throughout the Santa Monica Mountains between Topanga Canyon Boulevard and the eastern boundary of Griffith Park (Santa Monica Mountains Conservancy 2021).

3.4.1 Wildlife Movement Literature Review

Prior to conducting the field survey, Bargas conducted an initial review of literature and data sources to characterize biological conditions and to compile records of designated parks, habitat blocks, and habitat linkages that could potentially occur on or within 1 mile of the Project site. The following wildlife movement resources were reviewed before the survey:

- California Essential Habitat Connectivity Project (Spencer et al. 2010)
- CDFW CNDDDB for special status species and habitat records (CDFW 2022)
- Eastern Santa Monica Mountain Conservancy's Habitat Linkage Planning Map developed by the Santa Monica Mountains Conservancy (SMMC) for identified habitat blocks and wildlife corridors within the Project vicinity (SMMC 2017)
- Eastern Santa Monica Mountains Natural Resource Protection Plan: Adopted by the Santa Monica Mountains Conservancy (SMMC 2021)
- Google Earth Pro aerial map images of the Project site and the vicinity, including historical aerial images (Google Earth 2022)
- L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles (City of Los Angeles 2006)
- South Coast Missing Linkages Project: A Wildland Network for the South Coast Ecoregion (South Coast Wildlands 2008)
- USDA NRCS Soil Survey maps and unit descriptions to map and describe soil(s) on the Project site (USDA NRCS 2022)
- USFWS IPaC for a list of federally listed species and designated critical habitat recommended for impact analysis consideration, based on an upload of the Project area limits (USFWS 2022b)



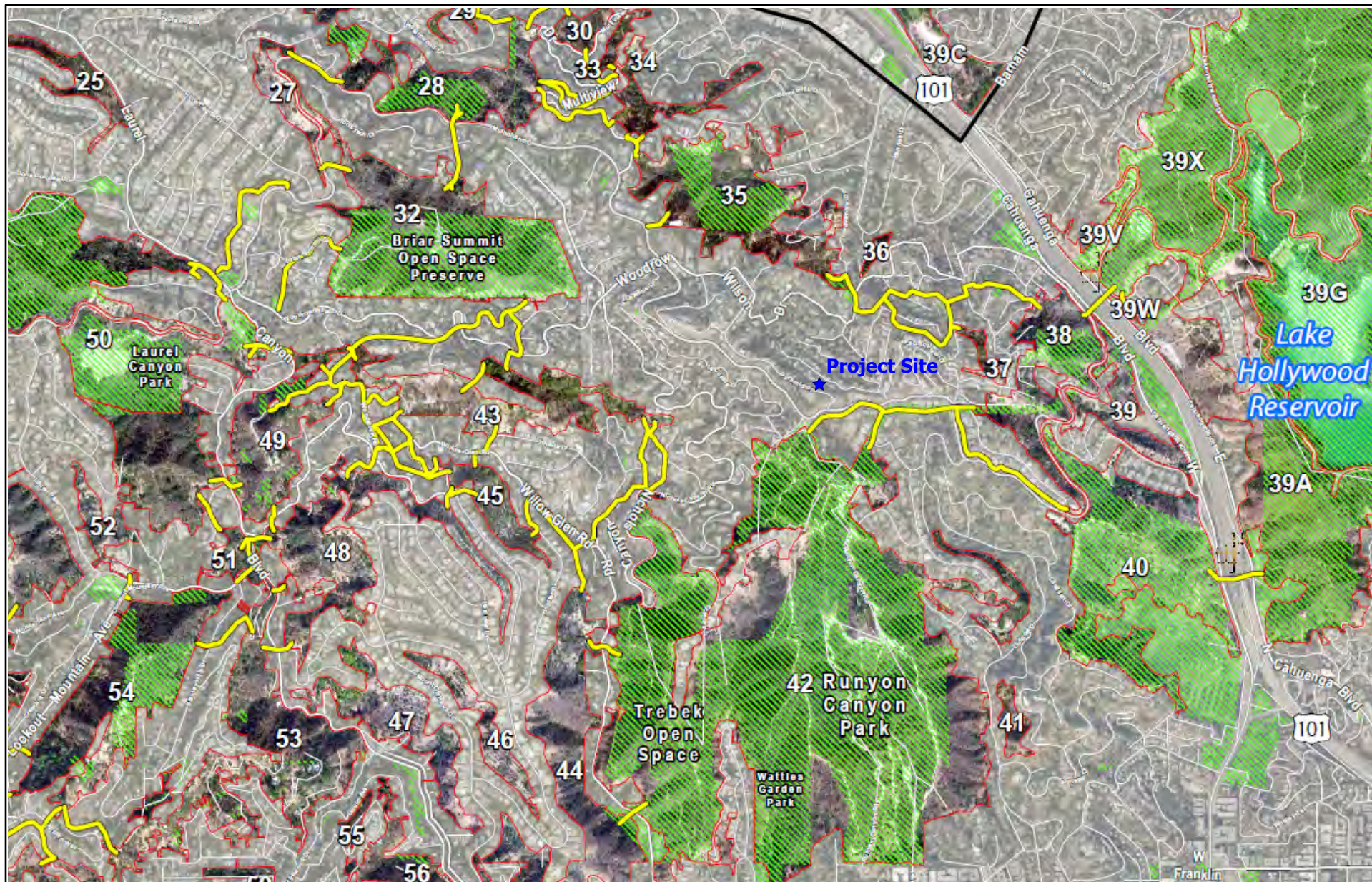
3.4.2 Wildlife Movement Field Methods

Bargas Biologists Johanna Page and Lauren Zameito performed a reconnaissance-level biological survey of the Biological Study Area (BSA) on Monday, April 11, 2022, from 0630h to 0945h. The weather on-site was slightly overcast, ranging between 54- and 67-degrees Fahrenheit, with no winds. The survey began at dawn when crepuscular species were more likely to be present. The goal of the survey was to record all observations of flora and fauna species and to determine the suitability of habitats on the Project site for potential special status species. Additionally, the Project site was reviewed for its potential to support wildlife movement and mountain lion denning. A careful evaluation was placed on reviewing areas with overgrown vegetation for potential denning sites or evidence of past denning activity. The Project site was examined on foot and using binoculars in areas inaccessible via steep terrain. Meandering transects were conducted to document all faunal species (native or non-native) within the Project site. The surrounding BSA was examined via existing public roads using binoculars due to access constraints. All flora and fauna species observed within the BSA were recorded via field notebook and the Survey123 application. Fauna were determined according to signs, tracks, burrows, scat, call, or other signs. Close observation was made in locating potential wildlife trails and dens, and in detecting large mammals (e.g., bobcat, coyote, and mountain lion) for potential occurrence within the Project site. General photos of the BSA conditions were taken using an android phone camera using the Solocator application.

3.4.3 Wildlife Movement Data Analysis

The Project site does not occur within any designated habitat blocks or habitat linkages identified by the South Coast Missing Linkages Project (South Coast Wildlands 2008), Eastern Santa Monica Mountain Conservancy's Habitat Linkage Planning Map (SMMC 2020), or the California Essential Habitat Connectivity Project (Spencer et al. 2010). The closest designated habitat block is Runyon Canyon Park (Habitat Block 42) located approximately 450 feet south of the Project site (SMMC 2020; **Exhibit 5**). Additionally, the closest designated habitat linkage is an east-west habitat linkage that follows the habitat along the south side of Mulholland Drive to connect Runyon Canyon Park to unnamed Habitat Block 38 to the east (approximately 250 feet south of the Project site) (**Exhibit 5**).

The Project site is within an area dominated by California walnut groves habitat, which is surrounded by single-family residential homes dominated by disturbed native scrub and ornamental/landscaping on all sides. The natural grade slope within the Project site is 61%, with the lower portion of the slope offsite to the north being much steeper. The southern portion of the Project site is dominated by Southern California walnut groves with non-native grasses and forbs as the understory; and is, therefore, fairly open. Except for pocket gopher burrows and trash from recent anthropogenic use, there was no sign of wildlife use or trails throughout the southern portion of the Project site where development is proposed to occur. The northern 15-foot portion of the property (where the rear setback is proposed), which is also the steepest area on-site, was more overgrown with vegetation dominated by poison oak, chilicothe, blue elderberry, toyon, lemonade berry, sugar bush, spurge (*Euphorbia peplus*), and cliff desert dandelion (*Malacothrix saxatilis*). Although the vegetation was overgrown, it was not too dense to see through; and thus, was visually inspected for evidence of wildlife use. The minimal evidence of wildlife use identified in this area included broken branches and a lightly used trail. Based on the height of the broken branches, the trail is likely to be more heavily used by smaller mammals, such as raccoon, skunk, and Virginia opossum, and potentially coyotes. No suitable mountain lion denning locations (i.e., caves, natural



Source: Eastern Santa Monica Mountains Habitat Linkage Planning Map, SMMC, February 2020



- Habitat Blocks (1-96) - Boundaries approximate- many small, more isolated blocks not mapped
- Wildlife Corridor - Alignments approximate and not all field verified- not intended to be 100% inclusive of all potential movement pathways
- Public Land
- Santa Monica Mountains Conservancy Zone Boundary

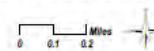


Exhibit 5 Habitat Linkage Planning Map

7315 and 7321 West Pyramid
Place Project



cavities, thickets, or dense vegetation suitable for mountain lion to den within) were identified during the site visit. Additionally, no scat or discernible tracks were apparent during the site visit.

The Project site does not occur within any designated habitat blocks or habitat linkages. Although wildlife may use the northernmost portion of the Project site (currently established as the rear setback) for occasional wildlife movement, the proposed construction activities are scheduled to occur during daylight hours (e.g., 0700 to 1400) when wildlife that traverse the area are unlikely to be active, and no denning sites were observed on-site during the field survey conducted on April 11, 2022. No freestanding retaining walls are proposed as part of the Project, and the tallest foundation retaining wall is 6-feet or less above the lower finished grade. Additionally, no property line fencing is proposed, which would allow for unrestricted wildlife movement around the property (within the setback areas). Exterior lighting sources will be white light and will be downward-facing (or shielded) to only illuminate on the proposed Project (away from the surrounding habitat) to minimize potential impacts to wildlife movement in the area. No landscape lighting is proposed, and future outdoor lighting will be downward-facing and emit low illumination, when needed, to minimize any long-term impacts to wildlife movement post-construction. Any potential direct or indirect impacts to wildlife movement would be less than significant, and no avoidance or mitigation measures are recommended.

3.4.4 Wildlife Movement Conclusions

The Project site does not occur within any designated habitat blocks or habitat linkages identified by the South Coast Missing Linkages Project (South Coast Wildlands 2008), Eastern Santa Monica Mountain Conservancy's Habitat Linkage Planning Map (SMMC 2020), or the California Essential Habitat Connectivity Project (Spencer et al. 2010). There was minor evidence of wildlife use on the Project site (a lightly used trail for smaller mammals such as raccoon, skunk, Virginia opossum, or coyote on occasion); however, no potential denning sites for wildlife, including mountain lions. The Project site is not proposed to build within the northernmost 15-foot area (rear setback) of the Project site and no perimeter fencing is proposed, so wildlife movement in this area would not be impacted. Lighting on the property would be downward-facing (or shielded) and directed to point at the Project away from the surrounding habitat. Construction would take place during daylight hours (e.g., 0700 to 1400) when wildlife that traverse the area are unlikely to be active. Therefore, potential impacts to wildlife movement would be less than significant, and no avoidance or mitigation measures are recommended.

3.5 Water Resources

3.5.1 Water Resources Literature Review

Prior to conducting the field survey, Bargas conducted an initial review of literature and data sources to characterize water resources and to compile records of special status fauna resources that could potentially occur on or within 1 mile of the Project site (RSA). The following fauna resources were reviewed before the survey:

- Google Earth Pro aerial map images of the Project site and the vicinity, including historical aerial images (Google Earth 2022)
- NHD to determine if surface waters and wetlands have been mapped on or adjacent to the Project site (USGS 2022)
- NWI to determine if surface waters and wetlands have been mapped on or adjacent to the Project site (USFWS 2022a)



- L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles (City of Los Angeles 2006)
- USDA NRCS Soil Survey maps and unit descriptions to map and describe soil(s) on the Project site (USDA NRCS 2022)

3.5.2 Water Resources Field Methods

Bargas Biologists Johanna Page and Lauren Zameito performed a reconnaissance-level biological survey of the Biological Study Area (BSA) on Monday, April 11, 2022, from 0630h to 0945h. The weather on-site was slightly overcast, ranging between 54- and 67-degrees Fahrenheit, with no winds. The survey focused on determining whether water resources (i.e., wetlands) were present. The Project site was examined on foot and using binoculars in areas inaccessible via steep terrain. Meandering transects were conducted to document all potentially suitable water features within the Project site. The surrounding BSA was examined via existing public roads using binoculars due to access constraints. All evidence of hydrology, if observed, within the BSA was recorded via field notebook and the Survey123 application. Biologists were focused on identifying any water features with bed and bank, ordinary high water mark (OHWM), erosional features, hydrophytic soils, or hydrophytic plants (i.e., riparian areas) for potential to support jurisdictional waters regulated under the federal Clean Water Act, California Fish and Game Code, and/or Porter-Cologne Water Quality Act. General photos of the BSA conditions were taken using an android phone camera using the Solocator application.

3.5.3 Water Resources Data Analysis

The literature review did not identify any mapped water resources within the BSA. Additionally, no water resources (i.e., wetlands) were observed within the BSA during the field survey. Given the steep slopes occurring on-site, runoff sheet water flow may occur during rain events (generally flowing from southwest to northeast); however, there was no evidence of erosional features on the property. Additionally, no hydric soils, hydrophytic plants, or evidence of ponding were identified during the site visit on the subject property conducted on April 11, 2022. Therefore, the proposed Project will not result in direct or indirect impacts to jurisdictional water resources (i.e., wetland). Potential impacts to jurisdictional water resources would be less than significant, and no avoidance or mitigation measures are recommended.

3.5.4 General Conclusions on Water Resources

No jurisdictional waters (i.e., wetlands) occur within the BSA. Thus, there would be no direct or indirect impacts to jurisdictional water resources (i.e., wetlands). Potential impacts to jurisdictional water resources would be less than significant, and no avoidance or mitigation measures are recommended.



4 Applicable Regulations and Permits

4.1 Federal

4.1.1 Migratory Bird Treaty Act

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

4.2 State

4.2.1 California Environmental Quality Act

CEQA is a public disclosure process codified by California Public Resources Code 21000, requiring decision-makers to analyze the environmental impacts of a project, disclose those impacts to the public, and mitigate environmental impacts to the extent feasible. The state or local lead agency provides an evaluation of project effects on biological resources; determining the significance of those effects is guided by Appendix G of the CEQA guidelines. These evaluations must consider direct effects on a biological resource within the project site itself, indirect effects on adjacent resources, and cumulative effects within a larger area or region. Effects can be locally important but not significant according to CEQA if they would not substantially affect the regional population of the biological resource. Significant adverse impacts on biological resources would include the following:

- Substantial adverse effects on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations or by the CDFW or the USFWS (these effects could be either direct or via habitat modification);
- Substantial adverse impacts to species designated by the CDFW as Species of Special Concern (SSC);
- Substantial adverse effects on riparian habitat or other sensitive habitat identified in local or regional plans, policies, or regulations or by CDFW and USFWS;
- Substantial adverse effects on federally protected wetlands defined under Section 404 of the CWA (these effects include direct removal, filling, or hydrologic interruption of marshes, vernal pools, coastal wetlands, or other wetland types);
- Substantial interference with movements of native resident or migratory fish or wildlife species population, or with use of native wildlife nursery sites;
- Conflicts with local policies or ordinances protecting biological resources (e.g., tree preservation policies); and;
- Conflict with provisions of an adopted HCP, NCCP, or another approved local, regional, or state habitat conservation plan.



4.2.2 California Fish and Game Code

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

4.3 Local Policies and Ordinances

4.3.1 Eastern Santa Monica Mountains Natural Resources Protection Plan (NRPP)

Natural Resource Protection Plans that identify lands for conservation are foundational to the protection of all ecosystems. The goal of the Eastern Santa Monica Mountains Natural Resource Protection Plan (NRPP) is to provide a baseline document that successfully guides all forms of land protection in the section of the Santa Monica Mountains between Topanga Canyon Boulevard (State Route 27) and the eastern boundary of Griffith Park. This NRPP addresses habitat connectivity for all plant and animal species. The new candidate status of the local mountain lion population under the California Endangered Species Act adds urgency to the issue. All portions of the Santa Monica Mountains that mountain lions manage to reach represent habitat for the now State candidate threatened evolutionarily significant mountain lion population. Security camera footage in the Plan area shows that no habitat block mapped in the Plan can be considered unreachable and usable by mountain lions. Eastern Santa Monica Mountain's mountain lions regularly use paved public streets and private yards to move between habitat areas

4.3.2 Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan

The Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area is located approximately 8 miles west of downtown Los Angeles, is bounded by the communities of North Hollywood, Van Nuys-North Sherman Oaks on the north, Hollywood, Universal City, and a portion of the City of Burbank on the east, Encino-Tarzana on the west and Beverly Crest-Bel Air to the south. The area is comprised of five community subareas, each with its own identity. The proposed Project is in one of the community subareas as follows:

- **Specific Plans** in the Ventura/Cahuenga Boulevard Corridor and Mulholland Scenic Parkway Specific Plans address the unique development problems associated with commercial and residential development within the Sherman Oaks-Studio City plan area. The proposed Project is in the Mulholland Scenic Parkway Specific Plan area.
 - **Mulholland Scenic Parkway Specific Plan** - The goals of the Mulholland Scenic Parkway Specific Plan are to assure maximum preservation and enhancement of the parkways' outstanding and unique scenic features and resources; to assure that design and placement of buildings and other improvements preserve, complement and/or enhance views; minimize grading and assure that



graded slopes have a natural appearance. Additionally, the plan seeks to preserve the natural appearance compatible with the characteristics of the Santa Monica Mountains; to protect prominent ridges, trees, and environmentally sensitive areas; and protect all identified archaeological and paleontological resources (City of Los Angeles 1992).

4.3.3 City of Los Angeles Protected Tree Relocation and Replacement Ordinance

The City first adopted regulations to protect native trees in 1980. The original ordinance only provided protections for Oak trees (as defined below). In 2006, to slow the decline of additional native trees, the provisions were updated to revise the regulations and to expand the definition of “Protected Tree” to include the Southern California Black Walnut, Western Sycamore, and California Bay trees.

As currently defined in the Los Angeles Municipal Code (LAMC), a Protected Tree is any of the following Southern California native tree species that measures four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree:

- Oak, including Valley Oak and California Live Oak, or any other tree of the oak genus indigenous to California but excluding the Scrub oak
- Southern California Black Walnut
- Western Sycamore

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

The City of Los Angeles has been protecting trees since 1982 when the Native Oak Protection Ordinance was first adopted. Protected status was expanded to include two species of native shrub when the City adopted the Protected Tree and Shrub Ordinance No. 186873 on December 15, 2020. The Mexican Elderberry and the Toyon are significant features of the landscape in Los Angeles and play an important role in controlling hillside erosion and providing habitat for other native species.

4.4 Habitat Conservation Plans and Natural Community Conservation Plans

The Project site is not located within any Habitat Conservation Plans (HCP) or Natural Community Conservation Plan (NCCP) areas. Therefore, the development of the proposed Project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan.



5 Conclusion and Recommendations

The Project as planned is consistent with the Mulholland Scenic Parkway Specific Plan (Inner Corridor) requirements. Additionally, there are no water resources within 100 feet of the Project site and no public parks occur within 200 feet of the Project. Therefore, the Project as proposed is consistent with the Inner Corridor requirements within the Mulholland Scenic Parkway Specific Plan and would be less than significant. No avoidance or mitigation measures are recommended.

There is one special status plant (Southern California black walnut, CRPR 4.2, locally recognized as sensitive) and one vegetation community (California walnut groves/annual herbaceous) that is proposed to be impacted during the proposed Project activities. City protected trees on-site include the removal of seven Southern California black walnut trees, one coast live oak tree, and one elderberry shrub, which will be mitigated at a 4:1 ratio, resulting in the replacement of 28 Southern California black walnut trees, four coast live oak trees, and four elderberry shrubs per City requirements (Class One Arboricultural Inc 2021). Thus, impacts to special status flora resources (i.e., Southern California black walnut, California walnut groves/annual herbaceous vegetation community, and City protected trees) would be less than significant consistent with City guidelines. No other special-status plant species were observed on-site or have the potential or are expected to occur on-site based on the habitat present.

No special-status wildlife species were observed on-site or have the potential or are expected to occur on-site based on the habitat present. Suitable nesting bird habitat occurs on-site; therefore, a pre-construction nesting bird survey is recommended prior to conducting ground-disturbing activities (i.e., vegetation and tree removal activities) during the general nesting bird season (February 1 through August 31) to comply with nesting bird requirements for protected birds. Potential impacts to special-status fauna would be less than significant, and no avoidance or mitigation measures are recommended.

The Project site does not occur within any designated habitat blocks or habitat linkages identified by the South Coast Missing Linkages Project (South Coast Wildlands 2008), Eastern Santa Monica Mountain Conservancy's Habitat Linkage Planning Map (SMMC 2020), or the California Essential Habitat Connectivity Project (Spencer et al. 2010). Although there was minor evidence of wildlife movement along the northern extent of the Project site (a lightly used trail for smaller mammals such as raccoon, skunk, Virginia opossum, or coyote on occasion), the Project design (i.e., no grading along the northern setback area, construction during daylight hours, no perimeter fencing, and shielded lighting) would reduce any potential impacts to wildlife movement in the area. Additionally, no potential denning sites for wildlife, including mountain lions, was identified on-site. Therefore, potential impacts to wildlife movement would be less than significant, and no avoidance or mitigation measures are recommended.

No jurisdictional waters (i.e., wetlands) were identified within the BSA; thus, there would be no direct or indirect impacts to jurisdictional water resources (i.e., wetlands). Potential impacts to jurisdictional water resources would be less than significant, and no avoidance or mitigation measures are recommended.

In conclusion, the proposed Project as designed would result in less than significant impacts to special status biological resources.



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Appendix A. Site Photos



Photo 1. Facing west along the southern portion of the Project boundary.



Photo 2. Facing northeast towards the eastern Project boundary.



Photo 3. Facing east toward the southern portion of the Project boundary and entrance from Pyramid Place (camera compass incorrect).



Photo 4. Facing north toward the northern Project boundary.



Photo 5. Facing southeast toward the southeastern corner of the Project (camera compass incorrect).



Photo 6. Facing southwest toward the southwestern corner of Project (camera compass incorrect).

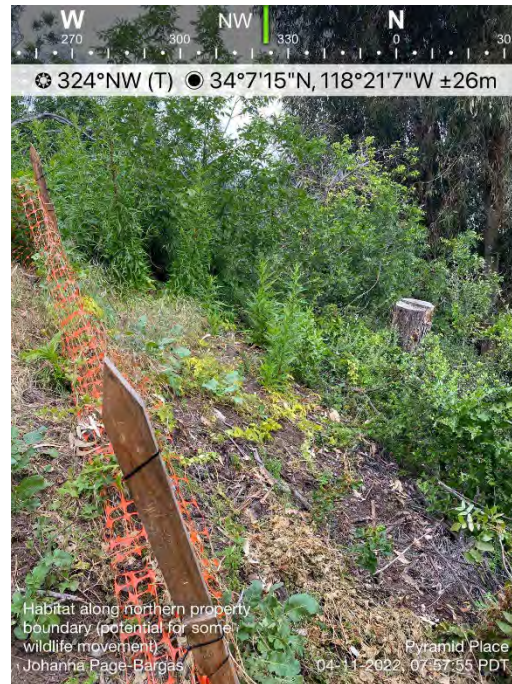


Photo 7. Facing northwest toward the northwestern portion of the Project site, where no grading is proposed and there was minor evidence of wildlife movement.



Photo 8. Facing northeast toward the northeastern portion of the Project site, with adjacent residence downslope.



Appendix B. Floral Compendium

The table below lists in alphabetical order based on the scientific name of the 27 plant species observed during the survey conducted by Bargas on April 11, 2022. Plant species identified within the Project site are bolded in the table below.

Common Name	Scientific Name*
Agave	<i>Agave</i> spp.*
Bottlebrush	<i>Callistemon</i> sp.*
Slender Wild Oat	<i>Avena barbata</i> *
Black Mustard	<i>Brassica nigra</i> *
Ripgut Grass	<i>Bromus diandrus</i> *
Red Brome	<i>Bromus madritensis</i> ssp. <i>rubens</i> *
Redstem Filaree	<i>Erodium cicutarium</i> *
Spurge	<i>Euphorbia peplus</i> *
River Red Gum	<i>Eucalyptus camaldulensis</i> *
Toyon	<i>Heteromeles arbutifolia</i>
Wall Barley	<i>Hordeum murinum</i> *
Southern California Black Walnut	<i>Juglans californica</i>
Northern California Black Walnut	<i>Juglans hindsii</i> *
Cliff Desert Dandelion or Cliff Aster	<i>Malacothrix saxatilis</i>
Laurel Sumac	<i>Malosma laurina</i>
Little Mallow	<i>Malva parviflora</i> *
Chilicothe	<i>Marah macrocarpa</i>
Pine	<i>Pinus</i> spp. *
Coast Live Oak	<i>Quercus agrifolia</i>
Lemonade Berry	<i>Rhus integrifolia</i>
Sugar Bush	<i>Rhus ovata</i>
Blue Elderberry	<i>Sambucus mexicana</i>
Peruvian Pepper Tree	<i>Schinus molle</i> *
Rough Hedge-nettle	<i>Stachys rigida</i>
Chickweed	<i>Stellaria</i> sp. *
Western Poison Oak	<i>Toxicodendron diversilobum</i>
Mexican fan palm	<i>Washingtonia robusta</i> *

*Naturalized or Non-Native Species



Appendix C. Special Status Plant Species Analyzed for Occurrence Potential within the BSA

Common Name	Scientific Name	Source	Agency Status (Federal, State, CRPR, City)	Occurrence Potential	Notes
Marsh Sandwort	<i>Arenaria paludicola</i>	CNPS	FE, SE, CRPR 1B.1	None	Project site lacks suitable marsh or swamp habitat and species was not observed during field visit conducted during this species blooming period.
Nevin's Barberry	<i>Berberis nevinii</i>	CNPS	FE, SE, CRPR 1B.1, S	Low	Project site lacks suitable habitat (washes) preferred by this species and species was not observed during field visit conducted during this species' blooming period.
Mesa Horkelia	<i>Horkelia cuneata</i> var. <i>puberula</i>	CNDDDB	CRPR 1B.1	Low	CNDDDB record dates to 1895 and is possibly extirpated. Species was not observed during field visit conducted during this species blooming period.
Gambel's Water Cress	<i>Nasturtium gambelii</i>	CNPS	FE, ST, CRPR 1B.1	None	Project site lacks suitable marsh or swamp habitat and species was not observed during field visit conducted during this species blooming period.
Southern California black walnut	<i>Juglans californica</i>	CNPS	CRPR 4.2, S	Present	This species was observed along the hillsides throughout the site during the April 11, 2022 survey.
Federal Designations: (Federal Endangered Species Act, USFWS) FE: Federally listed, Endangered FT: Federally listed, Threatened FC: Federal Candidate for Listing State designations: (California Endangered Species Act, CDFW) SE: State-listed, Endangered ST: State-listed, Threatened SSC: California Species of Special Concern FP: Fully Protected Species California Rare Plant Rank (CRPR) (CNPS) 1B: Rare, threatened, or endangered in California and elsewhere 2B: Rare, threatened, or endangered in California but more common elsewhere 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat) 0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat) 0.3-Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known) City designations: (City of Los Angeles – Zone 3) S: Sensitive					



Appendix D. Faunal Compendium

The following 15 bird species and one mammal species were detected during the survey conducted on the Project site by Bargas on April 11, 2022. Wildlife species identified within the Project site are bolded in the table below.

Common Name	Scientific Name*	Count
BIRDS		
Mourning Dove	<i>Zenaida macroura</i>	4
Anna's Hummingbird	<i>Calypte anna</i>	1
Allen's Hummingbird	<i>Selasphorus sasin</i>	1
Nuttall's Woodpecker	<i>Dryobates nuttallii</i>	1
California Scrub-Jay	<i>Aphelocoma californica</i>	2
American Crow	<i>Corvus brachyrhynchos</i>	1
Common Raven	<i>Corvus corax</i>	2
Bewick's Wren	<i>Thryomanes bewickii</i>	1
Northern Mockingbird	<i>Mimus polyglottos</i>	1
House Sparrow	<i>Passer domesticus</i>*	6
House Finch	<i>Haemorhous mexicanus</i>	4
California Towhee	<i>Melospiza crissalis</i>	4
Red-Tailed Hawk	<i>Buteo jamaicensis</i>	1
Pacific-Slope flycatcher	<i>Empidonax difficilis</i>	1
Bushtit	<i>Psittiparus minimus</i>	4
MAMMALS		
Botta's Pocket Gopher (sign observed)	<i>Thomomys bottae</i>	1

* Non-Native Species



Appendix E. Special Status Wildlife Species Analyzed for Occurrence Potential within the BSA

Common Name	Scientific Name	Source	Agency Status (Federal, State, City)	Occurrence Potential	Notes
INVERTEBRATES					
Monarch - California Overwintering Population	<i>Danaus plexippus</i> pop. 1	IPaC	FC	None	Project site lacks suitable habitat (i.e., water, nectar plants, and overwintering vegetation) for this species.
REPTILES					
Northern Legless Lizard	<i>Anniella pulchra</i>	CNDDB	SSC, S	Low	Project site is covered in vegetation, lacks moist, loose soils, and is surrounded by development.
San Diegan Legless Lizard	<i>Anniella stebbinsi</i>	CNDDB	SSC, S	Low	Project site is covered in vegetation, lacks moist, loose soils, and is surrounded by development.
Southwestern Pond Turtle	<i>Actinemys marmorata</i>	CNDDB	SSC, S	Low	Project site lacks suitable habitat (i.e., aquatic habitat) and is surrounded by development.
BIRDS					
Western Snowy Plover	<i>Charadrius nivosus nivosus</i>	IPaC	FT, SSC	None	Project site lacks standing waters, sand shore, or wetland habitat and is too far from the coast.
California Condor	<i>Gymnogyps californianus</i>	IPaC	FE, SE, FP	None	Project site lacks open rangelands or open cliffs for nesting.
Least Bell's Vireo	<i>Vireo bellii pusillus</i>	CNDDB	FE, SE, S	Low	Project site lack suitable riparian habitat and aquatic resources required for breeding.
California Gnatcatcher	<i>Poliophtila californica</i>	IPaC	FT, SSC	Low	Project site lacks suitable coastal scrub habitat.
Federal Designations: (Federal Endangered Species Act, USFWS) FE: Federally listed, Endangered FT: Federally listed, Threatened FC: Federal Candidate for Listing State designations: (California Endangered Species Act, CDFW) SE: State-listed, Endangered ST: State-listed, Threatened FP: Fully Protected Species SSC: California Species of Special Concern City designations: City of Los Angeles – Zone 3 S: Sensitive					



Appendix F. Resume



Years of Experience:
16+

Project Roles:

- Senior Project Manager
- Principal Biologist

Discipline Areas:

- Biological Resources
- CEQA/NEPA
- Compensatory Mitigation
- Environmental Compliance
- Regulatory Permitting
- Field Assessments
- Habitat Assessments
- Vegetation Mapping
- General and Focused Species Surveys
- Rare Plant and Wildlife Surveys
- Wetland/Waters Survey and Monitoring
- Wildlife Corridor Studies
- Data Collection
- GIS & Mapping

Education:

- B.S., Biology | Ecology Emphasis, Minor in Geography | Humboldt State University | Arcata, CA | 2005

Permits:

- USFWS | 10(a) Survey Permit No. TE-82155B-1 | Listed Large Branchiopod and Coastal California Gnatcatcher | In Renewal Process
- CDFW | Scientific Collecting Permit No. SC-11375 | In Renewal Process
- Blunt-Nosed Leopard Lizard Level II Surveyor
- 40-hour Wetland Delineator Training Program

Johanna Page

Director of Project Management | Senior Biologist | Senior Project Manager

Johanna Page has more than 16 years of professional experience performing biological field assessments, vegetation mapping, wildlife corridor analyses, special-status species surveys, nesting bird surveys, preparing biological technical reports and focused survey reports, as well as environmental permitting preparation and implementation, and providing project management support.

Johanna has a comprehensive scientific knowledge of California ecosystems and associated protected biological resources. She has expertise in relevant local, state, and federal laws and regulations, including, but not limited to, the state and federal Endangered Species Acts (ESAs), Migratory Bird Treaty Act (MBTA), Bald and Golden Eagle Protection Act (BGEPA), California Fish and Game Code, California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Lake and Streambed Alteration Agreement (LSAA), and Clean Water Act (CWA).

Johanna has managed projects and conducted biological surveys for various special-status species throughout California, including rare plants, Vernal Pool Branchiopods, Valley Elderberry Longhorn Beetle, California Tiger Salamander, Western Spadefoot Toad, Blunt-nosed Leopard Lizard, Coastal Whiptail, Blainville's Horned Lizard, Grasshopper Sparrow, Burrowing Owl, Coastal California Gnatcatcher, California Spotted Owl, Northern Spotted Owl, Northern Goshawk, Bald Eagle, Golden Eagle, Least Bell's Vireo, Southwestern Willow Flycatcher, Yellow Warbler, Yellow-breasted Chat, Le Conte's Thrasher, Giant Kangaroo Rat, Nelson's Antelope Squirrel, American Badger, and San Joaquin Kit Fox. She has also conducted camera studies and wildlife movement analyses for Ringtail Cat, San Joaquin Kit Fox, and to assess for the use of identified wildlife corridors for larger mammals (i.e., Mountain Lion, Bobcat, and Coyote). She has attended various trainings focused on species throughout California and holds federal recovery permits with U.S. Fish and Wildlife Service (USFWS) for Listed Large Branchiopods and Coastal California Gnatcatcher.

Project Experience: (Energy Focused)

Southern California Edison Company (SCE) | On-Call Environmental Clearance Program, through SWCA | San Bernardino, Riverside, Los Angeles, and Fresno Counties, CA | 2019 – Present

Role: Program Manager/Senior Project Manager/Senior Biologist. Johanna provides program-level management and coordination of environmental support for new and replacement transmission and distribution structures associated with the SCE Covered Conductor Program (CCP). Projects managed through this program include the Burnt Mountain, Campanula, Canal, Corsair,



Trainings | Certifications:

- California Tiger Salamander Terrestrial Ecology and Rare Pond Species Workshop | 2018
- Poaceae I Workshop | 2017
- Arroyo Toad Workshop | 2017
- The Plant Life of the Santa Monica Mountains Workshop | 2017
- Vegetation Mapping Workshop | 2017
- Blunt-Nosed Leopard Lizard Identification Workshop | 2016
- Riparian and Wetland Identification Workshop | 2016
- Willow Flycatcher Workshop and Training Session | 2016
- Vernal Pool Fairy Shrimp San Joaquin Kit Fox Ecology, Conservation, and Survey Techniques | 2014
- Basic Wetland Delineation | 2014
- Endangered Species Regulation and Protection Workshop | 2012
- Implementing Habitat and Natural Communities Workshop | 2011
- California Tiger Salamander Workshop | 2010
- Avian Interactions with Power Lines Workshop | 2010, 2009
- Water Permitting Workshop | 2009, 2008.
- Bat Ecology and Field Techniques | 2008
- Burrowing Owl Consortium | 2007
- Desert Tortoise Surveying, Monitoring, and Handling Techniques Workshop | 2006

Memberships | Affiliations:

- The Wildlife Society, Western Section, Southern California and San Joaquin Valley Chapters
- California Native Plant Society
- National Audubon Society

Hughes Lake, North Park, Line Creek, Perimeter, Siphon, Townhall, Upper Bear Valley, Upper Stubby Projects. She provides program-level and Project-specific oversight, QA/QC, and environmental training review for construction crews. She oversees and conducts general pre-construction surveys including nesting bird, woodpecker, and habitat assessment surveys, as well focused species surveys for, species including, but not limited to Southern Rubber Boa, Desert Tortoise, Coastal California Gnatcatcher, Burrowing Owl, Southwestern Willow Flycatcher, Least Bell's Vireo, Stephens Kangaroo Rat, rare plants, and wetland/waters. She also oversees and conducts monitoring for special-status biological resources to ensure projects are completed in compliance with federal, state, and local laws and regulations. She manages the internal budget for environmental support on the Project and serves as the point of contact to SWCA for the CCP Program needs.

Southern California Edison Company (SCE) | On-Call Environmental Clearance Program, through Stantec | Multiple Counties, CA | 2021 - Present

Role: Program Manager. Johanna provides high-level coordination, oversight, and QA/QC of Program operations pertaining to environmental resources. She oversees the management of desktop review and intake support for SCE transmission and distribution projects in the Metro West area. Johanna serves as the point of contact for the client and regularly coordinates with the client's Project Managers on long-term management objectives and meeting program expectations.

Southern California Edison Company (SCE) | California City 115kV Upgrade Project, through Rincon | California City, Kern and San Bernardino Counties, CA | 2021 – 2022

Role: Program Manager/Senior Project Manager/Senior Biologist. Johanna managed and conducted biological and aquatic resource surveys for the SCE California City 115kV Upgrade Project located in the Mojave Desert region of Kern and San Bernardino Counties. The survey area encompassed approximately 95 miles of transmission lines including buffer areas ranging between 200 and 500 feet. Field surveys were conducted to characterize the vegetation communities based on the classification system provided in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009) and assess the potential occurrence of federally and state protected wetlands and waters within the Project area. Representative georeferenced photographs were provided for representative mapped vegetation communities and aquatic features identified, and special-status species and resources were recorded using ArcGIS Field Maps. Johanna also conducted QA/QC on the data deliverable prior to submittal.



CalRecycle | 2020 Fires Debris and Tree Removal Assessment and Management Services, through Arcadis U.S., Inc./Bargas Environmental Consulting | Central and Southern CA | 2020-2021

Role: Environmental Task Force Leader/Senior Environmental Specialist. Johanna provided coordination, oversight, and QA/QC of biological and archaeological desktop environmental review and field support for the CalRecycle Southern Branch program including debris clean-up and hazard tree Project overview. She analyzed biological resources associated with the Project area to determine desktop review parameters and review strategy. Johanna utilized the Fulcrum system and ArcGIS Online Biology Review Portal developed by the Arcadis Team to evaluate the potential presence of special-status species, habitats, and water features and to identify potential project constraints. She managed and compiled avoidance and minimization measures required to ensure environmental resources avoidance was implemented and/or identified the need for field surveys and potential permitting requirements. She coordinated scheduling for field staff and ensured appropriate equipment was provided for field analysis and recording.

Klamath National Forest | Construction Support Happy Camp Project, through Mountain G. Enterprises/Pacific Corp Camp/Bargas Environmental Consulting | Happy Camp, CA | 2020

Role: Principal in Charge. Johanna served as the point of contact for the Klamath National Forest Happy Camp Project for Bargas Environmental Consulting. She oversaw Project coordination, staffing efforts, provided QA/QC, and served as the PIC supporting post-wildfire survey and recording of archaeological sites that may have been impacted by wildfire or had the potential to be impacted by Pacific Corp during efforts to restore their infrastructure in the area.

Southern California Edison Company (SCE) | Biologist Hazard Tree Management Plan (HTMP) Program, through Environmental Intelligence, LLC. | Multiple Counties, CA | 2019 – 2020

Role: Senior Biologist and Biological Compliance Manager. Johanna provided high-level coordination, oversight, and QA/QC of all Program operations pertaining to biological resources on the Hazard Tree Management Plan Program. Johanna served as the single point of contact for all biological resource issues and regularly coordinated with the client's Project Manager on long-term management objectives and ways to assist with achieving major Program milestones. Johanna regularly coordinated with the lead biological monitor and field staff in support of focused surveys, pre-construction surveys, and biological monitoring.

Los Angeles County Department of Public Works (LADPW) | Mulholland Highway Emergency Bridge Repair Project, through Dudek | Los Angeles County, CA | 2019

Role: Senior Biologist and Project Manager. Johanna conducted and managed biological assessment and construction monitoring for an emergency bridge repair project located within the Arroyo Sequit in unincorporated Los Angeles, County in compliance with Army Corps of Engineers (ACOE) Regional General Permit No. 63. Johanna prepared and provided the Worker's Environmental Awareness Program training for the Project, which focused on avoidance and minimization measures for California Red-legged Frog. She ensured the construction activities were conducted in compliance with measures outlined in the permit avoiding take of special-status species including California Red-legged Frog and the Southern California Distinct Population Segment of steelhead. She coordinated access with National Park Service and U.S. Fish and Wildlife Service. She also prepared and reviewed monitoring reports for the Project, ensuring regular updates and deliverables were provided on time.

McCoy Solar Project, LLC. | McCoy Solar Environmental Services Project, through Dudek | Riverside County, CA | 2013 - 2019

Role: Field Wildlife Biologist and Biological Monitor. Johanna performed pre-construction wildlife surveys for American Badger, Burrowing Owl, Desert Kit Fox, and Desert Tortoise within the Project area. She prepared a monthly biological compliance report covering an approximately 2,259-acre area of land and over 15 miles of utility lines for the Project. The report included the results of the pre-construction wildlife surveys within the Project area. The compliance report incorporated survey methodology, results, and figures summarizing the results of the survey effort the location of sensitive species, as well as recommended buffers with appropriate avoidance and minimization measures for agency submittal.



Los Angeles Department of Water and Power (LADWP) | Various On-Call Environmental Services Projects, through Dudek | Los Angeles County, CA | 2015 – 2019

Role: Senior Biologist and Project Manager. Johanna led and conducted various reconnaissance-level surveys and constraints analyses to support a range of small and large LADWP on-call projects throughout the City of Los Angeles. Johanna performed biological analyses of these general project areas, including vegetation mapping efforts, focused special-status species surveys (including Least Bell's Vireo, Southwestern Willow Flycatcher, Coastal California Gnatcatcher, and rare plants), jurisdictional delineations, pre-construction nesting bird surveys, monitoring efforts. She prepared biological letter reports and biological technical reports summarizing methods, results, conclusions, as well as recommendations for avoidance and minimization of special-status resources in accordance with applicable federal, state, and local laws and regulations.

Los Angeles Department of Water and Power (LADWP) | Power Plant 1 and Power Plant 2 Transmission Line Conversion Project, through Dudek | Los Angeles County, CA | 2017 – 2019

Role: Senior Biologist. Johanna led and conducted general and focused biological surveys for a 12-mile long transmission line upgrade project (Project). Tasks included a habitat assessment and vegetation mapping, focused special-status plant surveys, California Red-legged Frog habitat assessments, surveys for Coastal California Gnatcatcher, Arroyo Toad, Least Bell's Vireo, Southwestern Willow Flycatcher, Western Spadefoot, jurisdictional delineations. Johanna oversaw the budget for biological surveys and reporting and managed the GIS components for the Project. She also prepared the Biological Resources Technical Report for the Project with minimal revisions required.

Los Angeles Department of Water and Power (LADWP) | North Hollywood Central Groundwater Treatment Action, through Dudek | Los Angeles County, CA | 2018

Role: Lead Biologist. Johanna conducted a biological reconnaissance assessment within the Project site and adjacent areas. She performed vegetation mapping efforts and analyzed the potential for special-status biological resources to occur throughout the Project area. Johanna prepared the biological report summarizing the existing conditions, potential impacts to special-status biological resources, and recommended mitigation measures required to minimize impacts to sensitive biological resources. She also prepared the biological section of the LADWP Proposed North Hollywood Central Groundwater Treatment Action Initial Study / Mitigated Negative Declaration (IS/MND).

Aera Energy, LLC. | Various Western Kern County Projects, through Dudek | Kern County, CA | 2015 - 2017

Role: Level I and II Blunt-Nosed Leopard Lizard Surveyor. Johanna assisted with protocol-level surveys for Blunt-nosed Leopard Lizard as a Level I and Level II Surveyor throughout various oil lease properties in Kern County. Twelve Blunt-Nosed Leopard Lizards were detected during 29 surveys conducted in accordance with the accepted Blunt-nosed Leopard Lizard protocol. Johanna also performed focused surveys for American Badger, Burrowing Owl, Le Conte's Thrasher, and Nelson's Antelope Squirrel. She completed habitat analyses and burrow assessments for various special-status burrowing wildlife, including Blunt-nosed Leopard Lizard, Burrowing Owl, Giant Kangaroo Rat, Short-nosed Kangaroo Rat, Tipton Kangaroo Rat, Nelson's Antelope Squirrel, American Badger, and San Joaquin Kit Fox. Johanna mapped suitable habitat for future San Joaquin Kit Fox and Blunt-nosed Leopard Lizard surveys. She assisted with monitoring efforts to ensure that suitable burrows for special-status small and large mammals were avoided during construction activities

Los Angeles Department of Water and Power (LADWP) | Sylmar East Filter Replacement Project, through Dudek | Los Angeles County, CA | 2017

Role: Project Manager. Johanna oversaw the biological and aquatic survey assessments for modification of an existing drainage channel located at the western portion of the Sylmar Converter Station. She oversaw the preparation of the biological resources report to ensure it provided an inventory of plant and wildlife detection, special-status species occurrence, and aquatic resources analysis pursuant to CEQA.



Los Angeles Department of Water and Power (LADWP) | Bull Creek Realignment Project, through Dudek | Los Angeles County, CA | 2017

Role: Project Manager. Johanna conducted pre-construction nesting bird surveys for vegetation removal required to accommodate the widening of Bull Creek (an existing concrete-lined channel) and associated hillside stabilization work within the Bull Creek Realignment Project area. She prepared a report summarizing the survey results.

Los Angeles Department of Public Works (LADPW) | Mureau Road Bicycle Lane Project, through Dudek | Los Angeles County, CA | 2017

Role: Lead Biologist and Project Manager. Johanna performed biological surveys and a formal jurisdictional delineation along Mureau Road to improve bicycle access along Mureau Road from the boundary of the City of Calabasas to a bridge located just west of the Ventura Freeway. The central and western portions of the Project site overlap with protected, natural areas associated with the County-designated Santa Monica Mountains Significant Ecological Area (SEA). All plant and wildlife species detected during the site visit were recorded. Johanna prepared the biological resources technical letter report for the Project.

Los Angeles Department of Public Works (LADPW) | Rancho Palos Verdes Emergency Sewer Repair Pipeline Project, through Dudek | Los Angeles County, CA | 2017

Role: Lead Biologist and Project Manager. Johanna conducted and managed biological assessments and construction monitoring for an emergency sewer pipeline project (Project) located along the hillside of Chadwick Trail in the City of Rancho Palos Verdes. She met with LADPW, the City of Rancho Palos Verdes, and Construction Contractor personnel to discuss the emergency work. She performed a reconnaissance level analysis to evaluate potential impacts to sensitive biological resources (including Coastal California Gnatcatcher, Palos Verdes Blue Butterfly, Least Bell's Vireo, and Mesa Horkelia). Johanna prepared the biological resources letter report summarizing avoidance and minimization recommendations for the Project. She worked with construction personnel on the installation of silt fencing and to ensure the Project was completed in compliance with all local, state, and federal laws/regulations pertaining to biological resources, including avoidance of a jurisdictional unnamed channel located 30 feet downslope of the work area. She provided LADPW with regular construction monitoring updates and reporting for the biological monitoring effort. The work ultimately required emergency water permits (ACOE Regional General Permit (RGP) No. 63, Regional Water Quality Control Board Emergency Notification Form for RGP No. 63 for Repair and Protection Activities in Emergency Situations, and Lake or Streambed Alteration Program Notification of Emergency Work) to install a wire cage gabion beneath and immediately downstream of the protective concrete apron to act as an energy dissipater, which Johanna coordinated with LADPW to prepare and obtain.

Los Angeles Department of Water and Power (LADWP) | Scattergood Generating Station Project, through Dudek | Los Angeles County, CA | 2015 – 2016

Role: Lead Biologist. Johanna conducted a biological reconnaissance assessment within the Project site and adjacent areas to analyze the potential for special-status biological resources throughout the Project area. She prepared the biological section of the LADWP Scattergood Generating Station Project Environmental Impact Report (EIR).

Los Angeles Department of Water and Power (LADWP) | North Hollywood West Advanced Oxidation Process Water Treatment Project, through Dudek | Los Angeles County, Dudek | 2016

Role: Senior Biologist. Johanna conducted a biological reconnaissance assessment for a 4-acre Project site located in the community of North Hollywood in the City of Los Angeles. The Project was proposing to restore the use of six potable water wells in the North Hollywood West (NHW) well field previously removed from service. Johanna conducted a habitat assessment and vegetation mapping of the site and provided analysis for potential special-status species to occur. She prepared the biological report summarizing the existing conditions, potential impacts to special-status biological resources, and recommended mitigation measures required to minimize impacts to sensitive biological resources.



University of California | Santa Barbara Solar PV PPA Project, through Dudek | Santa Barbara County, CA | 2016
Role: Field Biologist. Johanna performed a pre-construction nesting bird survey for an approximate 130-acre study area located in the City of Santa Barbara. The survey was performed prior to vegetation removal and/or ground-disturbing activities to ensure avoidance of nesting birds protected under the MBTA of 1918 and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code in compliance with the environmental conditions within the approved Long-Range Development Plan Environmental Impact Report (LRDP EIR). Johanna prepared a brief letter report summarizing nesting bird survey results and recommended avoidance measures consistent with requirements in the approved LRDP EIR.

Southern California Edison Company (SCE) | Bark Beetle Project, through Dudek | San Bernardino County, CA | 2013 – 2014

Role: Field Biologist and Biological Monitor. Johanna served as a Biologist and Biological Monitor for SCE. She conducted wildlife surveys, habitat assessments, and surveys for state and federally endangered, threatened, and sensitive species, including species protected by the United States Forest Service (USFS), in the vicinity of hazardous trees proposed to be removed in the vicinity of SCE facilities. Johanna performed nocturnal and diurnal surveys for Arroyo Toad, California Red-legged Frog, and Southern Mountain Yellow-legged Frog within the San Bernardino Mountains to ensure avoidance of impacts to special-status amphibian species and their habitats. In addition, she conducted biological monitoring to ensure that special-status biological resources were avoided during hazardous tree removal.

Southern California Edison Company (SCE) | Biologist and Project Manager | Multiple Counties, CA | 2006 – 2013

Role: Senior Biologist. Johanna managed biological resources for numerous capital projects and company programs throughout the SCE service territory, including, but not limited to, the San Joaquin Cross Valley Loop Transmission Project, Triton Substation Project, Kimball Substation Project, Rancho Vista Substation Project, Demens Canyon Access Road Repair Project, SCE Hydro Transmission Line Separation Project, Grid Reliability and Maintenance Projects, General Order 131D Exemption Project Review, Telecommunication, and Cell Site Projects, Operation and Maintenance Program, and served as the Lead Biologist for the Mountainview Power Company. She conducted habitat assessments and field surveys and performed and directed biological surveys, biological reports, the establishment of avoidance and minimization measures, and environmental trainings. Johanna planned, led, and contributed to field meetings, biological resource avoidance, agency consultation, and biological monitoring to ensure company compliance in construction projects. She provided written requirements as clearance to begin Project construction and ensured the company was in compliance with all local, state, and federal laws/regulations pertaining to biological resources.

(Land Development)

Toll and Sentinel Peak Resources | Montebello Hills Development and Conservation Project, through Environmental Intelligence | Los Angeles County, CA | 2019 – 2020

Role: Lead Biological Monitor. Johanna assisted with the preparation of an updated biological resources technical report in support of water permit application. She provided ongoing biological and monitoring support for oil field maintenance activities to ensure compliance with various U.S. Fish and Wildlife Service Biological Opinions (BO) issued for the Project. Performed and managed biological surveys and monitoring efforts for activities associated with the Project. Johanna assisted with the preparation of biological resources reports and Client coordination, as required by the Project. She coordinated and conducted protocol-level Coastal California Gnatcatcher population census surveys as a permitted biologist, identifying over 30 Coastal California Gnatcatcher pairs throughout the Project site.



FivePoint | Newhall Ranch Project, through Dudek | Los Angeles, and Ventura Counties, CA | 2013 – 2019

Role: Senior Biologist, Regulatory Specialist, and Field Biologist. Johanna conducted focused rare plant surveys, including documentation of San Fernando Valley Spineflower, state listed as endangered and federal candidate species; sensitive Slender Mariposa Lily populations; and host plants for San Emigdio Blue Butterfly within the 12,000-acre Project area. She conducted focused surveys for special-status reptiles, Grasshopper Sparrow, American Badger, and Burrowing Owl, and assisted with jurisdictional delineations throughout the Project area. She installed motion-sensitive cameras within suitable wildlife corridors, reviewed camera station photographs, and assisted with a wildlife movement study reporting. Johanna prepared permit subnotification packages required by regulatory agencies to conduct authorized Covered Activities pursuant to the CDFW Code Section 1603, CWA Sections 401 and 404, California ESA Section 2081, and Federal ESA Section 7. Assisted in the preparation and compilation of numerous biological reports, jurisdictional delineations, and permitting related reports.

Monteverdi, LLC. | Berggruen Institute Project, through Dudek | Los Angeles County, CA | 2016 – 2019

Role: Senior Biologist, Project Manager, and Field Biologist. Johanna performed various general and focused surveys within the approximately 494-acre area Project site, including a general field assessment and vegetation mapping, focused Burrowing Owl habitat assessment, focused plant surveys, focused Least Bell's Vireo survey, and wildlife corridor analysis study. She managed other studies performed for the Project including tree evaluation, fuel modification study, jurisdictional delineation, and focused Southwestern Willow Flycatcher survey. She provided weekly updates to the Project team regarding the status of biological resources and the results of focused surveys and managed the budget for the environmental studies. Johanna coordinated discussion and a site visit with the National Park Service regarding wildlife movement throughout the site. Johanna prepared a biological constraints analysis and biological technical report summarizing survey methods and results, including vegetation communities mapped within the Project site, cumulative floristic and faunal inventory lists, identification of sensitive biological resources, and likely jurisdictional water resources to be avoided during the proposed Project activities. The biological technical report was prepared pursuant to CEQA.

Mike Rovner Construction, Inc. | Walnut Hills Senior Village Project, through Dudek | Ventura County, CA | 2014 – 2018

Role: Lead Field Biologist and Project Manager. Johanna served as Lead Biologist for a new 12.5-acre multi-family residence. She was responsible for vegetation mapping, habitat assessment, general flora and fauna surveys, including Blainville's Horned Lizard and Coastal Whiptail, and impacts analysis. Johanna oversaw focused special-status plant surveys and protocol-level Coastal California Gnatcatcher surveys and prepared the biological technical report pursuant to CEQA.

Proctor Valley Villages | Jackson Pendo Development Project, through Dudek | San Diego County, CA | 2017 - 2018

Role: Field Biologist and Assistant Listed Branchiopod Surveyor. Johanna assisted with focused presence/absence wet season sampling for Listed Large Branchiopod species to determine whether federally Listed Branchiopods, particularly Riverside Fairy Shrimp or San Diego Fairy Shrimp occur within the approximate 2,334-acre Project site. She assisted with the mapping of watersheds for water features on-site and determining if water features were sufficiently inundated to meet the criterion for sampling. Johanna aided in the preparation of focused survey reports summarizing survey methodology, results, and conclusions, including proposed avoidance and minimization measures to reduce impacts to special-status species.

City of Glendora Planning Department | Silent Ranch Hillside Subdivision Project, through Dudek | Los Angeles County, CA | 2014 – 2018

Role: Lead Biologist. Johanna provided overall biological support to the City of Glendora and offered strategies pertaining to biological resources with potential to occur on the site. She conducted various biological surveys for the 27-acre property including vegetation habitat mapping, focused plant surveys, and jurisdictional delineation. A general inventory



of plant and animal species detected were documented, as well as potential for other species to occur based on the presence of suitable habitat. Johanna prepared a biological resources technical report to assess the likely biological issues potentially occurring on the site based on the site visit and vegetation community mapping pursuant to CEQA.

Tejon Ranch Corporation | Grapevine Development Project, through Dudek | Kern County, CA | 2013 – 2017
Role: Lead Field Wildlife Biologist. Johanna conducted burrow and den surveys for various burrowing wildlife, including small mammals, Burrowing Owl, American Badger, and San Joaquin Kit Fox and documented all special-status species observed. She compiled data used to prepare the biological technical report and researched background information on sensitive wildlife species potentially occurring within the Project area. Johanna installed camera stations with motion-sensitive cameras and reviewed camera photographs for wildlife movement, Ringtail Cat, and San Joaquin Kit Fox camera studies. She also prepared the Wildlife Corridor Study section of the Project's biological technical report and assisted with the preparation of the San Joaquin Kit Fox wildlife movement document prepared for the Project.

Relenn Properties, LLC. | Solana Torrance Project, through Dudek | Los Angeles County, CA | 2017
Role: Senior Biologist. Johanna managed and performed numerous biological surveys within the 25-acre Project site, including focused surveys for special-status plant species, vegetation mapping efforts, wetland delineation, and focused surveys for Burrowing Owl and Coastal California Gnatcatcher. Johanna led the preparation of the biological technical report for the project pursuant to CEQA, including methods, results, and avoidance and minimization measures necessary to reduce impacts to less than significant under CEQA.

Wetherly Portfolio, LLC. | Mixed-Use Development Project, through Dudek | Los Angeles County, CA | 2013 - 2017
Role: Senior Biologist and Project Manager. Johanna served as Site Monitor for a new 1.3-acre mixed-use development project (Project). She conducted regular site visits to ensure compliance with Project requirements pursuant to CEQA. Johanna conducted nesting bird surveys prior to construction within different phases of work. She also communicated regularly with the Project Lead concerning any issues or modifications that needed to be complied with on-site. Johanna provided monthly report summarizing results of the site visit, which were presented to the City quarterly.

Lennar Homes | One Charter Oak Residential Development Project, through Dudek | Los Angeles County, CA | 2016
Role: Field Biologist and Project Manager. Johanna led and conducted weekly nesting bird surveys for the approximate 8.5-acre Project site and adjacent areas in compliance with the Project's approved CEQA document. She performed surveys prior to initiation of ground or vegetation disturbance within the general nesting bird season to avoid take of birds protected under the federal MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code in accordance with applicable mitigation conditions within the CEQA document. She identified several active nests within and adjacent to the Project site, including a Cooper's Hawk nest. Johanna provided clear communication to the construction lead, with feasible avoidance measures to be implemented in the field. In addition, Johanna prepared weekly biological letter reports summarizing methods, results, and conclusions with clear guidelines on measures to avoid take and ensure compliance with applicable measures within the environmental document.

Fountainhead Shrugged, LLC. | NEC Dinah Shore Drive and Monterey Avenue Development Project, through Dudek | Riverside County, CA | 2016
Role: Lead Field Biologist. Johanna conducted a general biological survey for the 17.5-acre Project site consistent with the Coachella Valley Multiple Species Habitat Conservation Plan (Coachella Valley MSHCP). She mapped vegetation communities consistent with the Coachella Valley MSHCP, created a general inventory of plant and animal species detected, and conducted a habitat assessment for special-status resources (i.e., special-status plants, wildlife, vegetation communities, and jurisdictional water features) that could potentially occur on-site, including Blainville's Lizard, Coachella



Valley Fringe-toed Lizard, Burrowing Owl, Golden Eagle, San Diego Desert Woodrat, Triple-ribbed Milk-vetch, and Glandular Ditis. Johanna assisted with the preparation of a biological letter report for the Project consistent with the Coachella Valley MSHCP and pursuant to CEQA.

Arthur Dermirchyan Riverside Carwash Project, through Dudek | Riverside County, CA | 2016

Role: Lead Wildlife Biologist. Johanna conducted focused Burrowing Owl surveys consistent with the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan within the 4-acre Project site and adjacent areas. Surveys were performed within habitat suitable to support Burrowing Owl consistent with survey guidelines. Johanna prepared a focused survey report based on the current MSHCP guidelines, including methods, results, conclusions, and graphics illustrating survey area and any special-status species identified, including suitable Burrowing Owl burrows and individuals if found within the Project site and adjacent areas.

Yihe California Pty Ltd. | Bradbury Royal Oak Project, through Dudek | Los Angeles County, CA | 2015

Role: Senior Biologist and Lead Field Biologist. Johanna conducted a biological reconnaissance survey for the 12-acre Project site to create a baseline biological resources map with vegetation communities and any identified special-status species. A general inventory of plant and animal species detected was documented, as well as potential for other species to occur based on the presence of suitable habitat. Jurisdictional wetlands, waters, and/or riparian habitats on site were also documented. Johanna prepared a biological constraints analysis letter report to assess the likely biological issues potentially occurring on the site based on the site visit and vegetation community mapping pursuant to CEQA.

Various Nesting Bird Surveys | Multiple Counties, throughout CA | 2004 – 2021

Role: Field Biologist and Biological Monitor. Johanna performed numerous evaluations of nesting bird potential and performed pre-construction nesting bird surveys and monitoring for various projects throughout California. She assessed for potential nesting birds and active nests subject to regulation under the MBTA and applicable California Fish and Game Code Sections, including 3503, 3503.5, and 3513, within the immediate vicinity of the proposed project sites. Johanna recorded all bird species, active nests, and suitable nesting locations identified during the survey. In addition, she prepared a nesting bird survey letter report summarizing survey methods, results, and conclusions, including the location of any active nests within or adjacent to the project sites, relevant avoidance buffers, and measures that should be implemented during construction activities if found.

(Education)

Coast Community College District | Golden West College Program Environmental Impact Report, through Dudek | Orange County, CA | 2015 – 2017

Role: Lead Biologist. Johanna provided biological resource surveys and vegetation mapping to support the preparation of an EIR for modifications and new construction proposed to various community colleges in Orange County. She assessed the Project site for special-status species, including Monarch Butterfly potential and habitat suitability on site. Johanna prepared biological resource technical reports pursuant to CEQA.

(Resource Management)

Rancho Mision Viejo Land Trust | Avian and Vegetation Pilot Monitoring Studies for the Initial Management Action Plan (IMAP), through Dudek | Orange County, CA | 2015 – 2017

Role: Biological Surveyor. Johanna served as a Biological Surveyor for avian and vegetation pilot monitoring studies conducted to test and determine the feasibility of the field methods proposed within the IMAP. She collected data to assist with the management and monitoring of covered species in the Southern Subregion Habitat Conservation Plan (HCP) Habitat Reserve. Johanna performed avian point count surveys to accumulate occurrence data for focal riparian bird species including Least Bell's Vireo, Southwestern Willow Flycatcher, Yellow Warbler, and Yellow-breasted Chat. The riparian avian pilot study was conducted to estimate population size and densities of focal riparian birds identified in the



IMAP, and to track focal riparian bird population trends. Johanna also conducted vegetation sampling within Coastal Sage Scrub habitat using the point intercept vegetation sampling method. Vegetation sampling was conducted as part of a pilot study to determine the most appropriate protocol for long-term monitoring in terms of data reliability, accuracy, and effort as it pertains to practicality and cost.

New Irvine Ranch Conservancy | Big Canyon Nature Park Program, through Dudek | Orange County, CA | 2015
Role: Field Biologist and Assistant Coastal California Gnatcatcher Surveyor. Johanna conducted focused surveys for Burrowing Owl and special-status riparian birds within the 72-acre Big Canyon Nature Park study area. She assisted with vegetation mapping efforts and performed protocol-level surveys for Coastal California Gnatcatcher. Johanna contributed to the preparation of the Big Canyon Nature Park Resource and Recreation Management Plan, which provides a comprehensive, long-term management plan developed to provide guidance on future policy, land-use, and resource management decisions. The plan included the results of surveys conducted within Big Canyon, which encompasses approximately 50 acres of open space for wildlife and recreation use.

(Water/Wastewater)

Los Angeles Department of Water and Power (LADWP) | Upper Stone Canyon Reservoir Complex Project, through Dudek | Los Angeles County, CA | 2016 – 2017

Role: Senior Biologist and Project Manager. Johanna conducted a biological assessment of Upper Stone Canyon Reservoir and adjacent areas for a proposed water quality improvement Project. She prepared the biological resources technical report pursuant to requirements associated with CEQA, plus consistent with the application to apply for State Water Resources Control Board (SWRCB) funding. Johanna conducted a pre-construction survey and special-status species surveys throughout the property. She also performed nesting bird surveys prior to the removal of Mexican Fan Palms within the Project area.

Los Angeles Department of Water and Power (LADWP) | Castaic Power Plant Outage Project, through Dudek | Los Angeles County, CA | 2016 – 2017

Role: Senior Biologist and Project Manager. Johanna conducted a biological assessment within the Project site and adjacent areas in preparation for operation and maintenance (O&M) activities. She performed pre-construction surveys consistent with state and federal permits, including CESA Section 2081 permit, FESA Section 7 Biological Opinion, and Section 1602 CDFW Streambed Alteration Agreement. She performed vegetation mapping efforts within the Project site and adjacent areas, documenting special-status species occurrence and potentially suitable habitat for Arroyo Toad, Blainville's Horned Lizard, Southwestern Pond Turtle, Two-striped Gartersnake, Prairie Falcon, San Diego Desert Woodrat, and Pierson's Morning Glory. Johanna provided environmental trainings to LADWP crews and personnel to ensure compliance with regulatory permit conditions, descriptions of potential special-status species in the work area and their habitats, measures to protect special-status species, measures to implement if special-status species are found, and definitions of Project boundaries and work areas.

Metropolitan Water District of Southern California | Various O&M EIR Projects | Orange and San Bernardino Counties, CA | 2015 – 2017

Role: Field Biologist and Assistant Coastal California Gnatcatcher Surveyor. Johanna conducted focused surveys for Least Bell's Vireo and assisted with protocol-level surveys for Coastal California Gnatcatcher. She performed vegetation mapping efforts and habitat analysis for special-status wildlife species, including Least Bell's Vireo, Yellow Warbler, Yellow-breasted Chat, Western Yellow Bat, Tri-colored Blackbird, Two-striped Gartersnake, Burrowing Owl, and Blainville's Horned Lizard along identified pipeline corridors throughout Orange and western San Bernardino Counties. She performed monitoring during geotechnical activities and provided measures to avoid impacts to special-status species, such as Coastal California Gnatcatcher, special-status riparian birds, and jurisdictional waters. Johanna prepared documentation to summarize methods and results of biological surveys and monitoring conducted within the Project area.



City of South Pasadena | Sewer Rehabilitation and Replacement Project, through Dudek | Los Angeles County, CA | 2016 – 2017

Role: Lead Biologist. Johanna conducted pre-construction presence/absence surveys with a focus on special-status wildlife with potential to occur within the Project area, including Pallid Bat, Coastal Whiptail, Western Mastiff Bat, Silver-haired Bat, Hoary Bat, San Diego Desert Woodrat, and Blainville's Horned Lizard. She conducted pre-construction biological surveys in compliance with the Mitigation Monitoring and Reporting Program (MMRP) provided within the Final Initial Study (IS)/Mitigated Negative Declaration (MND) for the Project. Johanna prepared the biological compliance report within 24 hours of survey completion, documenting survey results and recommendations consistent with the MMRP.

Temescal Valley Water District | Clay Canyon Sewer Pipeline Modifications Project, through Dudek | Riverside County, CA | 2016 – 2017

Role: Lead Biologist. Johanna conducted vegetation mapping and habitat assessment surveys in accordance with the Western Riverside County MSHCP for a pipeline Project on a 0.07-acre Project area in Western Riverside County. She worked with Project Planners to avoid significant impacts to special-status biological resources. In addition, Johanna prepared the biological technical letter report for the Project consistent with the MSHCP and CEQA.

Waste Connections, Inc. | Potrero Hills Landfill Expansion Project, through Dudek | Solano County, CA | 2016

Role: Assistant California Tiger Salamander Surveyor. Johanna assisted with California Tiger Salamander (CTS) relocation and mitigation monitoring efforts consistent with California Department of Fish and Wildlife (CDFW) approved CTS Relocation Plan for the Project. She conducted inspections of 547 pitfall traps along the fence line and x-shaped arrays installed throughout the Project site. She also conducted fence repairs as required to ensure CTS were not re-entering the Project site. Johanna relocated any CTS identified on-site and assisted with CTS egg and larval monitoring efforts within seasonal ponds and wetlands identified throughout the Project site. In addition, she conducted larval sampling using seining and dip netting techniques to count and measure CTS larvae within each water feature prior to returning to the pond to comply with mitigation and monitoring requirements for the Project. A total of 975 CTS larvae were collected during sampling efforts.

San Bernardino County Flood Control District | Biological Services to Support Long-Term Permits, through Dudek | San Bernardino County, CA | 2013

Role: Senior Biologist. Johanna assisted with the development and implementation of a ranking system for the San Bernardino County Flood Control District (SBCFCD) desert and mountain regions, which focused on identifying target species based on available modeled data on habitat and species occurrence. The ranking system was created to establish a baseline for the maintenance of each proposed flood control facility to be maintained in support of long-term permits from the regulatory agencies, including the CDFW, U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (ACOE), and the State Water Resources Control Board (SWRCB). This system was used to assign best management practices (BMPs), identify potential mitigation ratios, classify and map potential mitigation parcels, and to query various environmental attributes for management purposes.

(Transportation)

Dragados-Flatiron Joint Venture | High-Speed Rail Environmental Services, through Dudek | Fresno County, CA | 2016

Role: Senior Biologist. Johanna assisted with the preparation of a San Joaquin Kit Fox Avoidance, Minimization, and Den Replacement Plan for the approximately 65-mile long Fresno to Bakersfield section of the Project in preparation for construction activities. She developed the Plan consistent with the state and federal permits, including the California Endangered Species Act (CESA) Section 2081 Incidental Take Permit and Federal Endangered Species Act (FESA) Section 7 Biological Opinion, and mitigation measures outlined in the approved CEQA document for the Project. Johanna assisted with the review of daily and weekly monitoring reports to ensure compliance with the mitigation measures within the approved plans, permits, and CEQA document for the Project.

DAY OF HEARING SUBMISSIONS

7/26/2023

Re: **Item #5** 7315 – 7321 West Pyramid Place; ZA-2021-10466-ZAD-DRB-SPP-MSP-1A; ENV-2018-1792-CE

Attn: South Los Angeles Area Planning Commissioners,

I'm writing to support the appeal of the proposed project at 7315-7321 Pyramid Place. I'm a concerned designer& builder of hillside houses and CD4 resident since 1999. And I have analyzed hundreds of hillside properties since 1992.

The major problems with this project are:

- Grading exceeds allowable per BHO for exempt and non exempt grading.
- Waiver of street improvement along the property frontage including required dedication will result in a street that is 18' wide which is a permanent safety concern.
- Require covered parking based on square footage is (4) spaces. The LADBS permit application states "(2) car garage" only.
- The project design has made no attempt to minimize the removal of protected trees, only maximize house size per slope analysis. A 4:1 Tree replacement cannot occur on the remainder of the site.

Grading cannot exceed 750 CY for total grading (exempt and non exempt) per BHO limits on an R-1 on a substandard limited street.

Grading plans state 746 CY, or just less than 750 cy; based on the review of the soils report (pages 17,76,77,&78) and addendums and the noted diameter and depths in the structural plans (S.2,S.3,S.4, D.1). I have estimated the volume for the 77 piles to be **341 CY**, required for the house-(42) house piles, (18) shoring along street, (17) shear pin stabilization piles hillside. All volumes are verified in their consultants plans, do not ignore!

The Grading chart from the Civil plans (C-4) do not have a line item for piles (which are exempt grading), only "depended foundations" which include large footing and grade beams. No mention of piles in their calculations and (77) piles based on their drawings (civil, structural and soils recommendations) equal 341 CY.

	CUT	FILL	TOTAL	EXPORT (NET)
PROPOSED	746	186	932	560
EXEMPTION-I_DEPENED FOUNDATION/WALLS	212	89	301	
EXEMPTION-II_DRIVEWAY	0	3	3	
EXEMPTION-III_REMEDIAL GRADING	20	12	32	
EXEMPTION-IV_FILL FROM CUT UNDER BUILDING		82	82	
TOTAL EXEMPT	232	186	418	
NET (PROPOSED NON- EXEMPT)	514	0	514	514

514 < 750 cyd

EARTH WORK CHART

Their civil plans have under estimated total grading and with the inclusion of the pile grading quantities they will exceed 1000 cy for grading and require an entitlement(s)- a ZV & Haul route. Also, fill storage of 186 CY will be very challenging on a .5:1 slope (extremely steep slope) and likely require removal and import which has not been factored and considered.

PILE SCHEDULE						
PILE	PILE Ø	"L" LENGTH	"Y" EMBED	VERT BARS	UPPER TIES	"R" TIES
P-1	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-2	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-3	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-4	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-5	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-6	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-7	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-8	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-9	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-10	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-11	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-12	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-13	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-14	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-15	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-16	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-17	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-18	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-19	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-20	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-21	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-22	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-23	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-24	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-25	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-26	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-27	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-28	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-29	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-30	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-31	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-32	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-33	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-34	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-35	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-36	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-37	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-38	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-39	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-40	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-41	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"
P-42	24"	42'-0"	36'-0"	(11) #10	48" x 48"	48" x 48"

BOE requires dedication if the existing road width and right of way are not wide enough to build a 20' wide roadway. The project plans to provide a 5' dedication (which MUST occur), however this will only achieve a 18' wide road way at its narrowest point. The existing road improvement is in poor condition with cracked asphalt paving and cracked with missing segments of bermed asphalt curb. Roads in such poor condition historically require improvements particularly when a new home is proposed. I have been required to do such improvements. Without a road improvement and widening, the existing road condition will have an impact on drainage for the properties down the road and for the water contribution from the subject property flowing to properties down the road. Road access to property appears to be as narrow as 12' wide per Google Earth. [Photo of current street condition below.](#)



Building permit applicant #21010-10000-06733

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=21010&id2=10000&id3=06733>

[illegible]

Thank you for your consideration of these important code requirements and neighborhood safety matters, S. Savage. savageswischuk@gmail.com

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