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Mt. Washington, Los Angeles, CA

June 24, 2026

Kurt Seidensticker
425 Mount Holyoke Ave LLC
325 N. Mount Holyoke Avenue
Los Angeles, CA 90272

Email: kurt@starshot.ventures

**Subject:** Post-fire condition of biological resources on the parcel located at 425 N Mount Holyoke Avenue, City of Los Angeles, Los Angeles County, California

Dear Kurt Seidensticker:

This letter discusses the post-fire condition of biological resources on the parcel located at 425 N Mount Holyoke Avenue, City of Los Angeles, Los Angeles County, California (hereafter, "Project Site"). Pre-fire conditions were previously analyzed by England|Ecology in a May 2024 Biological Resources Report and a November 2024 Biologist's Statement of Habitat. As described herein, biological conditions on the Project Site were substantively degraded by the January 2025 Palisades Fire.

# Methods

England|Ecology visited the Project Site on June 24, 2026, viewing the site from the sidewalk on Mount Holyoke Avenue. Where necessary, observations were made with Leica Noctivid 8x42 binoculars. All other observations were documented using various applications and functions on an iPhone 17 Pro, including the Solocator[1] app for photographic documentation of site conditions and the QField[2] app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., faunal lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS[3] 3.40. Survey details are provided below in **Table 1**.

| | | | | | |
|---|---|---|---|---|---|
| **Wednesday, June 24, 2026**<br>0715-0735h (0.3 hours)<br>Marcus C. England | No Wind<br>No Fog<br>No Rain<br>No Snow | 65°F<br>18°C | | No Wind<br>No Fog<br>No Rain<br>No Snow | 65°F<br>18°C |

**Table 1.** Survey Details

# Discussion

During the site visit, the Project Site and surrounding area where noted to be substantially different, vegetatively, from the pre-fire condition, as is common after such events. No new plant taxa were detected. Of note were the following, when compared to what was previously documented in England|Ecology's 2024 Biological Resources Report:

- Laurel Sumac Scrub: no longer present on-site, and dramatically reduced off-site. This has been replaced by non-native Upland Mustards.

[1] https://solocator.com/

[2] https://qfield.org/

[3] https://www.qgis.org/en/site/

- California Brittle Bush - Ashy Buckwheat Scrub: no longer present on-site (though a handful of buckwheat plants are present). This has been replaced by non-native Upland Mustards.
- Indian Fig Scrub: this non-native vegetation burned, but survived, and has since resprouted.
- Eucalyptus: this single large tree was badly damaged, but has new growth.

Currently, Upland Mustards are the dominant vegetation on the Project Site. It is unclear whether the Project Site would return to its pre-fire state with time, as type conversion (a permanent change in vegetation present) frequently occurs after hot fires.

If you have any questions, comments, or concerns, please reach out to me at (213) 304-1826 or marcus@mcengland.com.

Regards,



**Marcus C. England**
Principal Biologist
England|Ecology, LLC

Attachments:

- Faunal Compendium
- Photo Log
- Resume

# Floral and Faunal Compendia

## 425 N Mount Holyoke Ave

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted by England|Ecology. Documented were 0 plant taxa and eight wildlife taxa, the latter including no amphibian, no reptile, eight bird, and no mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 17 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. This report was generated using QGIS 3.40.

Table Acronym Definitions:

FESA: Federal Endangered Species Act
CESA: California Endangered Species Act
CRPR: California Rare Plant Rank
CDFW: California Department of Fish and Wildlife



# Flora

| Taxon Group | Common Name | Scientific Name | Abundance | Phenology | Global Rank | State Rank | FESA | CESA | CRPR | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| No non-landscape flora documented during survey, | | | | | | | | | | |

| Taxon Group | Common Name | Scientific Name | Max Count | Detection Type | Global Rank | State Rank | FESA | CESA | CDFW | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Birds | Anna's Hummingbird | Calypte anna | — | Heard Only | G5 | — | — | — | — | — |
| Birds | Allen's Hummingbird | Selasphorus sasin | — | Heard Only | G5 | — | — | — | — | — |
| Birds | Black Phoebe | Sayornis nigricans | — | Heard Only | G5 | — | — | — | — | — |
| Birds | American Crow | Corvus brachyrhynchos | — | Heard Only | G5 | — | — | — | — | — |
| Birds | California Towhee | Melozone crissalis | — | Heard Only | G4 | — | — | — | — | — |
| Birds | Song Sparrow | Melospiza melodia | — | Heard Only | G5 | — | — | — | — | — |
| Birds | Dark-eyed Junco | Junco hyemalis | — | Heard Only | G5 | — | — | — | — | — |
| Birds | Lesser Goldfinch | Spinus psaltria | — | Heard Only | G5 | — | — | — | — | — |



# Photo Log

## 425 N Mount Holyoke Ave

This database-generated report presents a visual depiction of site conditions during the the survey conducted by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 17 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.



# Photo Point 2365



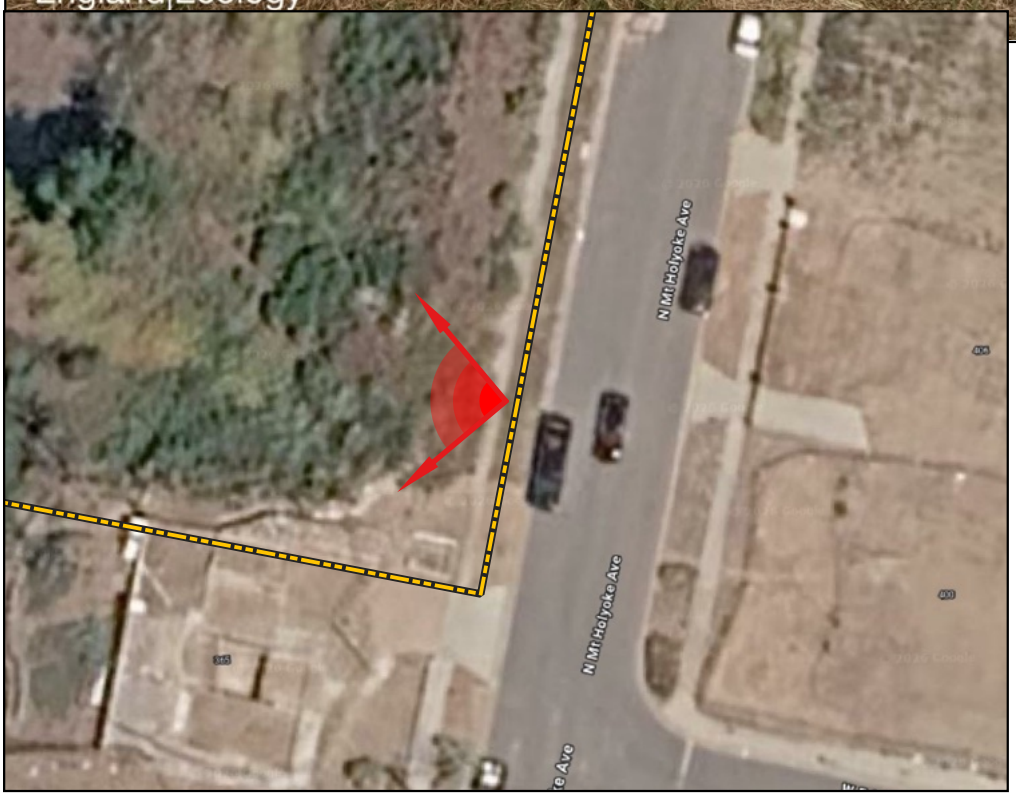




**Photo Direction**
West

**Photo Description**
View of southern portion of subject property.

# Photo Point 2366



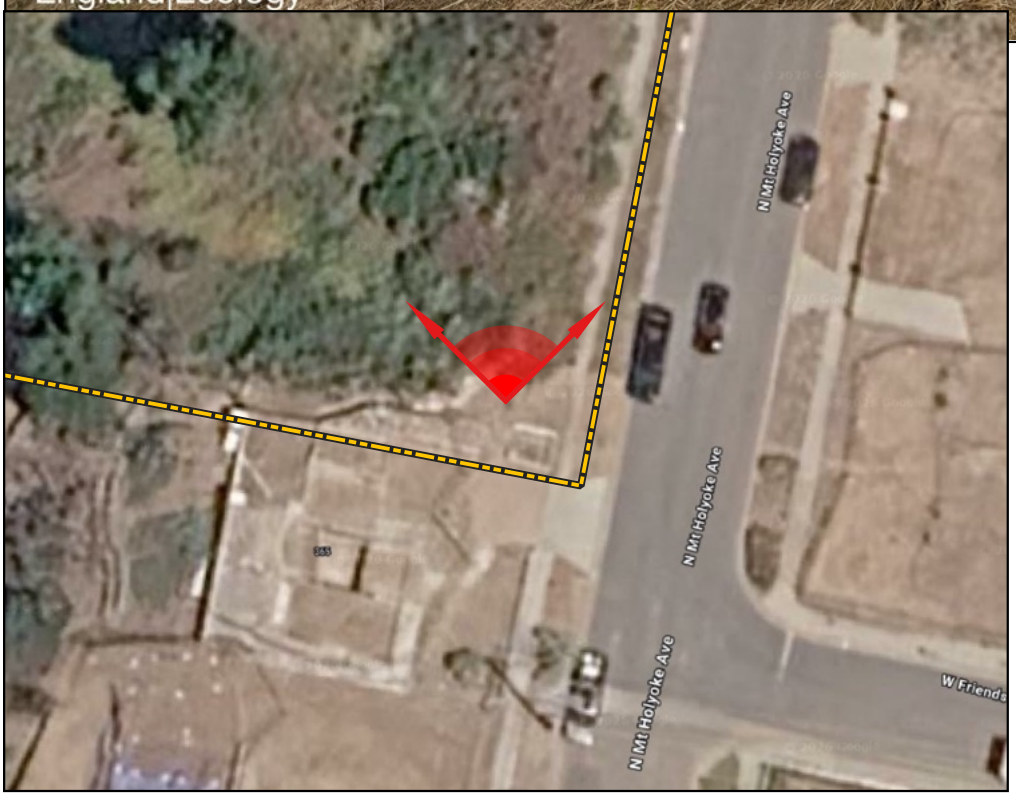




**Photo Direction**
North

**Photo Description**
Overview of slope along street.

# Photo Point 2367



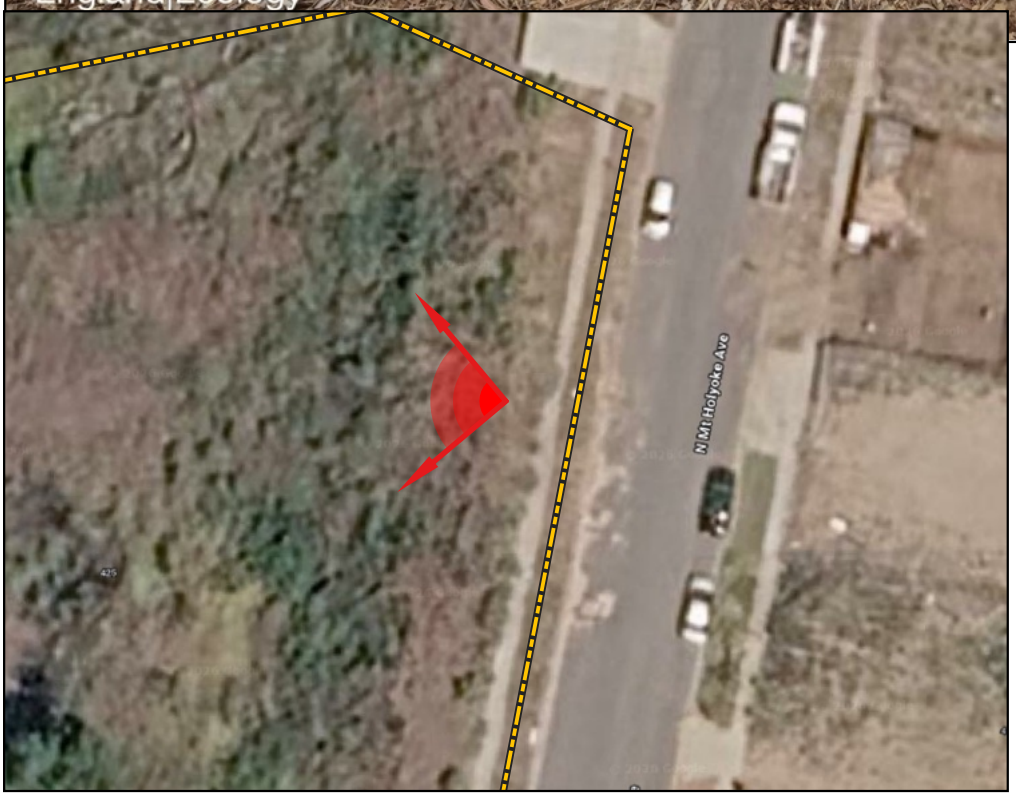




**Photo Direction**
West

**Photo Description**
North side of subject property.

# Photo Point 2368







**Photo Direction**
Southwest

**Photo Description**
View of subject property from northeast corner.

# Marcus C. England
## Principal Biologist

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




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## Summary


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


## Employment History

### Independent Consulting Biologist
dba England|Ecology (now England|Ecology, LLC)
Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present — Los Angeles, CA

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

### Director of Biological Resources
Bargas Environmental Consulting
Mar 2020 - Mar 2023 — Sacramento, CA

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

### Vice President
Bloom Biological
Jun 2011 - Oct 2016 — Santa Ana, CA

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

### Director of Biological Services
Natural Resource Consultants
Jun 2003 - Dec 2009 — Laguna Beach, CA
Write proposals, manage staff and biological data

- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

### Chief Ornithologist
Lamanai Field Research Center
Sep 1998 - Jun 2000 — Belize, Central America

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

## Permits

Recovery Permit TE-082233
US Fish and Wildlife Service
Jan 2005 - Present

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

Scientific Collecting Permit SC-11354
California Department of Fish & Wildlife
Jan 2010 - Present

## Expertise

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

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

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

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

## Education

B.Sc. in EEO Biology
The Ohio State University
Mar 1993 - Jun 1998

Management Development for Entrepreneurs
UCLA Anderson School of Management
Sep 2021 - Jan 2022

Certificate in Tropical Ornithology
Estación Biológica La Suerte, Costa Rica
Jun 1996 - Jul 1996



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

# Marcus C. England
# Selected Project History



## 2017 to Present

### Upper Westside Specific Plan | Upper Westside, LLC

Apr 2019 - Apr 2022
Sacramento County, California
Swainson's Hawk, Giant Gartersnake
PM, Surveyor, Author
Biological Resources Assessment

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

### Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

Jan 2019 - Dec 2019
Los Angeles County, California
Special Status Species, Wildlife Habitats, Impacts
PM, Surveyor, Author
Wildlife Management Plan

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

### Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

Jan 2018 - Dec 2019
Brookings, Oregon
Colonial Waterbirds, Marine Mammals, Spotted Owl
PM, Surveyor, Author
Wildlife Assessment

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

### Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

Jan 2017 - Jun 2017
Deschutes County, Oregon
Special Status Species, Bald and Golden Eagles
PM, Surveyor, Author
Wildlife Assessment

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

### Owyhee Roads Fuelbreak Project | US Bureau of Land Management

Jul 2017 - Oct 2017
Humboldt County, Nevada
Pygmy Rabbit
PM, Surveyor
Letter report, GIS data

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

## 2016 and Prior

### High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

Jan 2015 - Oct 2016
Los Angeles and Kern Counties, California
Swainson's Hawk, Golden Eagle
PM, Surveyor, Author, GIS
Biological Resources Letter Report

### Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

Jan 2016 - Oct 2016
San Bernardino National Forest, California
Golden Eagle
PM, Surveyor, Author
Biological Resources Letter Report

### Santa Clara River Riparian Surveys

Newhall Land

Jan 2010 - Oct 2016
Los Angeles and Ventura Counties, CA
Least Bell's Vireo, Southwestern Willow Flycatcher
PM, Surveyor, Author
Biological Resources Letter Report

### Montebello Hills Conservation & Development Project

Cook-Hill Properties

Jan 2007 - Dec 2009
Los Angeles County, California
California Gnatcatcher, Coastal Sage Scrub Restoration
PM, Surveyor, Author
Biological Resources Assessment, Biological Assessment

### Terranea Resort

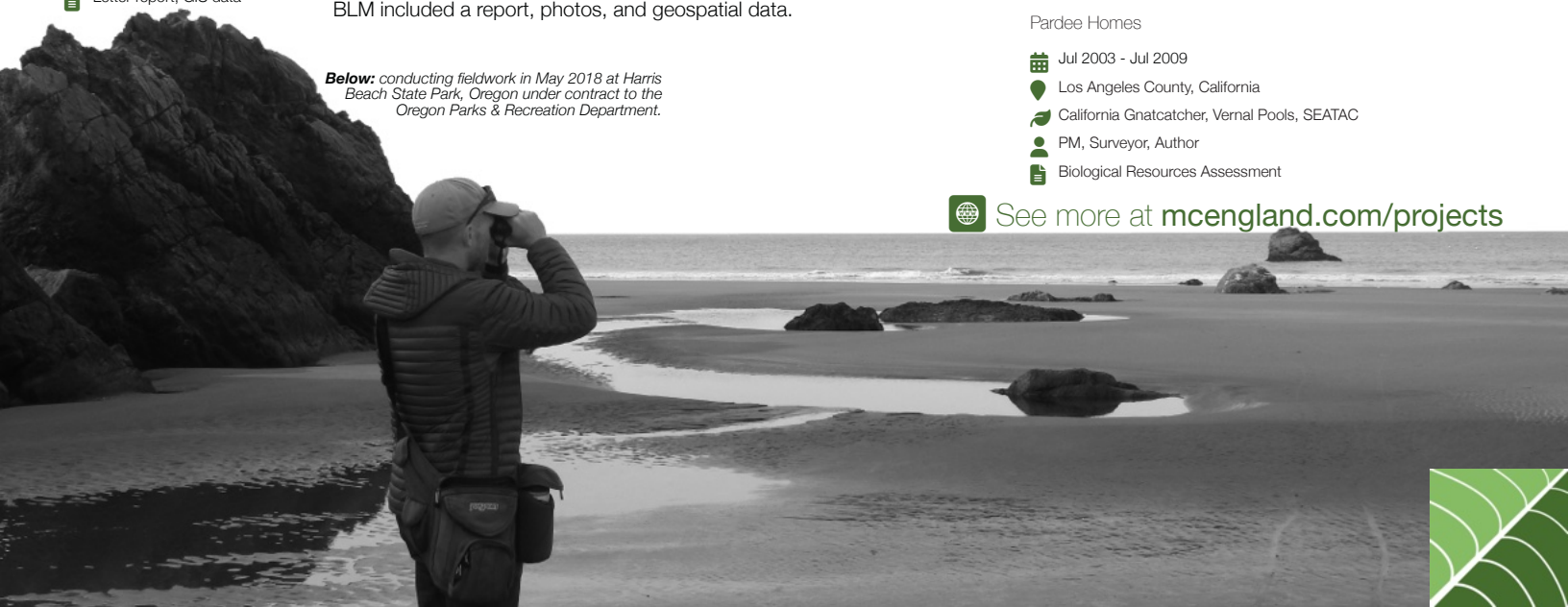
Long Point Development

Jan 2005 - Jul 2008
Los Angeles County, California
California Gnatcatcher, Coastal Sage Scrub Restoration
PM, Surveyor, Author
Biological Resources Assessment

### Skyline Ranch

Pardee Homes

Jul 2003 - Jul 2009
Los Angeles County, California
California Gnatcatcher, Vernal Pools, SEATAC
PM, Surveyor, Author
Biological Resources Assessment



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

See more at **mcengland.com/projects**