Biological Resources Report

447-469 Del Norte Street (AINs: 5451-023-017 and 5451-024-019 to 025)

updated January 2023

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Table of Contents

Figures

Appendices

Executive Summary

This report includes findings of a biological resources assessment conducted by South Environmental at 447-469 Del Norte Street in Los Angeles, California, which includes 0.84-acre project area on eight parcels (Assessors Identification Numbers [AIN]s: 5451-023-017 and 5451-024-019 to 025). The parcels are in an urban area and are subject to the Mount Washington/Glassell Park Specific Plan (City of Los Angeles 1993). This report assesses the potential impacts to sensitive or protected biological resources on the parcels and includes a discussion of potential for impacts (including a cumulative impacts analysis), and recommendations for avoiding or reducing impacts.

The proposed developments include 7 single family homes, one for each parcel, except 451 and 455 Del Norte Street are to be combined and a single home is proposed on the combined parcel. The developments will be accessed from Del Norte Street. The homes are being built and proposed by three different developers as follows:

1. Arroyo Homes LCC proposes to build a total of 2 single-family homes located at 447 and 451/455 Del Norte Street. Each home is approximately 2,000-square feet (sf) and includes a two-car garage.

2. Mutuo proposes to build a total of 4 single-family homes located at 457, 461, 465, and 467 Del Norte Street. Each home is approximately 2,100 sf and includes a two-car carport.

3. Owner/Builder proposes to build one single-family home located at 469 Del Norte Street that is approximately 2,100 sf and includes a two-car garage.

Based on the findings of a literature review and site survey the only plant community on the parcel is disturbed California walnut groves that do not meet the technical definition of a sensitive natural community due to a high percentage of non-native and landscaped species in the canopy and a high level of disturbance from fuel modification associated with surrounding developments.

Cooper's hawk (*Accipiter cooperii*), a state Watchlist species, is the only special-status species that has the potential to occur on the parcels and other special-status plants and animals are unlikely to occur due to the lack of native habitats and the high level of disturbance. However, Watchlist species are not considered rare, threatened, or endangered and are not afforded special regulatory protections beyond those for all nesting birds under the Migratory Bird Treaty Act, California Migratory Bird Protection Act, and the California Fish and Game Code. No impacts to

Cooper's hawk or nesting birds are expected to occur due the implementation of Mitigation Measure #1 that includes preconstruction nesting bird surveys and active nest avoidance buffers.

Three Protected Tree Reports, one for each developer, were prepared and the table below includes a summary of the protected trees and significant trees on the parcels and the anticipated impacts to those trees. On the project site there are 23 trees protected by the City of Los Angeles Protected Tree Ordinance, including 20 California black walnuts, one coast live oak, and 2 toyon; and 17 significant trees protected by the Mount Washington/Glassell Park Specific Plan.

Summary of Protected Tree Report Findings Per Developer

Developer	Protected Trees on Parcels	Protected Trees Removed	Protected Trees Encroached	Significant Trees on Parcels	Significant Trees Removed	Significant Trees Encroached
Arroyo Homes, LLC (447-455)	1	0	0	3	3	0
Mutuo (457-467)	19	16	2	15	12 (8 removed for safety)	0
Owner/Builder (469)	3	2	0	0	0	0
Total	**23**	**18**	**2**	**18**	**15**	**0**

To mitigate and reduce impacts to protected trees to a less than significant level Mitigation Measure #2 that includes permitting and replacement plantings is required to comply with the guidelines of the City of Los Angeles Protected Tree Ordinance and the significant tree protections in the Mount Washington/Glassell Park Specific Plan. Replacement plantings include a total of 60 California black walnuts, 4 coast live oaks, 8 toyon, and up to 15 significant trees.

Mitigation Measure #3 includes recommended protection measures for the walnut trees that will remain on the Mutuo project site and Mitigation Measure #4 includes general tree protection measures specifically for the Mutuo project that would be applied where relevant, but would be superseded by the specific measures in Mitigation Measure #3. These measures include protective and perimeter fencing, monitoring by a project arborist, landscaping and pruning guidelines, and general best management practices for construction around trees.

Based on the analysis in this report, the proposed development of seven single family homes on Del Norte Street would not result in a significant cumulative impact to biological resources in the Mount Washington area because of the high level of disturbance minimizing the quality of habitats that will be removed and the implementation of mitigation measures for avoiding and mitigating impacts to nesting birds and protected and significant trees.

1. Introduction

This report includes findings of a biological resources assessment conducted by South Environmental at 447-469 Del Norte Street in Los Angeles, California, which includes 0.84-acre project area on eight parcels (Assessors Identification Numbers [AIN]s: 5451-023-017 and 5451-024-019 to 025). The development of 7 single-family residences on the parcels has been proposed. The parcels are subject to the Mount Washington/Glassell Park Specific Plan (City of Los Angeles 1993). The proposed development has the potential to impact native and significant trees protected by the Specific Plan. In addition, the Los Angeles Planning Department has requested an analysis of potential cumulative impacts of the proposed developments. The purpose of this report is to assess the potential cumulative impacts to sensitive or protected biological resources on the parcels, and the scope of this report includes a description of the parcels and proposed development, methods, environmental setting, assessment of the potential for special-status or protected biological resources to occur, a description of the regulatory setting as it pertains to biological resources, a discussion of potential for impacts (including a cumulative impacts analysis), and recommendations for avoiding or reducing impacts. In this report, the eight parcels proposed for development will collectively be referred to as the survey area.

1.1 Project Description

Location and Setting

As shown in Figure 1 below, the survey area (parcels and a 100-foot buffer) is in the Mount Washington Community in the City of Los Angeles, California approximately 0.5-mile north and west of Highway 110 (Pasadena Freeway) and 1-mile east of the Los Angeles River at 447, 451, 455, 457, 461, 465, 467, and 469 Del Norte Street. The project is within the U.S. Geological Survey (USGS) Los Angeles 7.5" topographical quad, and within Section 11 of Township 01 South (01S) and Range 13 West (13W).

According to the Los Angeles County Department of Regional Planning Land Use and Zoning online GIS portal, the parcels are zoned as R1-1 One-Family Zone. As shown in Figure 2 the parcels are within an urban area and surrounded by single family houses. There is no existing development within the project area, however, it is subject to Los Angeles Fire Department fuel modification. Photographs of the survey area are attached in Appendix A.

Source: ESRI Topographic Basemap 2020

447-467 Del Norte

Figure 1. Regional Location

SOUTH ENVIRONMENTAL

Source: BING Aerial Basemap 2020

447-469 Del Norte

Figure 2. Project Vicinity and Survey Area

SOUTH ENVIRONMENTAL

Proposed Development

As shown in Figure 3, the proposed developments include 7 single family homes, one for each parcel, except 451 and 455 Del Norte Street are to be combined and a single home is proposed on the combined parcel. The developments will be accessed from Del Norte Street. The homes are being built and proposed by three different developers as follows:

4. Arroyo Homes LCC proposes to build a total of 2 single-family homes located at 447 and 451/455 Del Norte Street. Each home is approximately 2,000-square feet (sf) and includes a two-car garage.

5. Mutuo proposes to build a total of 4 single-family homes located at 457, 461, 465, and 467 Del Norte Street. Each home is approximately 2,100 sf and includes a two-car carport.

6. Owner/Builder proposes to build one single-family home located at 469 Del Norte Street that is approximately 2,100 sf and includes a two-car garage.

During construction the project area will be accessed from Del Norte Street and Avenue 37 at the eastern edge where materials staging and parking are proposed (see Figure 3). Site plans are attached in Appendix B.

Construction Schedule

It is anticipated that construction of the projects would be continuous for up to 14-months once mobilized. The projects would occur in the following phases:

1. Light grading and site security at the entrance and staging area off Avenue 37. Parking and staging in the staging area.
2. Drill piles, rebar and concrete for driveway bridges. Parking and staging continues in proposed staging area.
3. Drill piles, rebar and concrete for foundations. Parking and staging continues in proposed staging area and also occurs on the driveway bridges for each property.
4. Framing and set modular units. Parking and staging continues in proposed staging area and on the driveway bridges for each property.

1.2 Methodology

This assessment is based on information compiled through field reconnaissance and a review of appropriate reference materials and literature regarding the sensitivity and/or rarity of biological resources of the region.

Source: BING Aerial Basemap 2020

447-469 Del Norte

Figure 3. Proposed Development

SOUTH ENVIRONMENTAL

Literature Review

The assessment of the parcels began with a review of literature relating to the biological resources that are known to occur near the survey area that included the following resources:

- The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database was reviewed to identify special-status plants, animals, and natural communities that have previously recorded in the United States Geologic Service (USGS) Los Angeles 7.5" quad that the project site is located within, and the eight surrounding USGS 7.5" quads: Burbank, Pasadena, Mount Wilson, Hollywood, El Monte, Inglewood, South Gate, and Whittier (CDFW 2020a).
- CDFW California Wildlife Habitat Relationships (CWHR) life history accounts and range maps (CDFW 2020b)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2020a)
- USFWS Designated and Proposed Critical Habitat GIS data (USFWS 2020b)
- California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants of California (CNPS 2020a).
- Bird species protected by the Migratory Bird Treaty Act (MBTA)
- US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soils Database (USDA 2020)
- National Hydrography Dataset (USGS 2020)
- National Wetlands Inventory (USFWS 2020c)
- California Protected Areas Database (CPAD 2020)
- LA CEQA Thresholds Guide (City of Los Angeles 2006)
- South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection (Penrod et al. 2006)
- Arborist Reports prepared for each of the three developers projects (Appendix C)

Field Reconnaissance

South Environmental biologist Matthew South conducted a field reconnaissance on January 13, 2020 to record plants and animals observed on the site, characterize and map plant communities according to A Manual of California Vegetation Online (CNPS 2020b), and identify other locally significant resources such as native trees. A formal jurisdictional delineation of "waters of the U.S." and or wetlands was not conducted; however, a primary investigation of potential jurisdictional features was conducted during the reconnaissance.

2. Environmental Setting

The survey area is on a steep slope in Mount Washington at an approximate elevation of 450 feet above mean sea level in the east near West Avenue 37 and approximately 550 feet above mean sea level in the northwest corner on Del Norte Street.

2.1 Soils

According to the USDA NRCS Soils Database (USDA 2020) the only soil that occurs on in the survey area is **Counterfeit-Nacimiento, warm-Urban land association, 20 to 55 percent slopes**. This soil is an upland soil type found on hills, hillslope terraces, and hillslopes that is well drained to somewhat poorly drained with very high runoff.

2.2 Plant Communities

Disturbed California Walnut Groves

Disturbed California walnut groves (*Juglans californica* Woodland Alliance as described by The Manual of California Vegetation Online) is the only plant community that occurs in the project area. The Manual describes this community as trees less than 15-meters tall with an open to continuous canopy, a shrub layer that is sparse to intermittent, and an herbaceous layer that is sparse or grassy. The membership rules for this alliance include California black walnut (*Juglans californica*) with a greater than 50% relative cover in the tree canopy or greater than 30% relative cover with coast live oak (*Quercus agrifolia*) present. The corresponding CalVeg community is characterized as Black Walnut.

On the project site this community consists of a dense to open tree canopy dominated by southern California black walnut that makes up approximately 25% of the relative canopy cover, with one toyon (*Heteromeles arbutifolia*) and one coast live oak. While this does not satisfy the membership rules from the Manual (described above) there are remnants of this community that have been highly disturbed and severely degraded due to the surrounding development, fuel modification, and dominance of non-native, invasive, and landscaping plants. Non-native trees in the project area include California pepper (*Schinus molle*), Canary Island date palm (*Phoenix canariensis*), tree of heaven (*Ailanthus altissima*), blue gum (*Eucalyptus globulus*), Victorian box (*Pittosporum undulatum*), and Shamel ash (*Fraxinus uhdei*). The understory of the woodland is entirely disturbed by fuel modification and is dominated by non-native grasses that were not in flower at the time of the survey (likely *Bromus* and/or *Avena* spp.), fountain grass (*Pennisetum setaceum*), short podded mustard (*Hirschfeldia encana*), several scattered landscaping succulents, and patches of giant reed (*Arundo donax*) and various landscaping plants were common.

Developed

Developed areas occur within the 100-foot buffer survey area surrounding the project site and consist of single-family homes, roads such as Del Norte Street and Avenue 37, and landscaped yards.

2.3 Wildlife

Due to the high level of development in the survey area it is expected that only wildlife adapted to urban areas would occur. Common birds were the only wildlife observed during the reconnaissance and include red-tailed hawk (*Buteo jamaicensis*), black phoebe (*Sayornis nigricans*), and California towhee (*Melozone crissalis*) and many other common bird species are anticipated to occur on the parcel. Other common urban wildlife expected to occur on the parcel includes Great Basin fence lizard (*Sceloporus occidentalis longipes*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and striped skunk (*Mephitis mephitis*), and many other common urban species.

2.4 Special-Status Species

The project site is not within any designated or proposed USFWS Critical Habitat units (USFWS 2020) and no special-status species have been recorded there previously. According to the analysis presented in Appendix C there are 109 special-status species known to occur in the region, including 68-plants and 41-animals. Due to the lack of native habitats and the high level of disturbance from invasive and landscaped plants, fuel modification, and surrounding developments no special-status plants are expected to occur on the project site and Cooper's hawk (*Accipiter cooperii*) is the only special-status animal expected to occur.

Cooper's hawk is on the CDFW Watchlist and nests in both urban and native woodlands and forests. This species is found in a variety of woodland settings and nests in large trees and prefers riparian areas. This species is recorded to eBird in various areas throughout Mount Washington. The trees on the project site provide suitable nesting habitat for this species.

2.5 Sensitive Natural Communities

CDFW 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* defines sensitive natural communities as those that are "of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." CDFW considers a natural community sensitive if it has a Global or State rarity rank of 1-3, which includes communities that are vulnerable (G3/S3), imperiled (G2/S2), and critically imperiled (G1/S1). CDFW uses the alliances and groups described in the

Manual of California Vegetation Online to characterize California's natural communities, and provides the California Natural Communities List online (most current is dated September 9, 2020) to list the current global and state rarity rank for each natural community characterized in the Manual.

California walnut groves (*Juglans californica* woodland alliance) as described by the Manual has a Global and State rarity rank of 3 and is therefore considered a sensitive natural community. However, the California walnut groves on the project site are not considered a sensitive natural community. As described in Section 2.2 above, the California walnut groves on the project site do not meet the Manual's alliance membership rules necessary to be characterized as a sensitive natural community. The walnut trees on the project site are only approximately 25% of the relative canopy cover on the project site, which is below the membership threshold of greater than 30% relative cover. Fuel modification is required by the fire department within 100-feet of homes and other buildings. The project parcels are surrounded by homes in every direction and fuel modification zones entirely overlap the parcels. The level of disturbance from invasive and non-native plants, surrounding developments, and fuel modification reduces the quality of the habitat for animals and plants and as a result the project site is unable to support the natural community (plants and animals) typically associated with California walnut woodlands.

2.6 Protected Trees

Three Protected Tree Reports, one for each developer, were prepared for the project area and they are included as Appendix D. Table 1 below is a summary of the protected trees and significant trees on the parcels and the anticipated impacts to those trees per the individual tree reports. On the project site there are 23 trees protected by the City of Los Angeles Protected Tree Ordinance (described in Section 3.1), including 20 California black walnuts, one coast live oak, and 2 toyon; and 17 significant trees protected by the Mount Washington/Glassell Park Specific Plan (described in Section 3.1). Table 2 below includes a summary of protected trees on the Mutuo project site that is included and updated per the comments from lead agency.

Table 1. Summary of Protected Tree Report Findings Per Developer

Developer	Protected Trees on Parcels	Protected Trees Removed	Protected Trees Encroached	Significant Trees on Parcels	Significant Trees Removed	Significant Trees Encroached
Arroyo Homes, LLC (447-455)	1	0	0	3	3	0
Mutuo (457-467)	19	16	2	15	12 (8 removed for safety)	0
Owner/Builder (469)	3	2	0	0	0	0
Total	**23**	**18**	**2**	**18**	**15**	**0**

Table 2. Summary of Protected Trees Identified in Mutuo Protected Tree Report (457-467 Del Norte)

ID#	Common Name	Latin Name	DBH (in.)	Health	Impact	Reason
1	California black walnut	*Juglans californica*	20	Good	Remove	Located SW portion 461 Del Norte at proposed carport. Location prevents reasonable development of the property.
2	California black walnut	*Juglans californica*	10,9,3	Good	Remove	Located center of 461 Del Norte at proposed entrance terrace. Location prevents reasonable development of the property.
3	Toyon	*Heteromeles arbutifolia*	7,6	Very Poor	Remove	Located NW portion of 457 Del Norte at Carport. Location prevents reasonable development of the property.
4	California black walnut	*Juglans californica*	8,5	Poor	Remove	Located SW portion 457 Del Norte at proposed carport. Location prevents reasonable development of the property.
5	California black walnut	*Juglans californica*	8	Fair	Remove	Located center of 457 Del Norte, canopy within building footprint. Location prevents reasonable development of the property.
7	coast live oak	*Quercus agrifolia*	12	Good	Remove	Located center of 457 Del Norte, canopy within building footprint. Location prevents reasonable development of the property.
8	California black walnut	*Juglans californica*	8,5@3'	Fair	Remove	Located center of 461 Del Norte in building footprint. Location prevents reasonable development of the property.
9	California black walnut	*Juglans californica*	14@3'	Fair	Remove	Located center of 457 Del Norte in building footprint. Location prevents reasonable development of the property.
op14	California black walnut	*Juglans californica*	19.5@2'	Fair	Remain	Located off property NE of 457 Del Norte, away from proposed construction.
22	California black walnut	*Juglans californica*	7,5,4	Very Poor	Remain	Located NE portion 467 Del Norte outside of the proposed construction area.
23	California black walnut	*Juglans californica*	8,6,6,6	Fair	Remain	Located NE portion 461 Del Norte outside of the proposed construction area.
24	California black walnut	*Juglans californica*	6.5	Fair	Remove	Located center of 465 Del Norte within 2-feet of building footprint. Location prevents reasonable development of the property.

ID#	Common Name	Latin Name	DBH (in.)	Health	Impact	Reason
27	California black walnut	*Juglans californica*	5,5	Poor	Remain	Located NE portion 467 Del Norte outside of the proposed construction area.
32	California black walnut	*Juglans californica*	Stump sprouts	Fair	Remove	Located center of 467 Del Norte at proposed building entrance. Location prevents reasonable development of the property.
33	California black walnut	*Juglans californica*	8.5	Fair	Remove	Located at SW portion of 467 Del Norte at entrance bridge. Location prevents reasonable development of the property.
34	California black walnut	*Juglans californica*	8,8@3'	Fair	Remove	Located at SW portion of 467 Del Norte at proposed carport. Location prevents reasonable development of the property.
35	California black walnut	*Juglans californica*	7.5,6	Fair	Remove	Located at SW portion of 467 Del Norte at proposed carport. Location prevents reasonable development of the property.
op36	California black walnut	*Juglans californica*	11,11@4'	Very Poor	Encroach	Located off property to W of 467 Del Norte. Will be pruned during the project but will remain in place.
op37	California black walnut	*Juglans californica*	7,6@3'	Fair	Encroach	Located off property to W of 467 Del Norte. Will be pruned during the project but will remain in place.
38	California black walnut	*Juglans californica*	1,1,1,1+	Good	Remove	Located to W of 467 Del Norte at carport. Location prevents reasonable development of the property.
39	California black walnut	*Juglans californica*	1,1,1,1+	Good	Remove	Located to W of 467 Del Norte at carport. Location prevents reasonable development of the property.
40	Toyon	*Heteromeles arbutifolia*	4	Fair	Remove	Located to SW of 467 Del Norte in building footprint. Location prevents reasonable development of the property.

2.7 Jurisdictional Features

There are no drainages, streams, or wetlands in the survey area, it is an upland habitat with non-hydric soils and largely upland vegetation. No jurisdictional features occur in the survey area or adjacent areas.

2.8 Wildlife Movement Corridors and Habitat Linkages

The project site is within an urban area that is isolated from other natural space and does not provide habitat linkages or movement opportunities for wildlife. The nearest open space and undeveloped habitats are Elyria Canyon Park 0.66-mile northeast of the project site, Ernest B. Debs Regional Park 0.9-mile east, and undeveloped private land on Mount Washington peak west of Avenue 37 approximately 1,000-feet to the northwest of the project site. The project site is not within an important habitat linkage as defined by the South Coast Missing Linkages Project (SC Wildlands 2008 and Penrod et al. 2006). The survey area is not used as a movement corridor or habitat linkage due to the lack of high-quality native habitats, prevalence of invasive and non-native plants, and isolated, urban nature of the survey area.

3. Impact Analysis

For the purposes of this report, impacts to protected biological resources are analyzed within the context of the regulatory setting. Below is an overview of the federal, state, and local regulations pertaining to protected biological resources that occur on the parcel (protected trees and nesting birds), and an analysis of impacts to those resources from the proposed development.

3.1 Regulatory Setting

Federal Regulations

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

California Regulations

State of California Fish and Game Code Section 3500

Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order 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 this code or any regulation adopted pursuant thereto." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.

California Migratory Bird Protection Act

The California Migratory Bird Protect Act (MBPA) was enacted in September 2019 to reinforce the MBTA at the state level. The Act states:

- "It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2017, any additional migratory nongame bird that may be designated in that federal act after that date, or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2017, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code." This section is inactive on January 20, 2025 and the following language below will be adopted.

- "It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.), or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act." This section is operative starting on January 20, 2025.

Local Regulations

City of Los Angeles Protected Tree Ordinance

The City of Los Angeles Protected Tree Ordinance states that no protected tree shall be relocated or removed (including damage that leads to death) without a permit. Protected trees include the following native tree species which measure four-inches or more in cumulative trunk diameter, when measured four and one-half feet above the ground level at the base of the tree:

- Indigenous oak trees in the genus Quercus except for scrub oak (*Quercus dumosa*).
- southern California black walnut (*Juglans californica* var *californica*)
- western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Toyon (*Heteromeles arbutifolia*)
- Elderberry (*Sambucus nigra*)

Mount Washington/Glassell Park Specific Plan

The Mount Washington and Glassell Park Specific Plan recognizes the "community is characterized by distinctive hills and canyons; mature and native vegetation and wildlife habitats; natural open

space and panoramic vistas; and pedestrian walking trails opportunities, all worthy of preservation".

The Specific Plan also has provisions for removal of native or significant trees (non-native trees) if removal of the trees is either necessary because it prevents the reasonable development of the property; and would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated. In addition, permits are required for removal, relocation, or if the construction, including utilities trenching, is within the dripline of native or significant trees. Native trees are those that are protected by the City of LA Ordinance described above and significant trees include "any tree which measures 12-inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35-feet in height". Approval of relocation or removal of native or significant trees is subject to review and approval of the Director of Planning, or his or her designee.

3.2 Impacts and Recommendations

Special-Status Species and Natural Communities

Based on the Analysis in this report, Cooper's hawk is the only special-status species that has potential to occur on the project site because it frequently is found in urbanized woodlands. Cooper's hawk is a watchlist species and is not considered rare, threatened, or endangered, and is therefore afforded no additional protection beyond those afforded to nesting birds in the MBTA, MBPA, and the Fish and Game Code. However, the habitat on the site is not the preferred riparian natural woodlands that Cooper's hawk would typically be associated with and the loss of approximately 0.5-acre of disturbed woodlands would not be a significant reduction in habitat for this species. Therefore, no significant impacts to Cooper's hawk are anticipated by the project. No special-status natural communities occur on the project area and therefore no impacts would occur.

Nesting Birds

The proposed development would require removal of trees that provide potential nesting habitat for birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration has the potential to disturb an active bird nest to the point of failure if the nests is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To

avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required as described in Regulatory Compliance Measure #1 below.

Regulatory Compliance Measure #1: Preconstruction Nesting Bird Survey

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 31).

- If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 1 – August 31) a preconstruction survey for nesting birds should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The survey area should include the project site and suitable habitat within a 300-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.

- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

Protected Trees

According to the analysis in the tree reports in Appendix D and summarized in Table 1 in Section 2.6 the following impacts to native trees protected by the City of Los Angeles Protected Tree Ordinance and significant trees protected by the Mount Washington/Glassell Park Specific Plan will result from the project:

- The proposed developments on 447, 451, and 455 Del Norte will result in the removal of two significant trees, one eucalyptus (unknown species which was already removed) and one California pepper tree. These trees will be replaced with the same species at a 1:1 ratio for a total of 2 replacement trees.

- The proposed developments on 457, 461, 465, and 467 Del Norte Street would result in removal of one protected coast live oak, eleven protected southern California black walnuts, one non-protected southern California black walnut stump, and up to 11 significant trees. A total of 3 significant trees were recommended for removal by the project arborist for safety concerns. The project will also result in minor encroachment of

two other walnuts on adjacent properties, and trees will remain in place following construction. The protected trees (coast live oak and California black walnut) will be replaced at a 4:1 ratio for a total of 44 California black walnut (15-gallon container or largest available) and 4 coast live oak replacement trees sized at 24-inch box. The significant trees will be replaced with the same species at a 1:1 ratio for a total of up to 8 replacement trees.

- The proposed development on 469 Del Norte Street would result in the removal of two protected California black walnuts. These trees will be replaced at a 4:1 ratio for a total of 8 replacement California black walnuts. No significant trees will be impacted.

To mitigate and reduce impacts to protected trees to a less than significant level Regulatory Compliance Measure #2 below is required to comply with the guidelines of the City of Los Angeles Protected Tree Ordinance and the significant tree protections in the Mount Washington/Glassell Park Specific Plan. It should be noted that the Specific Plan is more restrictive and thus supersedes certain components of the Protected Tree Ordinance. Mitigation Measure #3 below includes recommended protection measures for the walnut trees that will remain on the Mutuo project site described in the tree reports attached in Appendix D. Mitigation Measure #4 includes general tree protection measures specifically for the Mutuo project that would be applied where relevant, but would be superseded by the specific measures in Mitigation Measure #3.

Regulatory Compliance Measure #2: Protected and Significant Tree Permitting and Replacement Plantings

- Prior to construction of the proposed developments tree permits should be obtained for the removal and encroachment of protected trees.

- Protected trees (California black walnut and coast live oak protected by the City of Los Angeles Protected Tree Ordinance) that are removed during the project will be replaced with the same species at a 4:1 ratio and Significant trees protected by the Mount Washington/Glassell Park Specific Plan will be replaced with the same species at a 1:1 ratio.

- Replacement trees shall have a minimum trunk diameter of two inches and a height of eight feet at the time of planting. Each replacement tree planted on a slope shall be a minimum of 15 gallons in size. Replacement trees on substantially level grades shall be no smaller in diameter, measured 12 inches above the ground, than the trees removed, except that no trees larger than 24-inch box size shall be required.

Mitigation Measure #3: Preservation of Remaining Walnut Trees on the Mutuo Project Site Only

- The project applicant will ensure that all contractors have read and are familiar with the requirements laid out in these tree protection measures. A copy of the most recent arborist report and the Protected Tree Plan shall be kept on site at all times. It is the contractors' responsibility to become familiar with all tree protection measures described below and to adhere to them as they apply to their portion of the work.
- There are certain situations where a Project Arborist is required to be on-site. It is the applicant's responsibility to contract and notify the Project Arborist when those milestones requiring arborist presence are reached.
- The Project Arborist will be notified at least 48 hours before:
    - the property is to be cleared or graded;
    - any digging, excavating, trenching, or building within the canopy dripline of any protected tree commences;
    - any pruning of any protected tree's canopy or roots takes place;
    - commencement of any other activity within the canopy dripline of an protected tree.
- Protective fencing shall be installed as shown on the Protected Tree Plan. The Project Arborist shall inspect all protective fencing prior to any work commencing on the site.
- If it is done properly, protective fencing around trees in construction zones is the best possible means of minimizing impacts related to construction. Protective fencing shall be installed prior to demolition, grubbing, and grading activities. Fencing will be chain-link, at least 5 feet high, and held in place by steel stakes driven directly into the ground. Gates will be installed as required for operational access, but shall not be utilized for construction activities. All protective fencing shall remain intact until construction is completed.
- No workers shall enter the fenced protection zones. No storage, waste disposal, equipment cleanout, outhouse, or vehicle parking will be allowed within the fenced areas. The purpose is to keep the tree's root zone area free from any disturbance of any sort throughout the period of construction activity.
- Additional activities, such landscaping and irrigation trenching, may encroach into the fenced area in some cases. If this is unavoidable, the below listed guidelines to

minimize their impacts will be strictly adhered to. The prevention of soil compaction is the greatest benefit from fencing.

- The construction of the carport on lot 21 will require the removal of some of the limbs on trees OP36 and OP37. Limbs should not be cut back beyond the property line. Pruning work should be done by a competent ISA Certified Arborist, following ANSI A-300 pruning standards, and under the oversight of the Project Arborist.
- Perimeter fencing can damage tree roots excessively and is an impact that is often overlooked. The following guidelines apply:
    - If a wall or fence requiring a continuous footing is being built on the property line, it shall stop at least 10 feet from any protected tree trunk. Where the fencing will pass within 10 feet of any protected tree, that section shall be installed as a post-inconcrete type of construction, rather than continuous footing. Typically, this means that there will be panels of fence near the trees that are wrought iron, wooden, chain link, or other types of construction not requiring a continuous footing.
    - In these sections, post-holes shall be no wider than fourteen inches, and shall be dug manually. While digging, if any roots from protected trees that are two-inches in diameter or larger are encountered, the post-hole shall be moved to avoid the root.
- When designing project landscaping around existing mature walnut tree, the following guidelines should be followed:
    - No planting of any type, irrigation, or irrigation overspray shall occur within ten feet of any trunk;
    - Only drought tolerant or native plants shall be planted within twenty feet of any trunk;
    - No lawn or groundcover requiring frequent irrigation shall be planted within the dripline of any trunk;
    - Three to four inches of organic mulch should be maintained within twenty feet of all trunks;
    - Underground irrigation lines should be kept out of the tree dripline to the extent possible, and should be installed (when they are necessary within the dripline) without doing any root damage to the roots. Irrigation trenching shall be done using hand tools only.

Mitigation Measure #4: General Tree Protection Measures on the Mutuo Project Site Only

- All work conducted in the ground within the root protection zone of any protected tree should be accomplished with hand tools only. The root protection zone is defined as the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy.
- Where structural footings are required and major roots will be impacted, the footing depth should be reduced to 12". This may require additional "rebar" for added strength. An alternative would involve bridging footings over roots and covering each root with plastic cloth and 2-4" of Styrofoam matting before pouring concrete.
- Any required trenching which has multiple trench path options should be routed in such a manner to minimize root damage. Radial trenching is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or perpendicular to them. Whenever possible trenching should work around roots rather than cutting them. Place pipes and cables below uncut roots, and utilize the same trench for as many utilities as possible.
- "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of the tree above natural grade.
- In areas where grade will be lowered, or where footings will be dug, some root cutting may be unavoidable. Cuts should be made cleanly with a sharp saw or pruning tool, far enough behind the damage that all split and cracked root portions are removed. The cut should be made at right angles to the root so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.
- When removing pavement, as little disruption of soil as necessary should be attempted.
- Pruning should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Pruning oaks excessively is harmful to them. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no “flush cuts”), and cuts should be made in such a way as to prevent the tearing of bark from the tree. All pruning should be done in accordance with ANSI A300 pruning standards. No pruning wound treatment (e.g. “Tree Seal”) should be applied.
- To minimize soil compaction, keep all activity and traffic to a minimum within the root protection zone.

- It is important that the root protection zone not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within the root protection zone.
- In general, it is best to minimize the amount of environmental change which trees will be subjected to. This includes drastic changes in watering practices from historic conditions, including drastic increases as well as decreases in the amount or frequency of water applied.
- Care should be exercised not to allow equipment to physically damage the tree's trunk, root crown, or lower scaffold branches during construction. This includes but is not limited to 1) impact damage by scrapers, buckets, or hoes; or 2) damage by tires, wheels, or tracks from operating in close proximity to trees.

Cumulative Impacts Analysis

The survey area is highly disturbed by fuel modification and invasive and non-native plants and lacks quality native habitats that most native wildlife prefers. Therefore, the habitat that would be lost on the survey area is of low quality. The native walnut and oak trees are significant resources and recommended mitigation and replacement plantings will compensate for the loss of these trees and reduce the impacts to less than significant. The development of 0.84-acre of disturbed habitats is not significant because it is in an urbanized area surrounded by existing developments and lacks connectivity with native habitats or open spaces described in Section 2.8, and would not restrict movement of wildlife or develop areas used for recreation. Based on the analysis above, the proposed development of seven single family homes on Del Norte Street would not result in a significant cumulative impact to biological resources in the Mount Washington area.

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Appendix A:
Photograph Exhibit

Image 1: Depicts the disturbed walnut woodlands in the center of the survey area. Photo taken from the north-central portion of the survey area facing southeast.

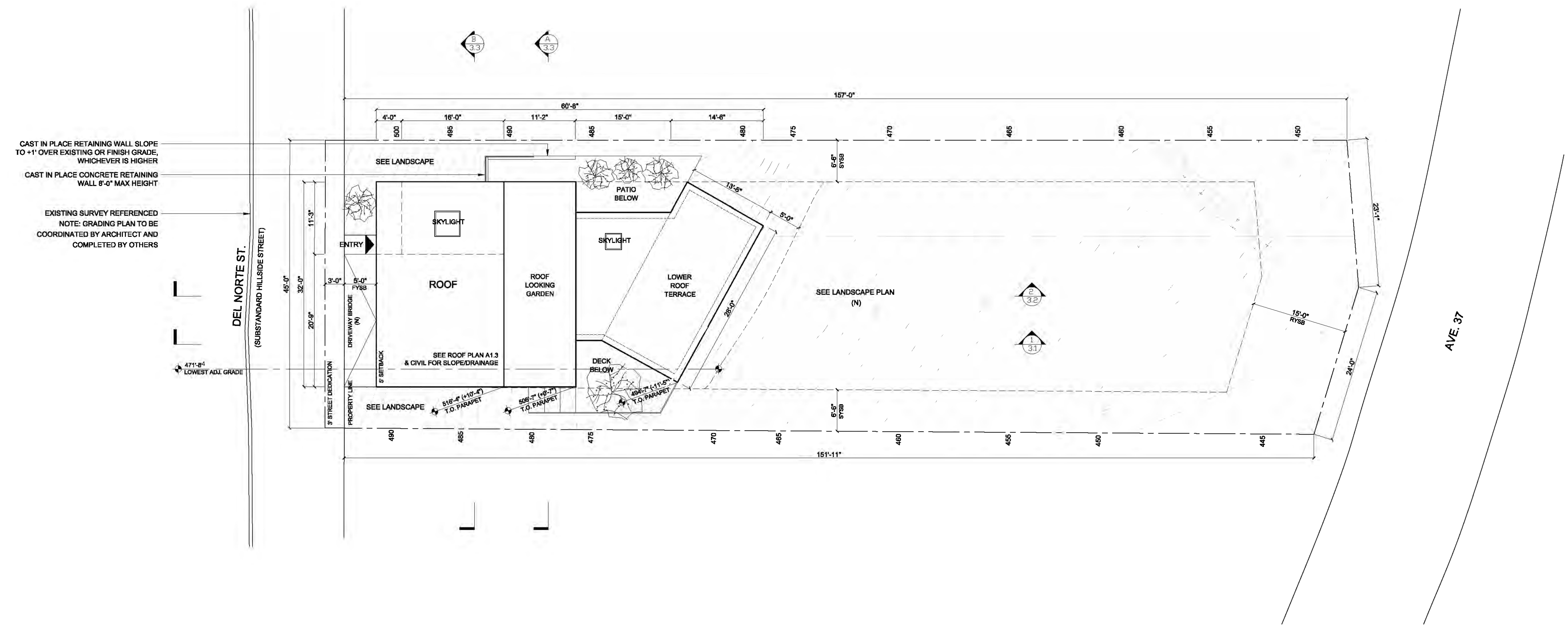
Image 2: Depicts succulents and other non-native understory plants and adjacent urban area in the distance. Photo taken from north-central portion of the survey area facing northeast.

Image 3: Depicts the trees on 469 Del Norte and the northern adjacent residence. Photo taken from north-central portion of the survey area facing west.

Image 4: Depicts the non-native grasses, giant reed, and other understory plants. Photo taken from the southern portion of the survey area facing east.

Image 5: Depicts non-native grasses and fountain grass in the open canopy portion of the woodland in the southern corner of the survey area. Photo taken facing south.

Appendix B:
Site Plans



DEL NORTE HOUSE

447 DEL NORTE STREET, LOS ANGELES, CA 90065

SCALE: 1/8"=1'-0"
DRAWN: SV
DATE: 02/01/2018

ISSUED FOR

DATE	REMARKS

OWNER:
ARROYO HOMES, LLC
11740 WILSHIRE BLVD. A1908
LOS ANGELES, CA 90025
T: 424.273.1932
E: RICHARD@FORTIS17.COM

LEGAL INFO:

APN: 5451024019	APN: 5451024020
TRACT: NORTON	TRACT: NORTON
BLOCK: D	BLOCK: D
LOT: 15	LOT: 16
MAP: M R 14-73	MAP: M R 14-73

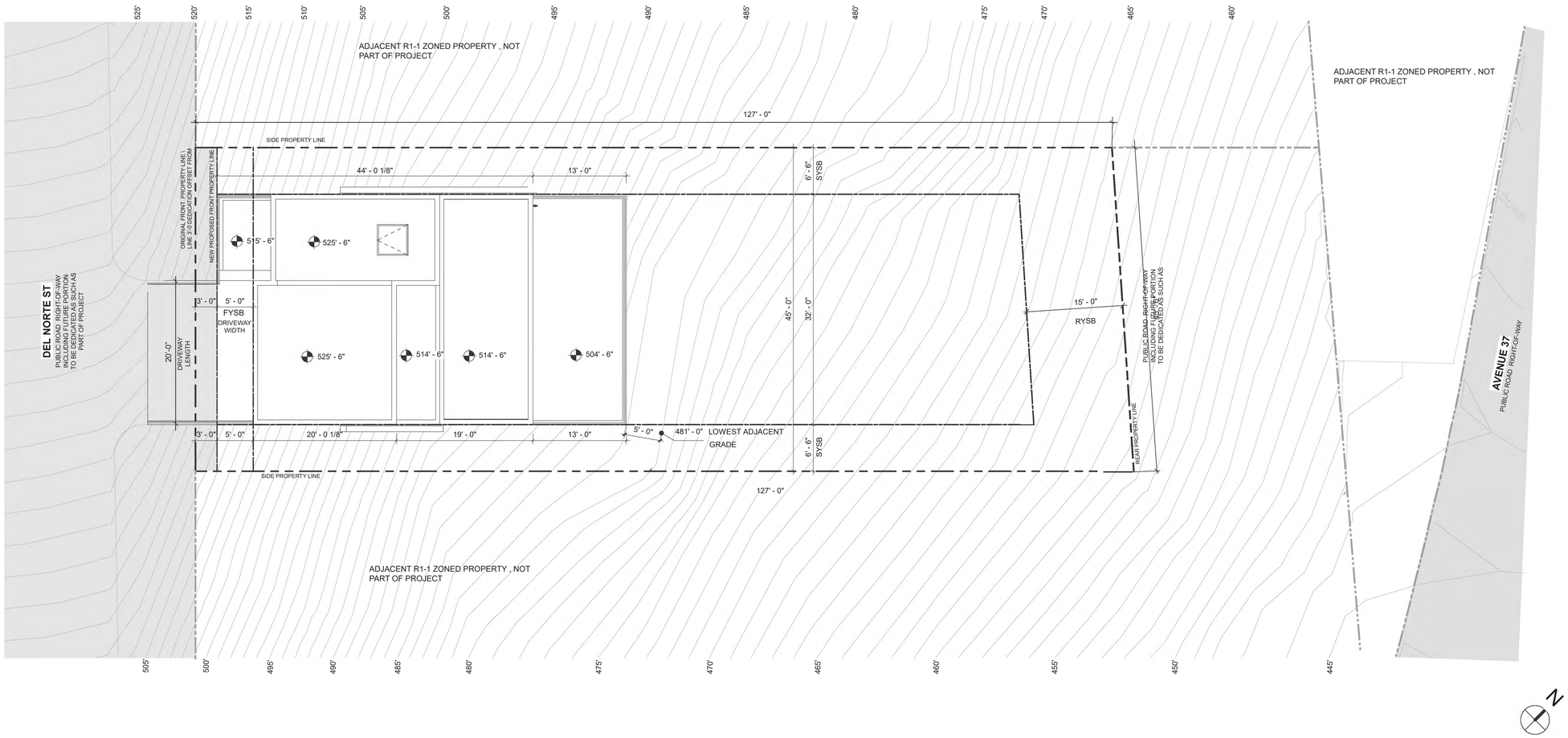
LICENSED ARCHITECT
JENNIFER R. MARMON
No. C32219
08 31 2019
RENEWAL DATE
STATE OF CALIFORNIA

PAR
2404 WILSHIRE BLVD
SUITE 9E
LOS ANGELES, CA 90057
323-525-0990
INFO@P-AR.COM

PHASE 4 75%

SITE PLAN

A1.0



SITE PLAN | 1/8" = 1'-0" | 1 / A / A-010

DESIGN ARCHITECT

LEONG LEONG

LEONG LEONG ARCHITECTURE
167 Bowery 3F
New York, NY 10002
tel 212 920 7221

CLIENT

DESIGN LAB DEVELOPMENT
2404 Wilshire Boulevard, Suite 9E
Los Angeles, California 90057
tel 424 273 1932

DESIGN LAB DEVELOPMENT
455 DEL NORTE STREET

455 Del Norte Street, Los Angeles, CA 90065

DOB BSCAN

Date	Issue / Revision
04/28	80% Schematic Design
06/09	100% Schematic Design
10/06	25% Design Development
12/20	50% Design Development

DOB NO.	---
PROJECT NO.	000000
DATE	01/29/2018
DRAWN BY	GB
CHECKED BY	CLee

NOT FOR CONSTRUCTION

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

A-010

PAGE NUMBER OF --

DRAWING SYMBOLS

NORTH ARROW

CENTER LINE

PROPERTY LINE

HIDDEN/CONCEALED LINE

ELEVATION CONTROL — ELEVATION DESCRIPTION

WORK POINT

SPOT ELEVATION — 100.00'

GRIDLINES — 2 NEW

ELEVATION

BUILDING SECTION

DETAIL/WALL SECTION

DETAIL ENLARGEMENT

INTERIOR ELEVATION — A, B, C, D

ROOMNAME/NUMBER — ROOM NAME

DOOR NUMBER

WINDOW NUMBER

WALL TYPE

ABBREVIATIONS

@ AT
ABV. ABOVE
A.C. ASPHALTIC CONCRETE
A.D. AREA DRAIN
ADJ. ADJACENT / ADJUST
ALUM. ALUMINUM
ALLOW. ALLOWABLE
ALT. ALTERNATE
ANOD. ANODIZED
APPROX. APPROXIMATE
ARCH. ARCHITECTURAL
ARCHT. ARCHITECT
ASSY. ASSEMBLY

BEL. BELOW
BD. BOARD
BIT. BITUMINOUS
BLDG. BUILDING
BLK. BLOCK
BLKG. BLOCKING
BM. BEAM
BOT. BOTTOM
B.O.C. BOTTOM OF COLUMN
B.S. BOTH SIDES
BET. BETWEEN
B/T BOTTOM OF TRUSS

CEM. CEMENT
C.J. CEILING JOIST
CL. CENTER LINE
CLG. CEILING
CLR. CLEAR
C.M.U. CONCRETE MASONRY UNIT
CNTRSK. COUNTERSUNK
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
CONT. CONTINUOUS
COOR. COORDINATE
CORR. CORRIDOR
C/P CEMENT PLASTER

DBL. DOUBLE
DEMO. DEMOLISH
DET. DETAIL
DIA. DIAMETER
DIM. DIMENSION
DN. DOWN
DO. DITTO
DR. DRIVE
DWG. DRAWING
D.W. DRYWALL
(D) DEMOLISH

E. EAST
E.F. EACH FACE
E.J. EXPANSION JOINT
EA. EACH
EA.W. EACH WAY
EL. / ELEV. ELEVATION
ELECT. ELECTRICAL
EQ. EQUAL
EQUIP. EQUIPMENT
EXH. EXHAUST
(E) EXIST. EXISTING
EXP. EXPANSION
EXT. EXTERIOR

F.D. FLOOR DRAIN
FDN. FOUNDATION
F.F. FINISH FLOOR
F.H.W.S. FLAT HEAD WOOD SCREW
FIN. FINISH
FIXT. FIXTURE
F.L. FLOW LINE
FLG. FLANGE
FLR. FLOOR
F.O.B. FACE OF BLOCK
F.O.F. FACE OF FINISH
F.O.S. FACE OF STUD
FOUNT. FOUNTAIN
F.O.W. FACE OF WALL
FRMG. FRAMING
F.S. FAR SIDE
FTG. FOOTING
FURRG. FURRING

GA. GUAGE
GALV. GALVANIZED
G.I. GALVANIZED IRON
GL. GLASS
G.L.B. GLUE LAMINATED BEAM
G.S.M. GALVANIZED SHEET METAL
GRD. GRADE
GYP.BD. GYPSUM BOARD

H.B. HOSE BIB
HD. HEAD
HDR. HEADER
H.M. HOLLOW METAL
HORIZ. HORIZONTAL
H.P. HIGH POINT
HR. HOUR
H.R. HAND RAIL

I.D. INSIDE DIAMETER
INDIC. INDICATOR
INSUL. INSULATION
INT. INTERIOR

JST. JOIST
JNT. JOINT

LAM. LAMINATED
LG. LONG
LT.WT. LIGHT WEIGHT

M. MEN
MAX. MAXIMUM
M.B. MACHINE BOLT
MBR. MEMBRANE
MECH. MECHANICAL
MEMB. MEMBRANE
MEZZ. MEZZANINE
MFR. MANUFACTURER
MIN. MINIMUM
MTD. MOUNTED
MTL. METAL

N. NORTH
N.I.G. NOT IN CONTRACT
NO. NUMBER
N.T.S. NOT TO SCALE
(N) NEW

O. OVER
O.A. OUTSIDE AIR
O.C. ON CENTER
O.D. OUTSIDE DIAMETER / OVERFLOW DRAIN
OFF. OFFICE
O.F.S. OUTSIDE FACE OF STUD
O.H. OVERHEAD / OVERHANG

OH. OPPOSITE HAND
OPP. OPPOSITE
OPNG. OPENING

PERF. PERFORATED
PERIM. PERIMETER
PL. PLATE
PLYWD. PLYWOOD
P.L. PROPERTY LINE
PLAST. PLASTER / PLASTIC
PNL. PANEL
P.O.C. POINT OF CONNECTION
P.P. PRE-PAINTED
P.T. PRESSURE TREATED
PT. POINT
PUB. PUBLIC

r RADIUS
R RISER
R.B. RIDGE BEAM
RD. ROAD
RECEP. RECEPTACLE / RECEPTION
R.D. ROOF DRAIN
REF. REFERENCE
REG. REGULAR
REINF. REINFORCED
REQ'D. REQUIRED
RF. ROOF
R.A. RETURN AIR
R.A.R. RETURN AIR REGISTER
RM. ROOM
ROOFG. ROOFING
R.R. ROOF RAFTER

S. SOUTH
S.A. SUPPLY AIR
S.A.R. SUPPLY AIR REGISTER
SCHED. SCHEDULE
SECT. SECTION
S.F.C.M.U. SPLIT FACE CONCRETE MASONRY UNIT
SHT. SHEET
SHTHG. SHEATHING
SIM. SIMILAR
SKYLT. SKYLIGHT
SLC. SOLID CORE
SQ. SQUARE

SPRINK. SPRINKLER
S/P SHEAR PANEL
S.S. STAINLESS STEEL
S.S.D. SEE STRUCTURAL DRAWINGS
STAG. STAGGERED
STD. STANDARD
STL. STEEL
STR. STRAIGHT
STRUCT. STRUCTURAL
SUPPT. SUPPORT
SYM. SYMMETRICAL

T. TREAD
T & B TOP AND BOTTOM
T.D. TOP OF DRAIN
TEL. TELEPHONE
TEMP. TEMPERED / TEMPORARY
THK. THICK
THRD. THREADED
T.O.B. TOP OF BLOCK
T.O.C. TOP OF CURB
T.O.P. TOP OF PARAPET
T.O.R. TOP OF ROOF
T.O.S. TOP OF SHEATHING / TOP OF STEEL
T.O.W. TOP OF WINDOW / TOP OF WALL

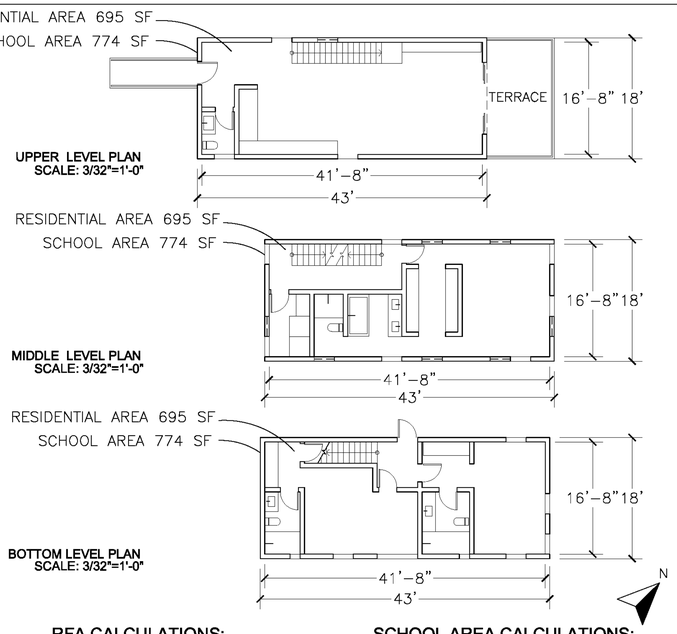
U.N.O. UNLESS OTHERWISE NOTED

VERT. VERTICAL
V.C.P. VITRIFIED CLAY PIPE
V.I.F. VERIFY IN FIELD
V.T.R. VENT THROUGHT ROOF

W. WEST / WOMEN
WD. WOOD
WIND. WINDOW
W/ WITH
W.F. WIDE FLANGE
W.O. WITHOUT
W.P. WORKING POINT
W/P WATER PROOF / ING
W.R. WATER RESISTENT
W.S. WALL SECTION
W.W.F. WELDED WIRE FABRIC

& AND
# NUMBER / POUND

PROPOSED MAXIMUM RESIDENTIAL FLOOR AREA (RFA) CALCULATIONS



RFA CALCULATIONS:

CARPORT:	0 SF (CARPORT IS EXEMPTED)
BOTTOM LEVEL:	695 SF
MIDDLE LEVEL:	695 SF
UPPER LEVEL:	695 SF
TOTAL RESIDENTIAL AREA:	2,085 SF
COVERED BALCONIES:	0 SF

PROPOSED RFA: 2,085 SF < 2,309 SF ALLOWED RFA

SCHOOL AREA CALCULATIONS:

CARPORT:	0 SF (CARPORT IS EXEMPTED)
BOTTOM LEVEL:	774 SF
MIDDLE LEVEL:	774 SF
UPPER LEVEL:	774 SF
TOTAL RESIDENTIAL AREA:	2,322 SF
COVERED BALCONIES:	0 SF

PROPOSED RFA: 2,322 SF

FLOOR AREA:

NOTWITHSTANDING LAMC 12.03, FLOOR AREA IS THE AREA CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING INCLUDING THE AREA OF STAIRWAYS, SHAFTS, COVERED AUTOMOBILE PARKING AREAS AND BASEMENT STORAGE AREAS, AND EXCLUDING UNCOVERED OUTDOOR DECKS. DETACHED CARPORTS DO NOT COUNT FOR FLOOR AREA

PROJECT INFORMATION

GENERAL INFORMATION

PROJECT NAME: 457 DEL NORTE
PROJECT ADDRESS: 457 W. DEL NORTE STREET
LOS ANGELES, CA 90065
OWNER INFORMATION: JOSE I HERRASTI, MARIA FERNANDA OPPERMANN BENTO AND ERIC OSTBY, FADI SHABSHAB AND JULIA HODGES
108 W 2ND STREET
310-497-3763
PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE
NUMBER OF STORIES: 3

LEGAL

LEGAL DESCRIPTION: LOT 18, IN BLOCK "D" OF THE NORTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS SNGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 73 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT AREA (CALCULATED): 4,617.6 SF
THOMAS BROTHERS GRID: PAGE 595 - GRID A5
ASSESSOR PARCEL NUMBER: 5451024022
TRACT: NORTON TRACT
MAP REFERENCE: MR 14-73
BLOCK: D
LOT: 18
ARB (LOT CUT REFERENCE) NONE
MAP SHEET: 145-5A221

JURISDICTIONAL

COMMUNITY PLAN AREA: NORTHEAST LOS ANGELES
AREA PLANNING COMMISSION: EAST LOS ANGELES
NEIGHBORHOOD COUNCIL: ARROYO SECO
COUNCIL DISTRICT: CD 1 - GILBERT CEDILLO
CENSUS TRACT NUMBER: 1852.02
LADBS DISTRICT OFFICE: LOS ANGELES METRO

PLANNING AND ZONING

ZONING: R1-1
ZONING INFORMATION (ZI): ZA-2452 TRANSIT PRIORITY, ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
GENERAL PLAN LAND USE: LOW RESIDENTIAL
GENERAL PLAN FOOTNOTE(S): YES
HILLSIDE AREA (ZONING CODE): YES
BASELINE HILLSIDE ORDINANCE: YES
BASELINE MANSIONIZATION ORDINANCE: NO
SPECIFIC PLAN AREA: MOUNT WASHINGTON - GLASSELL PARK
STREET ACCESS: PROPERTY FRONTS A SUBSTANDARD HILLSIDE LIMITED STREET
VERY HIGH FIRE HAZARD SEVERITY ZONE: YES
SPECIAL GRADING AREA YES
RED FLAG RESTRUCTED PARKING: YES

PARKING:

(12.21-C.10(g) LAMC)
PARKING SPACES REQUIRED: THERE ARE TWO REQUIRED PARKING SPACES WITHIN A PRIVATE GARAGE OR CARPORT
PARKING SPACES PROVIDED: 2

SETBACKS:

(12.21-C,10 LAMC) *NOTE: SEE PLOT PLAN DIAGRAM IN THIS SHEET

SIDE YARD: REQUIRED SIDE YARD MAY BE REDUCED TO 10% OF LOT WIDTH BUT IN NO EVENT LESS THE 3 FEET WHERE THE LOT IS LESS THAN 50 FEET WIDE. FOR R1 IS 5'. ONE ADDITIONAL FOOT SHALL BE ADDED TO EACH REQUIRED SIDE YARD FOR EACH INCREMENT OF 10' OR FRACTION THEREOF ABOVE THE FIRST 18 FEET. SIDE YARD IS: 3'+3' (FOR ENVELOPE HEIGHT >38' & <48')=6'
PROPOSED: 5' ON EACH SIDE
REAR YARD: NOT LESS THAN 15 FEET
FRONT YARD: FOR ANY LOT THAT FRONTS ON A SUBSTANDARD HILLSIDE LIMITED STREET, THE MINIMUM FRONT YARD SETBACK IS 5 FEET.
PROPOSED: 0' FRONT YARD SETBACK
PREVAILING FRONT YARD SETBACK: NOT WITHSTANDING LAMC 12.21-A,17(g) A FRONT YARD EQUAL TO THE AVERAGE DEPTH OF FRONT YARDS ON THE SAME RIGHT OF WAY FOR A DISTANCE OF 200' ON EITHER SIDE OF THE LOT LINES. THE CALCULATIONS SHALL EXCLUDE 20% OF THE LOTS WITH THE LARGEST AND 20% OF THE LOTS WITH THE SMALLEST EXISTING FRONT YARDS, VACANT LOTS & LOTS THAT DON'T PROVIDE REQUIRED PARKING PER LAMC 12.21-A,4(a)

(SEE PREVAILING SETBACK CALCULATIONS ON SHEET G1.8)

MAXIMUM RESIDENTIAL FLOOR AREA (RFA):

FAR FOR LOTS LESS THAN 5,000 SF: 0.5:1 (0.50 TIMES THE LOT AREA)
ALLOWABLE FAR: 0.5 x 4,617.6 SF=2,309 SF
PROPOSED GROSS AREA: 2,085 SF < 2,309 SF (ALLOWABLE FAR)

*NOTE: SEE DIAGRAMS & AREA CALCULATIONS IN THIS SHEET

LOT COVERAGE:

12.21-C,10(e)(1) LAMC

FOR A LOT WHICH IS SUBSTANDARD AS TO WIDTH (LESS THAN 50 FEET) AND AS TO AREA (LESS THAN 5,000 SF), BUILDINGS AND STRUCTURES SHALL COVER NO MORE THAN 45% OF THE AREA OF THE LOT.
LOT AREA: 4,617.6 SF (100%)
PROPOSED LOT COVERAGE: 1,565 SF (34%) < ALLOWED 2,078 SF (45%)

HEIGHT LIMITS:

OVERALL HEIGHT LIMIT: NOTWITHSTANDING LAMC 12.21-A.17(c) AND 12.21.1 TO THE CONTRARY, NO BUILDING SHALL EXCEED 45 FEET IN HEIGHT MEASURED FROM THE LOWEST ELEVATION POINT WITHIN 5 HORIZONTAL FEET FROM THE EXTERIOR WALLS OF THE BUILDING.
BUILDING STEPBACKS: NOT WITHSTANDING THE ABOVE, FOR LOTS WITHIN THE MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN WITHIN 6 FEET OF THE FRONT LOT LINE, NO PORTION OF A BUILDING SHALL EXCEED A HEIGHT OF 15 FEET, AND BETWEEN SIX AND 12 FEET OF THE FRONT LOT LINE, NO PORTION OF A BUILDING SHALL EXCEED A HEIGHT OF 24 FEET ABOVE THE STREET CURBE ELEVATION AT THE CENTER OF THE FRONT LOT LINE.
PROPOSED OVERLALL HEIGHT: 44'-9"

FIRE SPRINKLERS:

12.21-A.17.(d) LAMC
THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D

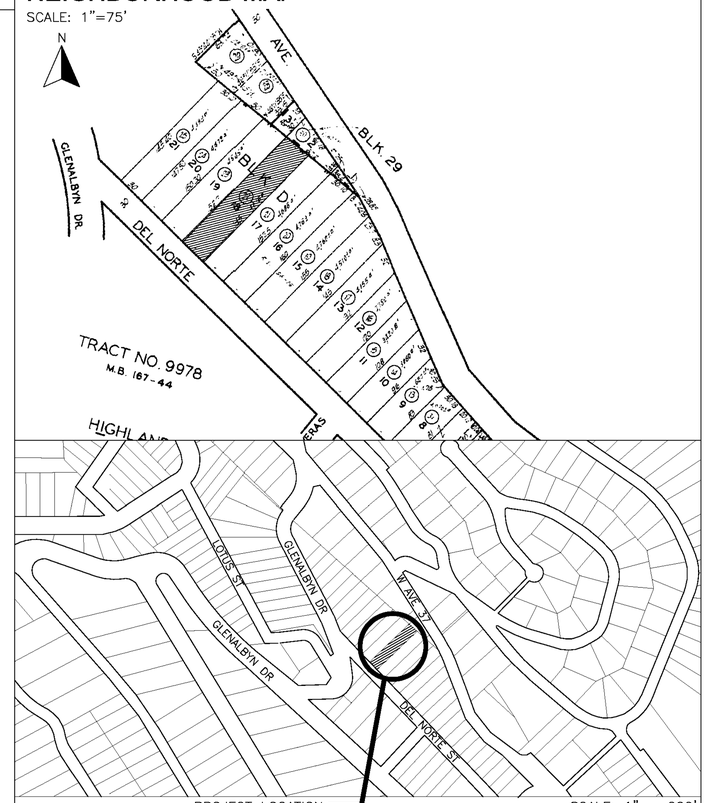
BUILDING CODE

OCCUPANCY CLASSIFICATION: R-3
CONSTRUCTION TYPE: VB
MAXIMUM NUMBER OF STORIES: 3
MAXIMUM AREA PER STORY: UNLIMITED

DRAWING INDEX

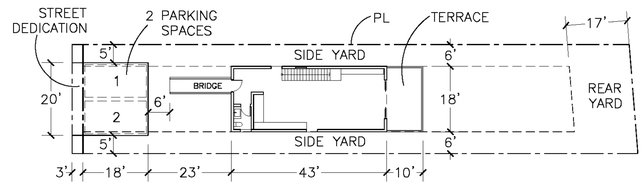
NEIGHBORHOOD MAP

SCALE: 1"=75'



PLOT PLAN

GROUND FLOOR PLAN
SCALE: 1"=20'



LOT COVERAGE CALCULATIONS:

PARKING:	550 SF
BRIDGE:	60 SF
HOUSE:	775 SF
EXTERIOR TERRACE:	180 SF

PROPOSED LOT COVERAGE: 1,565 SF (34%) < 2,078 SF (45%) ALLOWED LOT COVERAGE

OWNER:
HERRASTI, JOSE
108 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 3763

LICENSED ARCHITECT
JOSE I. HERRASTI
C-32295
REN. 4-30-19
STATE OF CALIFORNIA

ARCHITECT:
MITUS
309 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 232 1606

STRUCTURAL:
WILLIAM KOH & ASSOCIATES,INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE. SUITE 200
TARZANA, CA 91356
818.342.1125

PERMIT SET

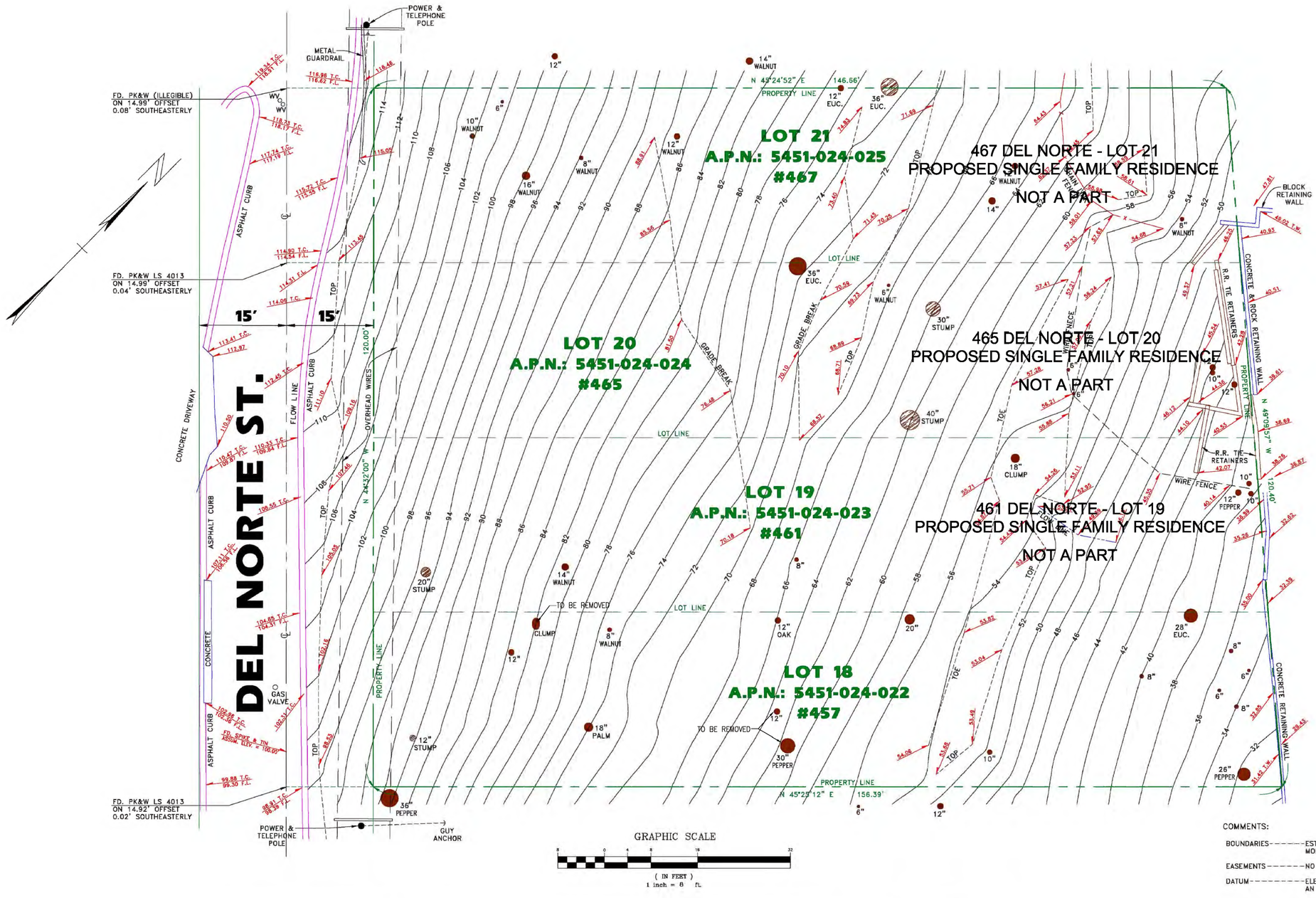
PRINT RECORD: DATE	DESCRIPTION	REV.
12/15/16	PLAN CHECK SUBMITTAL	
	PLAN CHECK CORRECTIONS	

PROJECT NAME:
457 W DEL NORTE ST

PROJECT LOCATION:
457 W DEL NORTE ST,
LOS ANGELES, CA 90065

SHEET TITLE:
COVER SHEET AND PROJECT INFORMATION

SHEET NUMBER:
G0



COMMENTS:

BOUNDARIES ------ ESTABLISHED FROM CITY & PRIVATE ENGINEER MONUMENTS.

EASEMENTS ------ NO INFORMATION. NO TITLE REPORT.

DATUM ------ ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00'.

GRIMES SURVEYING & MAPPING, INC.
5248 HUNTINGTON DRIVE SOUTH LOS ANGELES, CALIFORNIA 90032 (323)223-1011

SURVEY OF: **457-467 DEL NORTE ST.** SCALE: 1"=8'

FILE NO: 2015120 DATES: SURVEYED-NOVEMBER 9 & 17, 2015 PLOTTED-NOVEMBER 23, 2015

LEGAL DESCRIPTION:
LOTS 18-21 IN THE NORTON TRACT, BLOCK D, M.R. 14-73
LOS ANGELES CALIFORNIA

SURVEYOR'S SEAL:
RUSSELL J. BECK L.S. 4857
LICENSED LAND SURVEYOR R. J. BECK No. 4857 EXP. 9-30-16 STATE OF CALIFORNIA

TREE SURVEY

QUANTITY	TYPE	DIAMETER
1	STUMP	12"
1	WALNUT	8"
1	PALM	18"
1	OAK	12"

QUANTITY	TYPE	DIAMETER
1	EUC.	28"
1	PEPPER	30"
1	PEPPER	26"

OWNER:
HERRASTI, JOSE
108 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 3763

LICENSED ARCHITECT JOSE I. HERRASTI C-32295 REN. 4-30-19 STATE OF CALIFORNIA

ARCHITECT:
MITUS
309 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 232 1606

STRUCTURAL:
WILLIAM KOH & ASSOCIATES,INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE. SUITE 200
TARZANA, CA 91356
818.342.1125

PERMIT SET

PRINT RECORD:

DATE	DESCRIPTION	REV.
12/15/16	PLAN CHECK SUBMITTAL	
	PLAN CHECK CORRECTIONS	

PROJECT NAME:
457 W DEL NORTE ST

PROJECT LOCATION:
457 W DEL NORTE ST,
LOS ANGELES, CA 90065

SHEET TITLE:
SURVEY

SHEET NUMBER:
G1.6

PROTECTED TREE PLAN

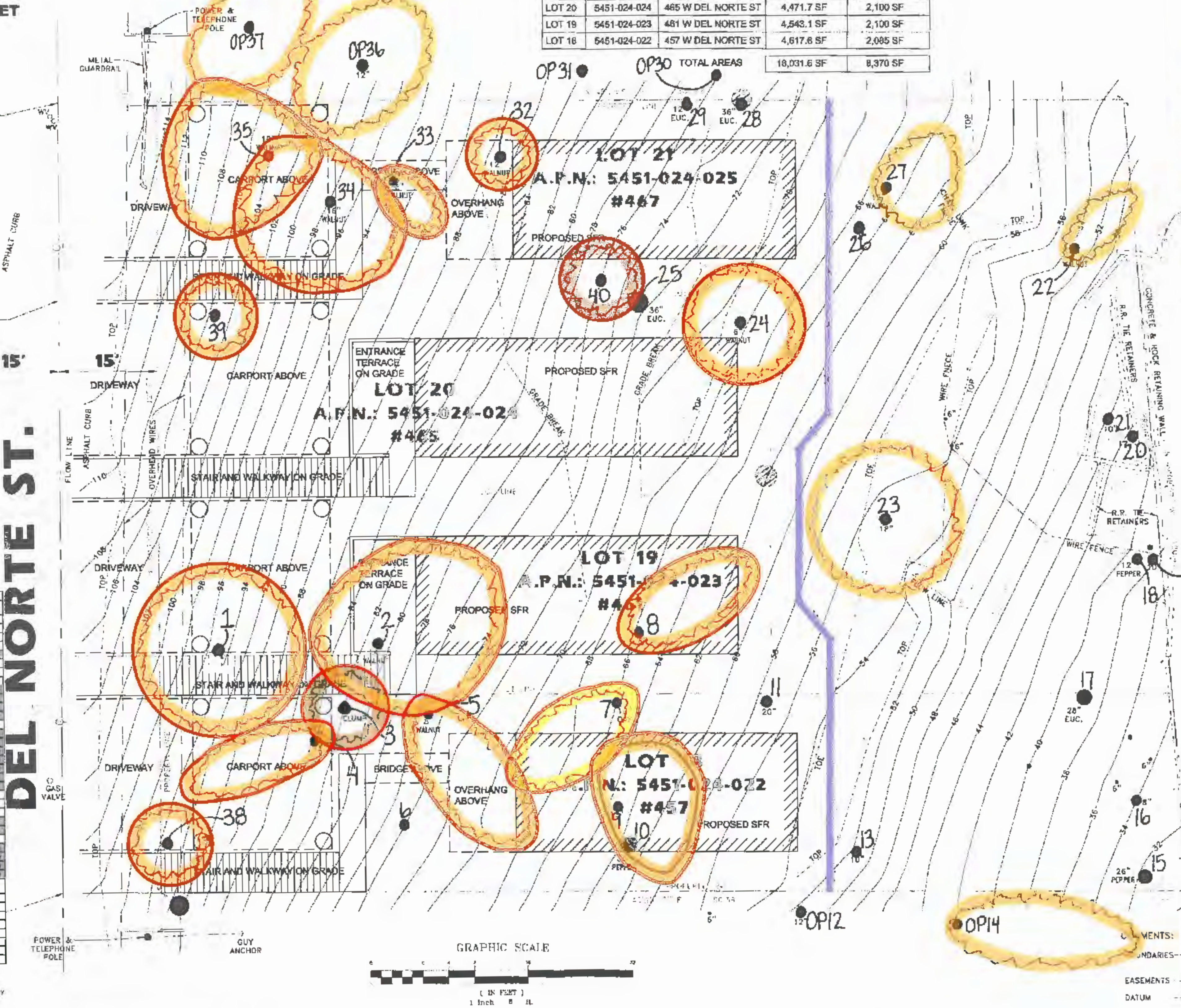
SOME TREE LOCATIONS ARE APPROXIMATE

457-467 DEL NORTE STREET

LOT	APN	ADDRESS	LOT AREA (CALCULATED)	PROPOSED RESIDENTIAL FLOOR AREA
LOT 21	5451-024-025	467 W DEL NORTE ST	4,399.2 SF	2,085 SF
LOT 20	5451-024-024	465 W DEL NORTE ST	4,471.7 SF	2,100 SF
LOT 19	5451-024-023	461 W DEL NORTE ST	4,543.1 SF	2,100 SF
LOT 18	5451-024-022	457 W DEL NORTE ST	4,617.6 SF	2,085 SF
		TOTAL AREAS	18,031.6 SF	8,370 SF

KEY

- Tree location
- Oak tree canopy
- Southern California black walnut canopy
- Toyon canopy
- Protected tree removal
- Protective fencing



FIELD INVENTORY DATA

Tree #	Species	DBH (inches)**	Height***	Spread****	Health	Structure	Disposition
1	Juglans californica	20	16	12r	good	Stump Sprouts	remove
2	Juglans californica	10,9,3	28	20/12/8/10	good	good	remove
3	Heteromeles arbutifolia	7,5	6	5r	fair	very poor	remove
4	Juglans californica	8,5	20	20SSW	poor	poor	remove
5	Juglans californica	8	28	24E	fair	fair	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	good	good	[illegible]
7	Quercus agrifolia	12	20	20S	good	fair	remove
8	Juglans californica	8,5 @ 3'	15	20N	fair	very poor	remove
9	Juglans californica	14 @ 3'	30	12/12/0/18	fair	poor	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	good	fair	[illegible]
11	[illegible]	[illegible]	40	[illegible]	[illegible]	fair	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	good	fair	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	good	[illegible]	[illegible]
OP14	Juglans californica	18.5 @ 2'	45	28NE	good	fair	save
[illegible]	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	6	[illegible]	[illegible]	good	fair	[illegible]
17	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	good	very poor	[illegible]
21	[illegible]	[illegible]	[illegible]	[illegible]	good	very poor	[illegible]
22	Juglans californica	7,5,4	18	12N	very poor	very poor	save
23	Juglans californica	8,8,6,6	21	11r	fair	fair	save
24	Juglans californica	8,5	18	8r	fair	poor	remove
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	fair	fair	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	poor	fair	[illegible]
27	Juglans californica	5,5	20	12/6/0/0	poor	poor	save
[illegible]	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	[illegible]					[illegible]
[illegible]	[illegible]	[illegible]					[illegible]
32	Juglans californica	Stump Sprouts	6	4r	fair	Stump Sprouts	remove
33	Juglans californica	6,6	22	10E	fair	fair	remove
34	Juglans californica	8,8 @ 3'	20	6/12/14/12	fair	fair	remove
35	Juglans californica	7,6,6	21	6/6/15/14	fair	good	remove
OP36	Juglans californica	11,11 @ 4'	25	12/6/12/6	fair	very poor	encroach
OP37	Juglans californica	7,6 @ 3'	25	12/6/11/8	fair	fair	encroach
38	Juglans californica	1,1,1,1+	12	5r	good	good	remove
39	Juglans californica	1,1,1,1+	12	6r	good	good	remove
40*	Heteromeles arbutifolia	4	16	5r	fair	fair	remove

* No tag

** Diameter is measured at standard height of 4.5-feet above grade, unless otherwise specified

*** Height is estimated in feet. BTF is brown trunk feet for palms.

**** Spread is the canopy distance estimated in feet to the North/East/South/West, or an average canopy radius "r" estimated in feet

Protected trees: ≥ 4"DSH, native QUsp except berberidifolia, JUCA, PLRA, UMCA, SANI, HEAR (oak, walnut, sycamore, CA bay, elderberry, toyon), and Street Trees

Shaded fields denote non-protected trees

Alliance Resource Consulting Arborists LLC

1/30/22

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

BOUNDARIES ———— ESTABLISHED FROM CITY & PRIVATE ENGINEER MONUMENTS.

EASEMENTS ———— NO INFORMATION. NO TITLE REPORT

DATUM ———— ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00'.

PROTECTED TREE PLAN
457-467 DEL NORTE STREET

GRIMES SURVEYING & MAPPING, INC.
5248 HUNTINGTON DRIVE SOUTH LOS ANGELES, CALIFORNIA 90032 (323)223-10**

SURVEY OF: **457-467 DEL NORTE ST.** SCALE: 1"=8'

FILE NO: 2015120 DATES: SURVEYED-NOVEMBER 9 & 17, 2015 PLOTTED-NOVEMBER 23, 2015

LEGAL DESCRIPTION: **LOTS 18-21 IN THE NORTON TRACT, BLOCK D, M.R. 14-73**

LOS ANGELES CALIFORNIA

SURVEYOR'S SEAL:

RUSSELL J. BECK L.S. 4557

PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HXW @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN.SIZE@TIME OF PLANTING WSH	COMMENTS
		TREES						
JC	14	JUGLANS CALIFORNIA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
		SHRUB / GROUNDCOVER						
AD	5	AGAVE DESMETTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	8 mnth	LOW	6"X6""	
SL	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"X6""	
CC	5	CISTUS CORBARIENSIS FEDNCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
CM	6	CEANOTHUS MARITIMUS WILD LILAC	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"X6""	
MC	5	MUHLENBERGIA CAPILLARIS PINK MUHLY	4" Pots	3.0' X 3.0'	5 mnth	LOW	6"X6""	
RO	2	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6'x6'	
R	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
A	3	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
AR	26	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
C	44	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"X12"	
F	59	FESTUCA RUBRA CHEWING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"X6""	
	198	SENECIO REPENS SENECIO	FLAT	2.5' X 3.5'	3 mnth	LOW	6"X6""	
	252	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"X6""	
	138	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"X6""	

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT.	COMMON NAME / BOTANICAL NAME	DSH "	HT '	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
		EXISTING TREES							
A	1	JUGLANS CALIFORNICA #1 CALIFORNIA WALNUT	20	15	12'	good	stump sprouts	REMOVE SEE PROTECTED TREE REPORT #1	PROTECTED REPLACE FOR 4 UNITS
F	1	JUGLANS CALIFORNICA #2 CALIFORNIA WALNUT	10,8,3	28	20/12/8/10	good	good	REMOVE SEE PROTECTED TREE REPORT #2	PROTECTED REPLACE FOR 4 UNITS
B	1	JUGLANS CALIFORNICA #8 CALIFORNIA WALNUT	6,5@3'	15	20N	fair	very poor	REMOVE SEE PROTECTED TREE REPORT #8	PROTECTED REPLACE FOR 4 UNITS
	1	SCHINUS MOLLE #18 CALIFORNIA PEPPER	HAZARD REMOVAL					REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #18	SIGNIFICANT REPLACE FOR 1 UNIT
	1	AILANTHUS ALTISSIMA #19 TREE-OF-HEAVEN	HAZARD REMOVAL					REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #19	SIGNIFICANT REPLACE FOR 1 UNIT
	1	JUGLANS CALIFORNICA #23 CALIFORNIA WALNUT	8,6,6,6	21	11'	fair	fair	REMAIN SEE PROTECTED TREE REPORT #23	

Shaded fields denote non-protected trees

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.

2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.

4 LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION

5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.

6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.

7 PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.

8. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES AND OTHER EXISTING PLANT MATERIALS WITHIN LIMIT OF WORK OR IN CLOSE VICINITY OF LIMIT OF WORK TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.

9. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.

11. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

12 STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.

13. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.

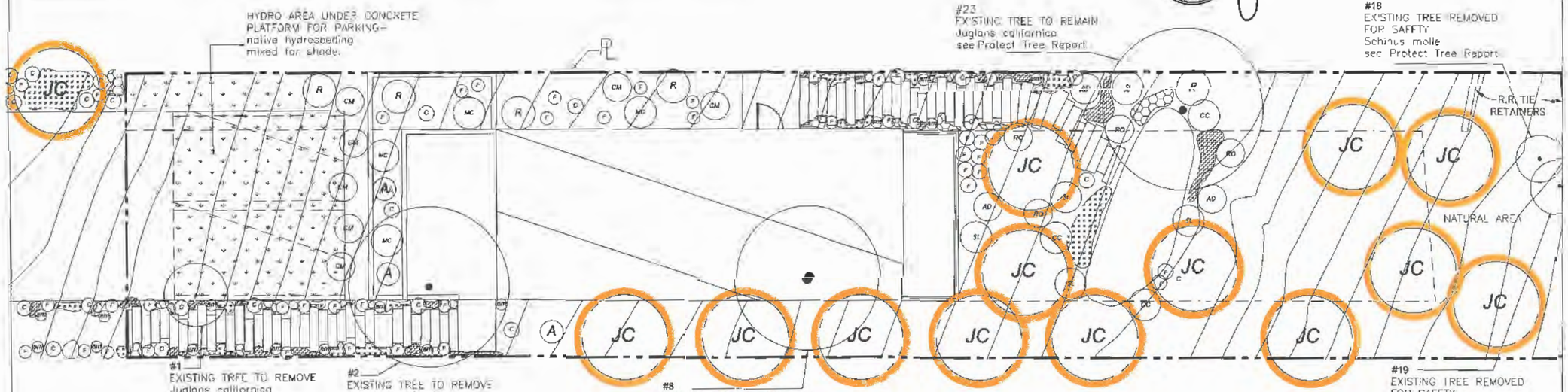
14. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.

15. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.

16. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH -ES-2 MULCH FROM AGROMIN MULCH COMPANY. (714) 475-8672, 201 KINETIC DRIVE, OXNARD, CA 93030

17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Alison Lancaster Consulting Arborists LLC on February 11, 2022



N SITE PLAN
SCALE: 3/16" = 1'-0" (A)

OWNER:
HERRASTI, JOSE
308 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 3768

LICENSED ARCHITECT
JOSEL HERRASTI
C-32295
REN: 4-30-25
STATE OF CALIFORNIA

ARCHITECT:
MUTUS
309 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 382 1606

STRUCTURAL:
WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE, SUITE 400
TARZANA, CA 91356
818.342.1125

PERMIT SET

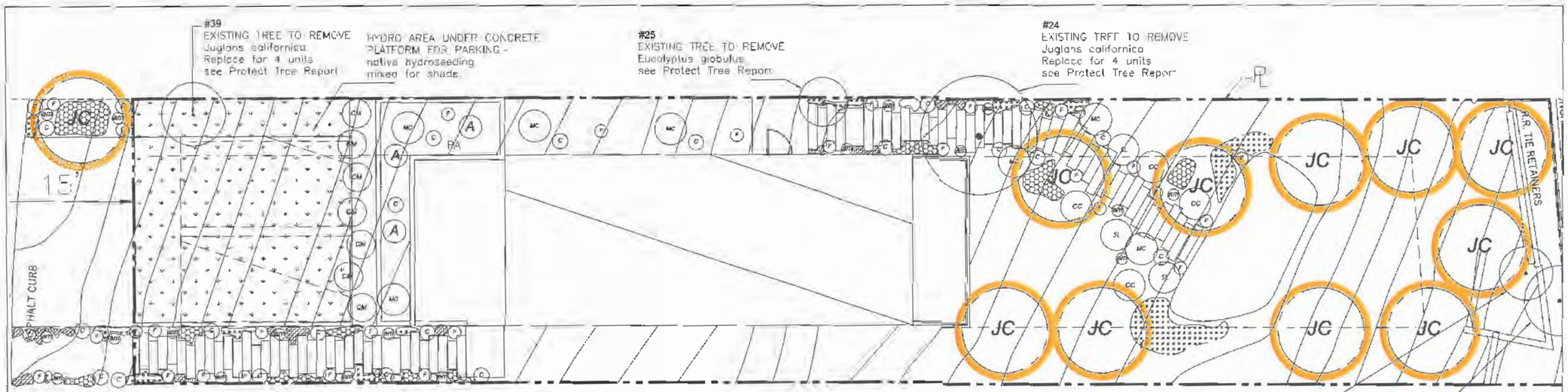
DATE:	DESCRIPTION:	REV.
12/15/16	PLANCHECK SUBMITTAL	
5/31/22	PLANNING REVISIONS	
6/27/22	URBAN FORESTRY UPDATES	
7/8/22	URBAN FORESTRY UPDATES	

PROJECT ADDRESS:
461 W DEL NORTE ST

PROJECT CONTACT:
461 W DEL NORTE ST,
LOS ANGELES, CA 90065

SHEET TITLE:
PLANTINGPLAN

SHEET NUMBER:
L1.7



The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Alison Lancaster Consulting Arborists LLC on February 11, 2022

PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HXW @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN.SIZE@TIME OF PLANTING WXH	COMMENTS
		TREES						
JC	11	JUGLANS CALIFORNIA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
		SHRUB / GRASSES / GROUNDCOVER						
AV	5	AGAVE DESMENTTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"X6""	
SL	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"X6""	
CM	5	CISTUS CORBARIENSIS FESTUCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
CW	6	CEANOTHUS MARITIMUS WILD LYLAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"X6""	
MC	5	MUHLENBERGIA CAPILLARIS PINK MUHLY	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"X6""	
RM	4	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6'x6'	
S	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
A	2	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
AM	29	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
C	39	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"X12"	
F	63	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"X6""	
	201	SENECIO REPENS SENECIO	FLAT	2.5' X 2.5'	3 mnth	LOW	6"X6""	
	252	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"X6""	
	127	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"X6""	

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DSH "	HT	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
		EXISTING TREES							
	1	FRAXINUS UHDEI # 20 EVERGREEN ASH	19,2,2	35	12r	good	very poor	REMOVE FOR SAFETY SEE PROTECTED TREE REPORT #20	SIGNIFICANT REPLACE FOR 1 UNIT
	1	AILANTHUS ALTISSIMA #21 AILANTHUS	12.5.8	45	13r	good	very poor	REMOVE FOR SAFETY SEE PROTECTED TREE REPORT #21	SIGNIFICANT REPLACE FOR 1 UNIT
	1	JUGLANS CALIFORNICA # 24 CALIFORNIA WALNUT	8.5	18	8r	fair	poor	REMOVE SEE PROTECTED TREE REPORT #24	PROTECTED REPLACE FOR 4 UNITS
	1	EUCALYPTUS GLOBULUS # 25 EUCALYTUS	24,11,8.5	60	35S	fair	fair	REMOVE SEE PROTECTED TREE REPORT #25	SIGNIFICANT REPLACE FOR 1 UNIT
	1	JUGLANS CALIFORNICA # 39 CALIFORNIA WALNUT	1,1,1,1+	12	6r	good	good	REMOVE SEE PROTECTED TREE REPORT #39	PROTECTED REPLACE FOR 4 UNITS

Shaded fields denote non-protected trees

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.

2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.

4. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.

5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.

6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.

7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES

8. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES AND OTHER EXISTING PLANT MATERIALS WITHIN LIMIT OF WORK OR IN CLOSE VICINITY OF LIMIT OF WORK TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.

9. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PART PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS

11. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

12. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.

13. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.

14. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.

15. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.

16. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH -ES-2 MULCH FROM AGROMIN MULCH COMPANY. (714) 475-8872. 201 KINETIC DRIVE, OXNARD, CA 93030

17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE

N

SITE PLAN
SCALE: 3/16" = 1'-0" (A)

OWNER:
HERRASTI, JOSE
108 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 5763

LICENSED ARCHITECT
JOSEL HERRASTI
C-32295
REN 8-30-18
STATE OF CALIFORNIA

ARCHITECT:
MITIUS
309 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 232 1606

STRUCTURAL:
WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6060 TAMPA AVE. SUITE 200
TARZANA, CA 91356
818.342.1125

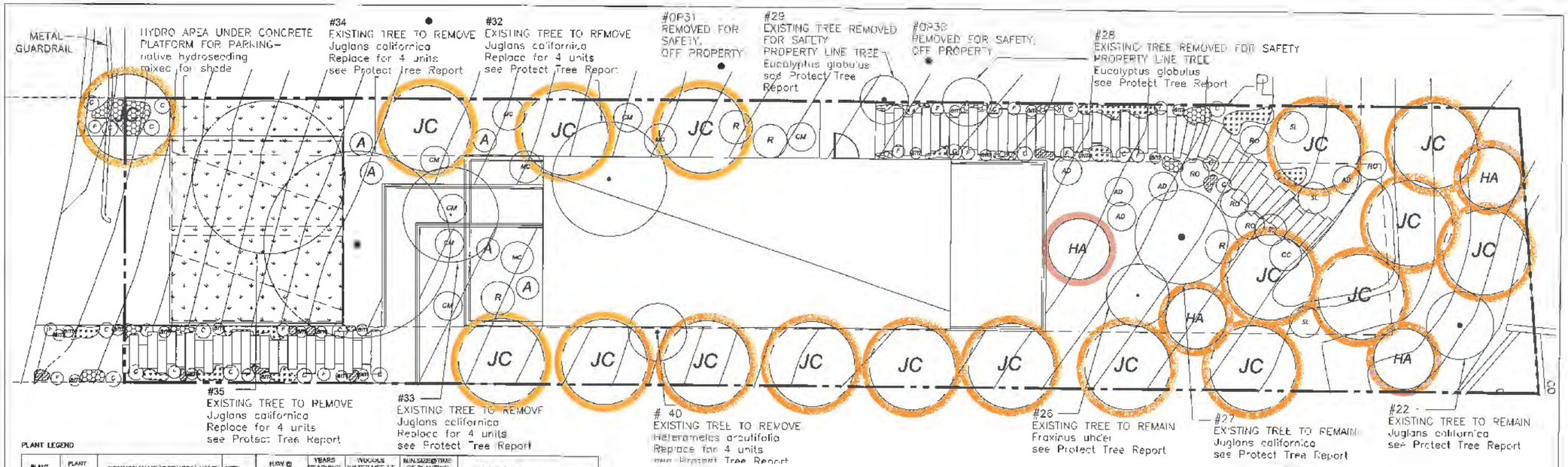
PERMIT SET

PRIOR REVISIONS: DATE	DESCRIPTION	REV
12/13/16	PLAN CHECK SUBMITTAL	
5/23/21	PLANNING REVISIONS	
9/20/21	URBAN FORESTRY UPDATES	
2/8/22	URBAN FORESTRY UPDATES	

PROJECT NAME:
465 W DEL NORTE ST
PROJECT LOCATION:
465 W DEL NORTE ST,
LOS ANGELES, CA 90065

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L1.7



PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	H x W @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN SIZE/TIME OF PLANTING WSH	COMMENTS
		TREE						
(A)	18	JUGLANS CALIFORNIA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
		SHRUB / GRASSES / GROUNDCOVER						
(HA)	4	HETEROMELES ARBUTIFOLIA #3 TOYON	15 GAL	8' X 10'	5	LOW	5'x5'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
(AD)	5	AGAVE DESMETTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"X6""	
(R)	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6""	
(M)	5	CISTUS CORBARIENSIS PEGRIDA CLASICA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
(CM)	6	CEANOTHUS MARITIMUS WILD LILAC	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"X6""	
(MC)	5	MUHLENBERGIA CAPILLARIS PINK MUHLY	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"X6""	
(RO)	4	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6'x6'	
(W)	4	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
(A)	4	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
(AR)	23	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
(C)	42	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"X12"	
(F)	61	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"X6""	
	184	SENECIO REPENS SENECIO	FLAT	2.5' X 2.5'	3 mnth	LOW	6"X6""	
	202	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"X6""	
	147	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"X6""	

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DSH "	HT '	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
		EXISTING TREES							
(1)	1	JUGLANS CALIFORNICA # 22 CALIFORNIA WALNUT	7.6,4	18	12N	very poor	very poor	REMAIN SEE PROTECTED TREE REPORT #22	
(2)	1	FRAXINUS UHDEI # 26 EVERGREEN ASH	15	28	26r	good	50'	REMAIN SEE PROTECTED TREE REPORT #26	
(3)	1	JUGLANS CALIFORNICA # 27 CALIFORNIA WALNUT	5,5	26	12/8/90	poor	poor	REMAIN SEE PROTECTED TREE REPORT #27	
(4)	1	EXCALYPTUS SP # 29 EUCALYPTUS SPE	HAZARD REMOVAL					REMOVED FOR SAFETY – PROPERTY LINE TREE SEE PROTECTED TREE REPORT #29	SIGNIFICANT REPLACE FOR 1 UNIT
(5)	1	EXCALYPTUS SP # 30 EUCALYPTUS SPE	HAZARD REMOVAL					REMOVED FOR SAFETY – PROPERTY LINE TREE SEE PROTECTED TREE REPORT #29	SIGNIFICANT REPLACE FOR 1 UNIT
(6)	1	JUGLANS CALIFORNICA # 32 CALIFORNIA WALNUT	stump sprouts	6	4r	fair	stump sprouts	REMOVE SEE PROTECTED TREE REPORT #32	PROTECTED REPLACE FOR 4 UNITS
(7)	1	JUGLANS CALIFORNICA # 33 CALIFORNIA WALNUT	8,5	22	10E	fair	fair	REMOVE SEE PROTECTED TREE REPORT #33	PROTECTED REPLACE FOR 4 UNITS
(8)	1	JUGLANS CALIFORNICA # 34 CALIFORNIA WALNUT	5,6@5	28	8/12/14/12	fair	fair	REMOVE SEE PROTECTED TREE REPORT #34	PROTECTED REPLACE FOR 4 UNITS
(9)	1	JUGLANS CALIFORNICA # 35 CALIFORNIA WALNUT	7,6,6	21	6,8/6,6/8	fair	fair	REMOVE SEE PROTECTED TREE REPORT #35	PROTECTED REPLACE FOR 4 UNITS
•	1	HAZARD REMOVAL BY NEIGHBOR (0P30)						REMOVED FOR SAFETY – OFF PROPERTY SEE PROTECTED TREE REPORT #0P30	
•	1	HAZARD REMOVAL BY NEIGHBOR (0P31)						REMOVED FOR SAFETY – OFF PROPERTY SEE PROTECTED TREE REPORT #0P31	
•	1	JUGLANS CALIFORNICA #0P36 CALIFORNIA WALNUT	11,11@4'	25	12/8/12/8	fair	very poor	REMAIN, OFF–PROPERTY SEE PROTECTED TREE REPORT #0P36	
•	1	JUGLANS CALIFORNICA #0P37 CALIFORNIA WALNUT	7,6@3'	25	12/2/11/8	fair	fair	REMAIN, OFF–PROPERTY SEE PROTECTED TREE REPORT #0P37	
(10)	1	HETEROMELES ARBUTIFOLIA #40 TOYON	4	16	5r	fair	fair	REMOVE SEE PROTECTED TREE REPORT #40	PROTECTED REPLACE FOR 4 UNITS

Shaded fields denote non-protected trees

The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Allison Lancaster Consulting Arborists LLC on February 11, 2022

Jan C. Scow — ISA Certified Arborist — Board Certified Master Arborist

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17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE

[redacted]

SITE PLAN
SCALE: 3/16" = 1'-0"

OWNER:
HERRASTI, JOSE
308 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 5768

LICENSED ARCHITECT JOSE T. HERRASTI C-32295 RENEWAL 08-31-23 STATE OF CALIFORNIA

ARCHITECT:
MTUS
209 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 232 1606

STRUCTURAL:
WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6080 TAMPA AVE. SUITE 200
TARZANA, CA 91356
818.342.1125

PERMIT SET

MM/DD/YR DATE	DESCRIPTION	REV.
12/15/16	PLAN CHECK SUBMITTAL	
5/20/21	PLANNING REVISIONS	
5/23/21	URBAN FORESTRY UPDATES	
2/8/22	URBAN FORESTRY U-DATES	

PROJECT NAME:
467 W DEL NORTE ST
PROJECT LOCATION:
467 W DEL NORTE ST,
LOS ANGELES, CA 90065
SHEET TITLE:
PLANTING PLAN
SHEET NUMBER:
L1.7

PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HXW @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN. SIZE @ TIME OF PLANTING WXH	COMMENTS
		TREES						
	4	QUERCUS AGRIFOLIA CALIFORNIA OAK	24" BOXES	10' X 5'	10	LOW	8'x8'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
	20	JUGLANS CALIFORNIA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
	1	PRUNUS ILIFOLIA HOLLYLEAF CHERRY	5 GAL	6.0' x 4.0'	3	LOW	3'x3'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
		SHRUB / GROUNDCOVER						
	4	HETEROMELES ARBUTIFOLIA #3 TOYON	15 GAL	8' X 10'	5	LOW	5'x5'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
	5	AGAVE DESMENTTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"X6"	
	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"X6"	
	5	CISTUS CORBARIENSIS FESTUCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
	6	CEANOTHUS MARITIMUS WILD LYLAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"X6"	
	5	MUHLENBERGIA CAPILLARIS PINK MUHLY	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"X6"	
	5	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6'x6'	
	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
	5	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
	20	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
	27	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"X12"	
	31	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"X6"	
	52	SENECIO REPENS SENECIO	FLAT	2.5' X 2.5'	3 mnth	LOW	6"X6"	
	78	OXYMONDIA SP OXYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"X6"	
	27	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"X6"	

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DBH *	HT	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
		EXISTING TREES							
	1	HETEROMELES ARBUTIFOLIA #3 TOYON	7,8	6	5r	fair	very poor	REMOVE SEE PROTECTED TREE REPORT #3	PROTECTED REPLACE FOR 4 UNITS
	1	JUGLANS CALIFORNICA # 4 CALIFORNIA WALNUT	8,5	20	20SSW	poor	poor	REMOVE SEE PROTECTED TREE REPORT #4	PROTECTED REPLACE FOR 4 UNITS
	1	JUGLANS CALIFORNICA # 5 CALIFORNIA WALNUT	8	28	24E	fair	fair	REMOVE SEE PROTECTED TREE REPORT #5	PROTECTED REPLACE FOR 4 UNITS
	1	PHOENIX CANARIENSIS #6 CANARY PALM TREE	18@ grade	15 BTF	12r	good	good	REMOVE SEE PROTECTED TREE REPORT #6	SIGNIFICANT REPLACE FOR 1 UNIT
	1	QUERCUS AGRIFOLIA #7 CALIFORNIA OAK	12	20	20S	good	fair	REMOVE SEE PROTECTED TREE REPORT #7	PROTECTED REPLACE FOR 4 UNITS
	1	JUGLANS CALIFORNICA # 9 CALIFORNIA WALNUT	14@3'	30	12/12/0/18	fair	poor	REMOVE SEE PROTECTED TREE REPORT #9	PROTECTED REPLACE FOR 4 UNITS
	1	SCHINUS MOLLE # 10 CALIFORNIA PEPPER	29	35	20r	good	fair	REMOVE SEE PROTECTED TREE REPORT #10	SIGNIFICANT REPLACE FOR 1 UNIT
	1	PITTOSPORUM UNDULATUM # 11 VICTORIAN BOX	19@2'	40	18r	good	fair	REMAIN SEE PROTECTED TREE REPORT #11	
	1	FRAXINUS UHDEI # 13 EVERGREEN ASH	9,5	48	10r	good	poor	REMOVE SEE PROTECTED TREE REPORT #13	SIGNIFICANT REPLACE FOR 1 UNIT
	1	SCHINUS MOLLE # 15 CALIFORNIA PEPPER	HAZARD REMOVAL					REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #15	SIGNIFICANT REPLACE FOR 1 UNIT
	1	FRAXINUS UHDEI # 16 EVERGREEN ASH	8	48	7r	good	fair	REMAIN SEE PROTECTED TREE REPORT #16	
	1	EUCALYPTUS SP # 17 EUCALYPTUS TREE	HAZARD REMOVAL					REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #17	SIGNIFICANT REPLACE FOR 1 UNIT
•	1	FLAXINUS UHDEI #OP12 EVERGREEN ASH	12,3,3	48	8r	good	fair	REMAIN, OFF PROPERTY SEE PROTECTED TREE REPORT #OP12	
•	1	JULGANS CALIFORNICA #OP14 CALIFORNIA WALNUT	19,5@3'	45	28NE	good	fair	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP14	
	1	JULGANS CALIFORNICA #38 CALIFORNIA WALNUT	1,1,1,1+	12	5r	good	good	REMOVE SEE PROTECTED TREE REPORT #38	PROTECTED REPLACE FOR 4 UNITS

Shaded fields denote non-protected trees

PLANTING NOTES

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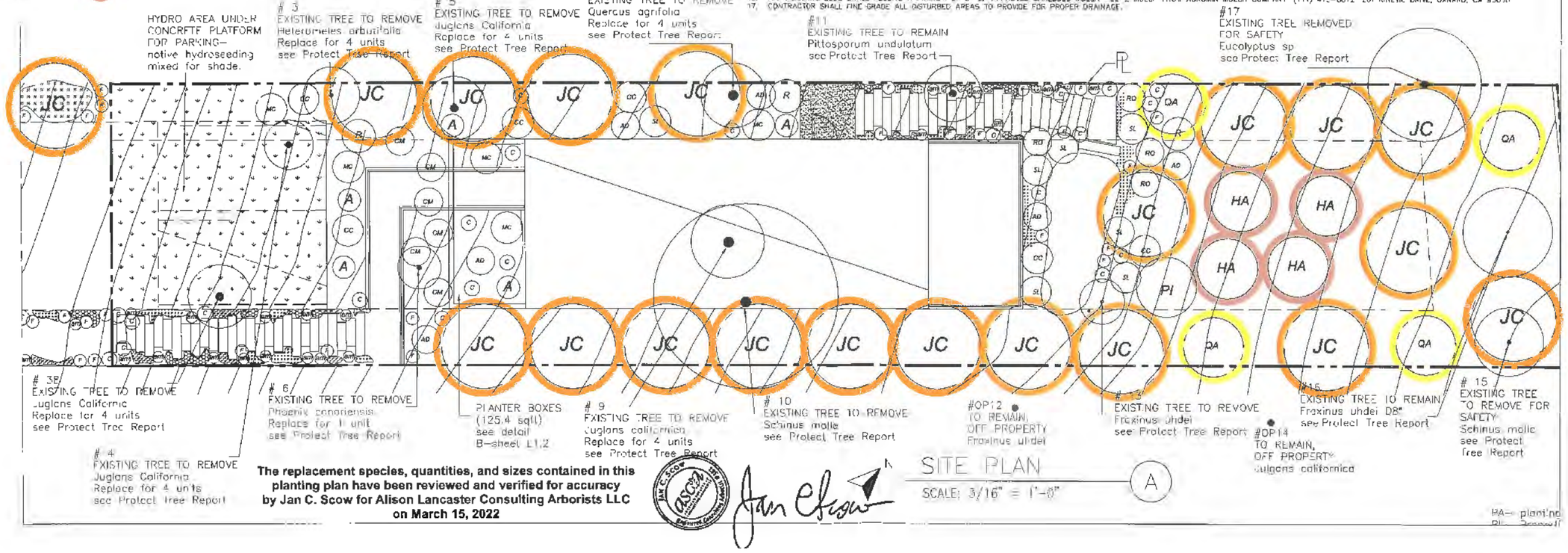
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
6. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
7. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
8. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES AND OTHER EXISTING PLANT MATERIALS WITHIN LIMIT OF WORK OR IN CLOSE VICINITY OF LIMIT OF WORK TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
9. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
11. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
12. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
13. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
14. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC
15. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
16. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH -ES-2 MULCH FROM AGROMIN MULCH COMPANY (714) 476-8672 201 KINETIC DRIVE, OXNARD, CA 93030
17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.



The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Alison Lancaster Consulting Arborists LLC on March 15, 2022

SITE PLAN
SCALE: 3/16" = 1'-0"
A

OWNER:
HERRASTI, JOSE
108 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 3789

LICENSED ARCHITECT ROBERT L. HERRASTI C-32295 REN. 4-30-23 STATE OF CALIFORNIA

ARCHITECT:
MITUS
309 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 282 3606

STRUCTURAL:
WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE. SUITE 200
TARZANA, CA 91356
818 342 1125

PERMIT SET

PRINT RECORD: DATE	DESCRIPTION	BY
11/30/16	PLAN CHECK SUBMITTAL	
5/31/21	PLANNING REVISIONS	
9/20/21	URBAN FORESTRY UPDATES	
2/8/22	URBAN FORESTRY UPDATES	

PROJECT NAME:
457 W DEL NORTE ST
PROJECT LOCATION:
457 W DEL NORTE ST,
LOS ANGELES, CA 90065
SHEET DESCRIPTION:
PLANTING PLAN
SHEET NUMBER:
L1.7

Appendix C:
Special-Status Species Analysis

Special-Status Species Analysis

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies as under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as special-status based on adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. Special-status species include:

- Plants or wildlife listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act or the California Endangered Species Act;
- Plants or wildlife that meet the definitions of rare or endangered under CEQA Guidelines Section 15380.
- Plants or wildlife covered under an adopted NCCP/HCP;
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (List 1A, 1B and 2 plants) in California;
- Plants listed by the CNPS as plants in which there is limited information about distribution (List 3);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.);
- Wildlife designated by CDFW as species of special concern;
- Wildlife "fully protected" in California (California Fish and Game Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the Migratory Bird Treaty Act (MTBA).

Federally-Protected Status

All references to Federally-protected species in this BRA include the most current published status or candidate category to which each species has been assigned by USFWS. For purposes of this assessment the following acronyms are used for Federal status species, as applicable:

FE Federally-listed as Endangered

FT Federally-listed as Threatened
FPE Federally proposed for listing as Endangered
FPT Federally proposed for listing as Threatened
FPD Federally proposed for delisting
FC Federal candidate species (former C1 species)

State-Protected Status

For the purposes of this BRA, the following acronyms are used for State status species, as applicable:

SE State-listed as Endangered
ST State-listed as Threatened
SR State-listed as Rare
SCE State candidate for listing as Endangered
SCT State candidate for listing as Threatened
SFP State Fully Protected
SSC California Species of Special Concern

California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of special-status species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (CNPS 2018). The list serves as the candidate list for listing as Threatened and Endangered by CDFW. CNPS has developed six categories of rarity known as the California Rare Plant Rank (CRPR), of which Ranks 1A, 1B, 2A, and 2B are particularly considered sensitive:

Rank 1A Presumed extinct in California.
Rank 1B Plants Rare, Threatened, or Endangered in California and elsewhere.
Rank 2A Presumed extinct in California, but more common elsewhere.
Rank 2B Plants Rare, Threatened, or Endangered in California, but more common elsewhere.
Rank 3 Plants about which we need more information – a review list.
Rank 4 Plants of limited distribution – a watch list.

The CNPS recently added "threat ranks" which parallel the ranks used by the CNDDB. These ranks are added as a decimal code after the CNPS List (e.g., Rank 1B.1). The threat codes are as follows:

.1 Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat);
.2 Moderately threatened in California (20-80% occurrences threatened);
.3 Not very threatened in California (<20% of occurrences threatened or no current threats known).

Potential to Occur Assessment

Special-status species that are **present** or are **high** or **medium** potential to occur within the parcel are a based on one or more of the following:

- the direct observation of the species within the parcel during any field survey;
- a record reported in the CNDDB; and
- the parcel is within known distribution of a species and contains appropriate habitat.
- present means the species is known to occur, high potential indicates the habitat is ideal and near known occurrences of the species, and medium indicates that the habitat may be less than ideal due to some lacking element but still usable by the species and within the known range.

Special-status species that are **low** potential) to occur are based on one of the following:

- the parcel has the general habitat types but lacks necessary habitat elements such as suitable microhabitat or soils; or
- the parcel is outside the known elevation range or distribution of the species, and has otherwise suitable habitats;

Special-status species that have no potential to occur on the parcel are labeled as **none** due to the absence of suitable habitat.

Special-Status Plants

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Acanthoscyphus parishii var. parishii	Parish's oxytheca	--	--	4.2	Chaparral, lower montane coniferous forest.	Sandy or gravelly places.1220-2600 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Arctostaphylos glandulosa ssp. gabrielensis	San Gabriel manzanita	--	--	1B.2	Chaparral.	Rocky outcrops; can be dominant shrub where it occurs. 960-2015 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Arenaria paludicola	marsh sandwort	FE	SE	1B.1	Marshes and swamps.	Growing up through dense mats of Typha, Juncus, Scirpus, etc. in freshwater marsh. Sandy soil. 3-170 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Asplenium vespertinum	western spleenwort	--	--	4.2	Chaparral, cismontane woodland, coastal scrub.	Rocky sites. 180-1000 m.	**None.** There is no suitable habitat with rocky sites for this species on the project site or surrounding area.
Astragalus brauntonii	Braunton's milk-vetch	FE	--	1B.1	Chaparral, coastal scrub, valley and foothill grassland.	Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Astragalus pycnostachyus var. lanosissimus	Ventura marsh milk-vetch	FE	SE	1B.1	coastal dunes, coastal scrub, marshes and swamps (edges, coastal salt or brackish)		**None.** There is no suitable habitat for this species on the project site or surrounding area.
Astragalus tener var. titi	coastal dunes milk-vetch	FE	SE	1B.1	Coastal bluff scrub, coastal dunes, coastal prairie.	Moist, sandy depressions of bluffs or dunes along and near the Pacific Ocean; one site on a clay terrace. 1-45 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Atriplex coulteri	Coulter's saltbush	--	--	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Atriplex parishii	Parish's brittlescale	--	--	1B.1	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 5-1420 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Atriplex serenana var. davidsonii	Davidson's saltscale	--	--	1B.2	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-460 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Berberis nevinii	Nevin's barberry	FE	SE	1B.1	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	On steep, N-facing slopes or in low grade sandy washes. 290-1575 m.	**None.** The project site is below the known elevation range for this species.
California macrophylla	round-leaved filaree	--	--	1B.2	Cismontane woodland, valley and foothill grassland.	Clay soils. 30-1345 m.	**None**. The project site lacks clay soils necessary for this species to occur.
Calochortus catalinae	Catalina mariposa-lily	--	--	4.2	Valley and foothill grassland, chaparral, coastal scrub, cismontane woodland.	In heavy soils, open slopes, openings in brush. 15-700 m.	**Low**. Although woodland habitat occurs on the project site it is heavy altered and disturbed by required fire department fuel modification, invasive and non-native plants, ornamental landscaping, and disturbnaces from surrounding developments.
Calochortus clavatus var. gracilis	slender mariposa-lily	--	--	1B.2	Chaparral, coastal scrub, valley and foothill grassland.	Shaded foothill canyons; often on grassy slopes within other habitat. 210-1815 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Calochortus plummerae	Plummer's mariposa-lily	--	--	4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	**None.** There is no suitable rocky and sandy sites or alluvial substrate that this species requires.
Calochortus weedii var. intermedius	intermediate mariposa-lily	--	--	1B.2	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky open slopes and rock outcrops. 60-1575 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Calystegia felix	lucky morning-glory	--	--	1B.1	Meadows and seeps, riparian scrub.	Sometimes alkaline, alluvial. 30-215 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Camissoniopsis lewisii	Lewis' evening-primrose	--	--	3	Valley and foothill grassland, coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub.	Sandy or clay soil. 0-300 m.	**None.** There is no suitable sandy or clay soils on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Centromadia parryi ssp. australis	southern tarplant	--	--	1B.1	Marshes and swamps (margins), valley and foothill grassland, vernal pools.	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Centromadia pungens ssp. laevis	smooth tarplant	--	--	1B.1	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Proposed T	SE	1B.1	Coastal scrub, valley and foothill grassland.	Sandy soils. 15-1015 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Chorizanthe parryi var. parryi	Parry's spineflower	--	--	1B.1	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland.	Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	**None.** There is no suitable dry sandy soils on the project site or surrounding area.
Cladium californicum	California saw-grass	--	--	2B.2	Meadows and seeps, marshes and swamps (alkaline or freshwater).	Freshwater or alkaline moist habitats. -20-2135 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Clinopodium mimuloides	monkey-flower savory	--	--	4.2	North coast coniferous forest, chaparral	Streambanks, mesic sites. 305-1800 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Convolvulus simulans	small-flowered morning-glory	--	--	4.2	Chaparral, coastal scrub, valley and foothill grassland.	Wet clay, serpentine ridges. 30-700 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Cuscuta obtusiflora var. glandulosa	Peruvian dodder	--	--	2B.2	Marshes and swamps (freshwater).	Freshwater marsh. 15-280 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Diplacus johnstonii	Johnston's monkeyflower	--	--	4.3	Lower montane coniferous forest.	On scree, in rocky or gravelly sites. Also in disturbed areas. 975-2920 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Dodecahema leptoceras	slender-horned spineflower	FE	SE	1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	**None.** There is no flood deposited terraces and washes or sandy soils on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Dudleya multicaulis	many-stemmed dudleya	--	--	1B.2	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 15-790 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Eryngium aristulatum var. parishii	San Diego button-celery	FE	SE	1B.1	Vernal pools, coastal scrub, valley and foothill grassland.	San Diego mesa hardpan & claypan vernal pools & southern interior basalt flow vernal pools; usually surrounded by scrub. 15-880 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Galium angustifolium ssp. gabrielense	San Antonio Canyon bedstraw	--	--	4.3	Chaparral, lower montane coniferous forest.	Dry rocky or sandy granitic slopes and ridges. 1200-2650 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Galium angustifolium ssp. gracillimum	slender bedstraw	--	--	4.2	Sonoran desert scrub, Joshua tree woodland.	Shaded places among granite boulders in canyons, and on outcrops. 130-1550 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Galium cliftonsmithii	Santa Barbara bedstraw	--	--	4.3	Cismontane woodland, chaparral.	Light shade, coastal canyons, dry banks. 200-1220 m.	**None.** There is no suitable coastal canyons or dry banks on the project site or surrounding area.
Galium grande	San Gabriel bedstraw	--	--	1B.2	Cismontane woodland, chaparral, broadleafed upland forest, lower montane coniferous forest.	Open chaparral and low, open oak forest; on rocky slopes; probably undercollected due to inaccessible habitat. 425-1450 m.	**None.** There is no rocky slopes s on the project site or surrounding area, and it is below the known elevation range.
Galium jepsonii	Jepson's bedstraw	--	--	4.3	Upper montane coniferous forest, lower montane coniferous forest.	On granite; gravelly hillsides and slopes. 1540-2500 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Galium johnstonii	Johnston's bedstraw	--	--	4.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland, riparian woodland.	Open, mixed forest. 1650-2300 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Harpagonella palmeri	Palmer's grapplinghook	--	--	4.2	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	--	--	1A	Marshes and swamps (coastal salt and freshwater).	35-1525 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Heuchera caespitosa	urn-flowered alumroot	--	--	4.3	Lower montane coniferous forest, upper montane coniferous forest, cismontane woodland, riparian forest.	Rocky sites. 1155-2650 m.	**None.** There is no suitable rocky sites on the project site or surrounding area.
Hordeum intercedens	vernal barley	--	--	3.2	Valley and foothill grassland, vernal pools, coastal dunes, coastal scrub.	Vernal pools, dry, saline streambeds, alkaline flats. 5-1000 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Horkelia cuneata var. puberula	mesa horkelia	--	--	1B.1	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	**Low**. Although woodland habitat occurs on the project site it is heavy altered and disturbed by required fire department fuel modification, invasive and non-native plants, ornamental landscaping, and disturbnaces from surrounding developments.
Juglans californica	southern California black walnut	--	--	4.2	Chaparral, coastal scrub, cismontane woodland.	Slopes, canyons, alluvial habitats. 50-900 m.	**Present.** This species is the most abundant tree species on the project site.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	--	--	1B.1	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Lepechinia fragrans	fragrant pitcher sage	--	--	4.2	Chaparral.	20-1310 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	--	--	4.3	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Lilium humboldtii ssp. ocellatum	ocellated humboldt lily	--	--	4.2	Chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest.	Yellow-pine forest or openings, oak canyons. 30-1800 m.	**Low.** There is no oak canyons or yellow-pine forest on the project site or surrounding area.
Linanthus concinnus	San Gabriel linanthus	--	--	1B.2	Lower montane coniferous forest, upper montane coniferous forest, chapparal.	Dry rocky slopes, often in Jeffrey pine/canyon oak forest. 1310-2560 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Linanthus orcuttii	Orcutt's linanthus	--	--	1B.3	chaparral, lower montane coniferous forest, pinyon and juniper woodland		**None.** There is no suitable habitat for this species on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Malacothamnus davidsonii	Davidson's bush-mallow	--	--	1B.2	Coastal scrub, riparian woodland, chaparral, cismontane woodland.	Sandy washes. 150-1525 m.	**None.** There is no sandy washes on the project site or surrounding area.
Muhlenbergia californica	California muhly	--	--	4.3	Coastal scrub, chaparral, lower montane coniferous forest, meadows and seeps.	Usually found near streams or seeps. 100-2000 m.	**Low.** There is no streams or seeps on the project site or surrounding area.
Nasturtium gambelii	Gambel's water cress	FE	ST	1B.1	Marshes and swamps.	Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-330 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Navarretia fossalis	spreading navarretia	FT	--	1B.1	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan & San Diego claypan vernal pools; in swales & vernal pools, often surrouded by other habitat types. 15-850 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Navarretia prostrata	prostrate vernal pool navarretia	--	--	1B.1	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Orcuttia californica	California Orcutt grass	FE	SE	1B.1	Vernal pools.	10-660 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Phacelia hubbyi	Hubby's phacelia	--	--	4.2	Chaparral, coastal scrub, valley and foothill grassland.	Gravelly, rocky areas and talus slopes. 0-1000 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Phacelia stellaris	Brand's star phacelia	--	--	1B.1	Coastal scrub, coastal dunes.	Open areas. 3-370 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Pseudognaphalium leucocephalum	white rabbit-tobacco	--	--	2B.2	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	**None.** There is no sandy or gravelly sites on the project site or surrounding area.
Quercus dumosa	Nuttall's scrub oak	--	--	1B.1	chaparral, closed-cone coniferous forest, coastal scrub		**None.** There is no suitable habitat for this species on the project site or surrounding area.
Quercus durata var. gabrielensis	San Gabriel oak	--	--	4.2	Chaparral, cismontane woodland.	450-1000 m.	**Absent**. Arborist surveys of the project site did not identify this species.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Quercus engelmannii	Engelmann oak	--	--	4.2	Cismontane woodland, chaparral, riparian woodland, valley and foothill grassland.	50-1300 m.	**Absent**. Arborist surveys of the project site did not identify this species.
Ribes divaricatum var. parishii	Parish's gooseberry	--	--	1A	Riparian woodland.	Salix swales in riparian habitats. 65-300 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Romneya coulteri	Coulter's matilija poppy	--	--	4.2	Coastal scrub, chaparral.	In washes and on slopes; also after burns. 20-1200 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Rupertia rigida	Parish's rupertia	--	--	4.3	Chaparral, lower montane coniferous forest, cismontane woodland, meadows and seeps, pebble plain, valley and foothill grassland.	700-2500 m.	**None.** The project site is below the known elevation range for this species.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	--	--	1B.2	Chaparral, cismontane woodland, lower montane coniferous forest.	In gravelly soils on streambanks or in mesic sites in oak or pine woodland. 425-2000 m.	**None.** The project site is below the known elevation range for this species.
Senecio astephanus	San Gabriel ragwort	--	--	4.3	Chaparral, coastal bluff scrub.	Rocky slopes. 400-1500 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Sidalcea neomexicana	salt spring checkerbloom	--	--	2B.2	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Symphyotrichum defoliatum	San Bernardino aster	--	--	1B.2	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 2-2040 m.	**None.** There is no vernally mesic grasslands, ditches, streams or springs on the project site or surrounding area.
Symphyotrichum greatae	Greata's aster	--	--	1B.3	Chaparral, cismontane woodland, broadleafed upland forest, lower montane coniferous forest, riparian woodland.	Mesic canyons. 335-2015 m.	**None.** There is no mesic canyons on the project site or surrounding area, and it is below the known elevation range.

Scientific Name	Common Name	Fed	CA	CRPR	Habitat	Microhabitat	Potential to Occur on Project Site
Thelypteris puberula var. sonorensis	Sonoran maiden fern	--	--	2B.2	Meadows and seeps.	Along streams, seepage areas. 60-930 m.	**None.** There is no suitable habitat for this species on the project site or surrounding area.

Special-Status Animals

Scientific Name	Common Name	Fed	CA	Other	Habitat	Microhabitat	Potential to Occur on Project Site
Anaxyrus californicus	arroyo toad	FE	--	SSC | IUCN:EN	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Rana muscosa	southern mountain yellow-legged frog	FE	SE	WL | IUCN:EN | FS:S	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino mountains (southern DPS). Northern DPS was determined to warrant listing as endangered, Apr 2014, effective Jun 30, 2014.	Always encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Spea hammondii	western spadefoot	--	--	BLM:S | SSC | IUCN:NT	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Taricha torosa	Coast Range newt	--	--	SSC	Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Accipiter cooperii	Cooper's hawk	--	--	WL | IUCN:LC	Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	**High.** This species is known to occur in urban woodland habitats like the one found on the project site.
Agelaius tricolor	tricolored blackbird	--	SCE	BLM:S | SSC | IUCN:EN | NABCI:RWL | BCC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	--	--	WL	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	**None.** There is no suitable habitat for this species on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	Other	Habitat	Microhabitat	Potential to Occur on Project Site
Athene cunicularia	burrowing owl	--	--	BLM:S | SSC | IUCN:LC | BCC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Baeolophus inornatus	oak titmouse	--	--	IUCN:LC | NABCI:YWL | BCC	Oak woodlands	Cavity nester	**Low.** The woodland on the project site has only one oak tree.
Buteo swainsoni	Swainson's hawk	--	ST	BLM:S | IUCN:LC | BCC	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	FT	SE	BLM:S | NABCI:RWL | FS:S | BCC	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Coturnicops noveboracensis	yellow rail	--	--	SSC | IUCN:LC | NABCI:RWL | FS:S | BCC	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Cypseloides niger	black swift	--	--	SSC | IUCN:LC | NABCI:YWL | BCC	Coastal belt of Santa Cruz and Monterey counties; central & southern Sierra Nevada; San Bernardino & San Jacinto mountains.	Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf; forages widely.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Empidonax traillii extimus	southwestern willow flycatcher	FE	SE	NABCI:RWL	Riparian woodlands in Southern California.	--	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Falco peregrinus anatum	American peregrine falcon	Del	Del	CDF:S | FP | BCC	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Nest consists of a scrape or a depression or ledge in an open site.	**None.** There is no suitable wetland habitat for this species on the project site or surrounding area.
Icteria virens	yellow-breasted chat	--	--	SSC | IUCN:LC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	**None.** There is no suitable habitat for this species on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	Other	Habitat	Microhabitat	Potential to Occur on Project Site
Polioptila californica californica	coastal California gnatcatcher	FT	--	SSC | NABCI:YWL	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Riparia riparia	bank swallow	--	ST	BLM:S | IUCN:LC	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Vireo bellii pusillus	least Bell's vireo	FE	SE	IUCN:NT | NABCI:YWL	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Bombus crotchii	Crotch bumble bee	--	--	--	Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	**None.** The food plants for this species were not observed on the project site or surrounding area.
Carolella busckana	Busck's gallmoth	--	--	--	Coastal dunes and coastal scrub	--	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Antrozous pallidus	pallid bat	--	--	BLM:S | SSC | IUCN:LC | FS:S | WBWG:H	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**Low.** Although woodland habitat occurs on the project site the proximity to disturbance from existing homes and urbanization is not suitable for this species to roost.
Corynorhinus townsendii	Townsend's big-eared bat	--	--	BLM:S | SSC | IUCN:LC | FS:S | WBWG:H	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	**Low.** There is no mesic habitat ons the project site or surrounding areas and the proximity to human disturbance makes is unlikely that this species would occur.
Eumops perotis californicus	western mastiff bat	--	--	BLM:S | SSC | WBWG:H	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands,	Nursery roosts described as tight rock crevices or crevices in buildings. Suitable habitat consists of extensive open	**Low**. Although there is woodland habitat and buildings on the project site and immediate vicinity, this

Scientific Name	Common Name	Fed	CA	Other	Habitat	Microhabitat	Potential to Occur on Project Site
					coastal scrub, grasslands, chaparral, etc.	areas with abundant roost locations provided by crevieces in rock outcrops and buildings.	species requires extensive open areas of habitat that is not present on the project site and immediate vicinity.
Lasionycteris noctivagans	silver-haired bat	--	--	IUCN:LC | WBWG:M	Primarily a coastal and montane forest dweller, feeding over streams, ponds & open brushy areas.	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.	**Low.** There is no streams, ponds, and drinking water that this species prefers.
Lasiurus blossevillii	western red bat	--	--	SSC | IUCN:LC | WBWG:H	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests.	Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging. Requires water.	**Low**. There is no open areas for foraging surrounding the project site, it is an isolated woodland. In addition, there is no water source nearby for this species.
Lasiurus cinereus	hoary bat	--	--	IUCN:LC | WBWG:M	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	**Low.** Although there are medium to large trees on the project site there are no habitat mosaics with open areas, and there is no water in the vicinity, which this species requires.
Lasiurus xanthinus	western yellow bat	--	--	SSC | IUCN:LC | WBWG:H	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Microtus californicus stephensi	south coast marsh vole	--	--	SSC	Tidal marshes in Los Angeles, Orange and southern Ventura counties.	--	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Neotoma lepida intermedia	San Diego desert woodrat	--	--	SSC	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Nyctinomops femorosaccus	pocketed free-tailed bat	--	--	SSC | IUCN:LC | WBWG:M	Variety of arid areas in Southern California; pine-juniper woodlands, desert	Rocky areas with high cliffs.	**None.** There is no suitable rocky areas or high cliff habitat for this species on

Scientific Name	Common Name	Fed	CA	Other	Habitat	Microhabitat	Potential to Occur on Project Site
					scrub, palm oasis, desert wash, desert riparian, etc.		the project site or surrounding area.
Nyctinomops macrotis	big free-tailed bat	--	--	SSC | IUCN:LC | WBWG:MH	Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	**None.** There is no suitable rocky areas or high cliff habitat for this species on the project site or surrounding area.
Onychomys torridus ramona	southern grasshopper mouse	--	--	SSC	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Taxidea taxus	American badger	--	--	SSC | IUCN:LC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	**None.** There is no suitable habitat with friable soils for this species on the project site or surrounding area. In addition, the project site is isolated and does not provide sufficient area or food supply to support this species.
Anniella sp. 1	California legless lizard	--	--	SSC	Contra Costa County south to San Diego, within a variety of open habitats.This element represents California records of Anniella not yet assigned to new species within the Anniella pulchra complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	**None.** There is no suitable moist-soil habitat for this species on the project site or surrounding area.
Anniella stebbinsi	southern California legless lizard	--	--	SSC | FS:S	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	**None.** There is no suitable moist-soil habitat for this species on the project site or surrounding area.
Arizona elegans occidentalis	California glossy snake	--	--	SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	**None.** There is no suitable scrub or grassland habitat for this species on the project site or surrounding area.

Scientific Name	Common Name	Fed	CA	Other	Habitat	Microhabitat	Potential to Occur on Project Site
					Peninsular ranges, south to Baja California.		
Aspidoscelis tigris stejnegeri	coastal whiptail	--	--	SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas.	Ground may be firm soil, sandy, or rocky.	**Low**. Although woodland habitat occurs on the project site this species preferes deserts and semi-arid areas with sparse vegetation and open areas, which are not found on the project site.
Emys marmorata	western pond turtle	--	--	BLM:S | SSC | IUCN:VU | FS:S	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**None.** There is no suitable habitat for this species on the project site or surrounding area.
Phrynosoma blainvillii	coast horned lizard	--	--	BLM:S | SSC | IUCN:LC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	**None.** There is no suitable loos soil habitat for this species on the project site or surrounding area.
Thamnophis hammondii	two-striped gartersnake	--	--	BLM:S | SSC | IUCN:LC | FS:S	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	**None.** There is no suitable habitat for this species on the project site or surrounding area.

Appendix D:
Protected Tree Reports

Protected Tree Report
for
Construction of four residences at
457, 461, 465, 467 Del Norte Street
Los Angeles, CA 90068

APPROVED
BY
BR 04/09/2022
Hector Barrueles, St. Tree Superintendant
Urban Forestry Division
Approving Tree Report Only
Approval of report does not
indicate UFD approval for
any tree removal

Prepared for:
Jose Herrasti (applicant)
MUTUO
1340 E 6th Street, Suite 303
Los Angeles, CA 90021

Prepared by:
Jan C. Scow, RCA #382
for
Alison Lancaster Consulting Arborists LLC
1744 Franklin Street Unit B
Santa Monica, CA 90404

February 3, 2022

DT

Table of Contents

Attachments

Enclosures

Protected Tree Plan (24" x 36")

Planting Plan set (Sheet L1.7, created by applicant)

Alison Lancaster Consulting Arborists LLC

Tree Inventory and Protection, Disease and Pest Diagnosis, Pruning and Hazard Evaluation

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

2/3/22

Jose Herrasti
1340 E 6th Street, Suite 303
Los Angeles, CA 90021

SUBJECT: Tree Inventory/Protected Tree Report 457-467 Del Norte

REFERENCE:

1. Mt Washington/Glassell Park Specific Plan, revised May 2003
2. Memo regarding trees with a high safety risk, 1/28/17, Scow
3. City of Los Angeles Protected Tree Ordinance #186873, dated 2/4/21
4. Email, dated 1/27/22 at 12:47PM, Herrasti (assignment confirmation)

1. TREE MAP and INVENTORY

see enclosed Protected Tree Plan and attached Tree Report table.

2. SUMMARY OF DATA

Table 1.

Total number of protected trees listed on map over 4" diameter (includes street trees)	22
Total number of dead protected trees listed on map (over 4" diameter)	0
Total number of protected tree stumps	2
Total number of protected trees to be removed (including dead trees/stumps)	16
Total number of protected trees not removed, but impacted by construction	2
Total number of protected trees not removed and/or impacted	4

(Intentionally blank, see next page)

3. SCHEDULE OF PROPOSED PROTECTED TREE REMOVALS:

Table 2.

Tree #	Species	Health/Structure Rating	General Location	DSH* (inches)	Reason for Removal
1	*Juglans californica*	Good/very poor	Upper portion of lot 19	20 (stump)	Under carport
2	*Juglans californica*	Good/good	Center portion of lot 19	10,9,3	In entrance terrace
3	*Heteromeles arbutifolia*	Fair/very poor	Upper portion of lot 18	7,6	Excavation
4	*Juglans californica*	Poor/poor	Upper portion of lot 18	8,5	Under carport
5	*Juglans californica*	Fair/fair	Center portion of lot 18	8	Building footprint
7	*Quercus agrifolia*	Good/fair	Center of lot 18	12	Building footprint
8	*Juglans californica*	Fair/very poor	Center of lot 19	8,5 @ 3'	Building footprint
9	*Juglans californica*	Fair/poor	Center of lot 18	14 @ 3'	Building footprint
24	*Juglans californica*	Fair/poor	Center of lot 20	6.5	Building footprint
32	*Juglans californica*	Fair/stump sprouts	Center of lot 21	6,6,4	In building entrance
33	*Juglans californica*	Fair/fair	Upper portion of lot 21	8.5	Under entrance bridge
34	*Juglans californica*	Fair/fair	Upper portion of lot 21	8,8 @ 3'	Under carport
35	*Juglans californica*	Fair/good	Upper portion of lot 21	7.5,6	Under carport
38	*Juglans californica*	Good/good	Upper portion of lot 18	1,1,1,1+	Driveway footprint
39	*Juglans californica*	Good/good	Upper portion of lot 20	1,1,1,1+	Under carport
40	*Heteromeles arbutifolia*	Fair/fair	Center of lot 21	4	Building footprint

* Diameter at standard height of 4.5' unless otherwise specified

Reasons for relocation/removal: (Check all that apply)

X The removal of any tree will not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City;

AND

X It is necessary to remove the tree(s) because its continued existence at said location prevents the reasonable development of the subject property;

OR

□ The tree shows a substantial decline from a condition of normal health and vigor, and restoration through appropriate and economically reasonable preservation procedures and practices is not advisable;

OR

□Because of an existing and irreversible adverse condition of the tree, the tree is in danger of falling or failing;

OR

□ The presence of the tree interferes with utility services and/or roadways within or without the subject property and the only reasonable alternative to the interference is the removal of the tree;

OR

□ The tree has no apparent aesthetic value that will contribute to the appearance and design of the surrounding properties, or is not located with reference to other trees or Historical-Cultural Monuments in such a way as to acquire a distinctive significance at said location.

4. SCHEDULE OF TREES TO BE RETAINED:

Table 3. (All trees are southern California black walnuts)

Tree #	Health/Structure Rating	General Location	DSH* (inches)	Disposition
OP14	Good/fair	Off property to E of lower portion of lot 18	19.5 @ 2'	Save
22	Very poor/very poor	Lower portion of lot 21	7,5,4	Save
23	Fair/fair	Lower portion of lot 19	8,6,6,6	Save
27	Poor/poor	Lower portion of lot 21	5,5	Save
OP36	Fair/very poor	Off property to W of upper portion of lot 21	11,11 @ 4'	Clearance pruning
OP37	Fair/fair	Off property to W of upper portion of lot 21	7,6 @ 3'	Clearance pruning

* Diameter at standard height of 4.5' unless otherwise specified

5. The above information is true and correct.

(Name) (License Number)

BACKGROUND

The applicant is proposing construction of four single-family homes on adjacent lots on Del Norte Street in the Mt Washington area of the City of Los Angeles. There are protected native trees on the property, thus requiring an inventory of all trees and an arborist report to satisfy the LA City Protected Tree Ordinance #186873.

We first visited the site on January 26, 2017 and did a complete inventory of all trees on or near the property. We visited the site again in December 2020 to update the inventory and a third time on January 26, 2022 to bring the inventory into accordance with LA City Protected Tree Ordinance #186873. The protected tree report below is based on our site visit, upon discussion with the applicant, and upon the proposed site plan that was provided.

ASSIGNMENT

We agreed to do the following work:

Tree Inventory

1. Inventory all trees on the property that are at least 8 inches in trunk diameter, all protected tree species (oak, walnut, CA bay, sycamore, toyon, and elderberry) on or near the property that are at least 4 inches in trunk diameter.
2. Place a numbered tag on each tree.
3. Identify trees by tag number on a topographic survey map provided by client.
4. Create an inventory table with the following information:
    - Tree number
    - Species
    - Trunk diameter(s)
    - Estimated canopy spread
    - Estimated height
    - Health
    - Structure
    - Disposition

Protected Tree Report

Create a Protected Tree Report and Protected Tree Plan for this property addressing all protected trees that will be removed and any protected trees that may be impacted. The report will include all necessary information to satisfy the City Tree Ordinance, including measures to protect trees in place as deemed appropriate, photographs of all protected trees, and an evaluation of the mitigation quantities required for all protected trees that will be removed by the project.

OBSERVATIONS

Site description:

The site consists of four adjacent, rectangular, undeveloped hillside lots on Del Norte Street in the Mt Washington area of the City of Los Angeles. The neighborhood where the site is located is somewhat developed, but there are vacant lots on either side of these four properties. The four lots are fairly steep with a northeast aspect. The property is covered with non-native forbs and grasses and various native and non-native trees, as well as considerable debris. There are several species of invasive trees on the site.

Project description:

The proposed project consists of construction of four separate residences on the adjacent lots. Each residence has a driveway into a carport on street level and a stairway on grade down to the residence entrances. The plan shows four simple residential structures with no proposed construction on the lower (northeast) portions of each lot. It is assumed that the lots will not be graded.

Tree description:

We inventoried all qualifying trees on and near the site, both native and non-native. There are a total of 40 trees on or near the site, including 19 southern California black walnuts (*Juglans californica*), two toyons (*Heteromeles arbutifolia*), and one coast live oak (*Quercus agrifolia*). Three of the SoCal black walnuts are located off-property. All required information about the trees is found on the attached Tree Report table. The report below addresses protected native trees only and there will be no further discussion regarding non-protected non-native trees.

Tree safety:
We have not evaluated trees on this property for safety. Without a thorough and focused "risk assessment," it is difficult to estimate the likelihood that a tree may fail and cause damage to life or property. Even with such an assessment, there are no guarantees that a tree will not fail unexpectedly. Trees are dynamic living organisms subject to many influencing factors. All trees are potentially hazardous, regardless of their apparent health and vigor. It is impossible to be certain that a tree is absolutely safe[1].

IMPACTS

Impact assumptions:
The impact analysis that follows is based on several assumptions. Should these assumptions prove to be incorrect, additional impacts could result from the project.

1. All tree protection measures will be followed carefully as described.
2. Our understanding of the proposed project is accurate[2].
3. The proposed project design will not change significantly.
4. We have correctly identified where the property lines are.
5. All trees are mapped correctly.

Tree removals:
The proposed project will cause the removal of 13 southern California black walnuts, two toyons, and one coast live oak. Reasons for removal of each protected tree are provided on the attached Tree Report table.

Tree encroachments:
Before impacting any tree that is on or near a property line, it is the owner's responsibility to discuss this with the adjacent property owners and we advise that they be notified in writing before doing anything that may affect jointly-owned or off-property trees.

Clearance pruning- Trees OP36 and OP37 are on the adjacent strip of property to the northwest of lot 21 but their canopies are hanging over the property line and will be in the way of the carport construction. Canopy clearance will be necessary to clear new buildings on lot 21, but will be a minimal impact if it is done properly. Please refer to the specific tree protection measures below for instructions on clearance pruning.

Perimeter fencing- It is uncertain exactly what type of fencing will be used as perimeter fencing to encircle the property when the project is complete. Regardless, if recommendations below are followed carefully, the impacts to protected trees as a result of the perimeter fencing should be insignificant. This is considered a minor impact.

Landscaping- Landscaping can be a substantial impact to protected trees, but as long as the specific tree protection measures for landscaping are followed, this should be a minor impact.

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[1] During our initial site visit, we noticed that several trees posed a high potential risk of failure. Reference 2 addresses these trees. Eight of those trees were removed as of the time of our second site visit in December 2020.
[2] The plans we were provided with are limited, and we may not know all proposed details.

MITIGATION

Tree replacement:

The applicant is proposing the removal of 13 southern California black walnuts, two toyons, and one coast live oak. The replacement quantity ratio required by the City for protected tree removals is 4:1, resulting in 64 replacement trees being required.

The City requires that:

- All replacement trees be planted onsite;
- Each replacement tree be 15-gallon size or larger, one inch or larger caliper at one foot above the base, and at least seven feet in height as measured from the base; and,
- Replacement tree species match the removed tree species, except when the required species is not available at the required size.

We recommend that the applicant plant 52 SoCal black walnuts, eight toyons, and four coast live oaks in 15-gallon size[3]. See the enclosed Planting Plan set (Sheet L1.7) that the applicant created to satisfy the replacement planting requirements of both the LA City Protected Tree Ordinance #186873 and the Mt Washington/Glassell Park Specific Plan. Note that replacement tree size, species, and planting locations could be adjusted if approved by the City.

52 – 15-gallon *Juglans californica*

8 – 15-gallon *Heteromeles arbutifolia*

4 – 15-gallon *Quercus agrifolia*

Replacement trees shall be provided with a drip irrigation system to each tree, a basin for water around each tree, and mulch to 4" deep around each tree.

Specific tree protection measures:

Contractor responsibility- The project applicant will ensure that all contractors have read and are familiar with the requirements laid out in these tree protection measures. A copy of this document and the Protected Tree Plan shall be kept on site at all times. It is the contractors' responsibility to become familiar with all tree protection measures described below and to adhere to them as they apply to their portion of the work.

Project Arborist- There are certain situations where the ***Project Arborist is required to be on-site***. It is the applicant's responsibility to engage a ***Project Arborist*** that will be present for construction monitoring and project milestones as indicated in this report. We will provide our ***Project Arborist*** agreement if requested by the applicant, but the applicant may hire any qualified arborist of their choosing to fulfill this role. It is also the applicant's responsibility to notify the ***Project Arborist*** when those milestones requiring arborist presence are reached.

[3] It is rare to find southern California black walnuts available at nurseries in 15-gallon size as required by LA City Protected Tree Ordinance #186873. The next largest available size should be used if 15-gallon is unavailable.

96-hour notice- The ***Project Arborist*** will be notified at least 96 hours before:

- the property is to be cleared or graded;
- any digging, excavating, trenching, or building within the canopy dripline of a protected tree commences;
- any pruning of a protected tree's canopy or roots takes place;
- commencement of any other activity within the canopy dripline of a protected tree.

Protective fencing- Protective fencing shall be installed around all trees to be protected in place, as shown on the enclosed Protected Tree Plan[4]. The ***Project Arborist*** shall inspect all protective fencing prior to any work commencing on the site.

If it is done properly, protective fencing around trees in construction zones is the best possible means of minimizing impacts related to construction. **Protective fencing shall be installed prior to any demolition, grubbing, grading, or other construction activities. Fencing will be chain-link, at least 6 feet high, and held in place by steel stakes driven directly into the ground.** There shall be no easy access into the protection zone. If a gate in the protective fencing is necessary, it shall be padlocked during construction activities with limited, authorized access only. All protective fencing shall remain intact until construction is completed.

No workers shall enter the fenced protection zone. No storage, waste disposal, equipment clean-out, outhouse, or vehicle parking will be allowed within the fenced area. The purpose is to keep the tree's root zone area free from any disturbance of any sort throughout the period of construction activity.

Additional activities, such landscaping and irrigation trenching, may encroach into the fenced area in some cases. If this is unavoidable, the below listed guidelines to minimize their impacts will be strictly adhered to. The prevention of soil compaction is the greatest benefit from fencing.

Clearance pruning- The construction of the carport on lot 21 will require the removal of some of the limbs on trees OP36 and OP37. Limbs should not be cut back beyond the property line. Pruning work should be done by a competent ISA Certified Arborist, following ANSI A-300 pruning standards, and under the oversight of the ***Project Arborist***.

Note: Before impacting any tree that is on or near a property line, it is the owner's responsibility to discuss this with the adjacent property owners and we advise that they be notified in writing before doing anything that may affect jointly-owned or off-property trees.

[4] Please note that the LA City Urban Forestry Division will require that protective fencing be installed and photographed prior to submittal, and that photos of the installed fencing be submitted with this report. If the fencing is not installed, photographed, and photos submitted with this report, the report may be rejected. Installation and photographs of protective fencing is not within our scope and is the responsibility of the applicant.

Perimeter fencing- Perimeter fencing can damage tree roots excessively and is an impact that is often overlooked. The following guidelines apply:

If a wall or fence requiring a continuous footing is being built on the property line, it shall stop at least 10 feet from any protected tree trunk. Where the fencing will pass within 10 feet of any protected tree, that section shall be installed as a post-in-concrete type of construction, rather than continuous footing. Typically, this means that there will be panels of fence near the trees that are wrought iron, wooden, chain link, or other types of construction not requiring a continuous footing.

In these sections, post-holes shall be no wider than fourteen inches, and shall be dug manually. While digging, if any roots from protected trees that are two-inches in diameter or larger are encountered, the post-hole shall be moved to avoid the root.

Landscaping- When the project landscaping is designed, the following guidelines should be followed:

Around existing mature walnuts:

- No planting of any type, irrigation, or irrigation overspray shall occur within ten feet of any trunk;
- Only drought tolerant or native plants shall be planted within twenty feet of any trunk;
- No lawn or groundcover requiring frequent irrigation shall be planted within the dripline of any trunk;
- Three to four inches of organic mulch should be maintained within twenty feet of all trunks (only applies to on-property trees);
- Underground irrigation lines should be kept out of the tree dripline to the extent possible, and should be installed (when they are necessary within the dripline) without doing any root damage to the roots. ***Irrigation trenching shall be done using hand tools only.***

General tree protection measures:
The following additional measures should be applied where they are relevant. If there is a conflict between the Specific tree protection measures for this project (see above) and any of these general tree protection measures, the Specific tree protection measures supersede.

1. All work conducted in the ground within the root protection zone of any protected tree should be accomplished with hand tools only. The root protection zone is defined as the area within a circle with a radius equal to the greatest distance from the trunk to any overhanging foliage in the canopy.

2. Where structural footings are required and major roots will be impacted, the footing depth should be reduced to 12". This may require additional "rebar" for added strength. An alternative would involve bridging footings over roots and covering each root with plastic cloth and 2-4" of Styrofoam matting before pouring concrete.

3. Any required trenching which has multiple trench path options should be routed in such a manner as to minimize root damage. Radial trenching is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or

perpendicular to them. Whenever possible, trenching should work around roots rather than cutting them. Place pipes and cables below uncut roots, and utilize the same trench for as many utilities as possible.

4. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of all protected trees as construction permits. At no time during or after construction shall soil be in contact with the trunk of a protected tree above natural grade.

5. In areas where grade will be lowered, or where footings will be dug, some root cutting may be unavoidable. Cuts should be made cleanly with a sharp saw or pruning tool, far enough behind the damage that all split and cracked root portions are removed. The cut should be made at right angles to the root so that the wound is no larger than necessary. When practical, cut roots back to a branching lateral root. Do not apply any pruning wound treatment to cuts.

6. When removing pavement, as little disruption of soil as necessary should be attempted. This may mean using hand tools within the root protection zone of protected trees. It may also mean removing the pavement in a backwards direction away from the trunks of protected trees, while keeping personnel and equipment on the pavement as it is removed.

7. Pruning should be limited to the removal of dead wood and the correction of potentially hazardous conditions, as evaluated by a qualified arborist. Removal or reduction of major structural limbs should be done only as required for actual building clearance or safety. If limbs must be removed, cuts should be made perpendicular to the branch, to limit the size of the cut face. The branch bark collar should be preserved (i.e. no "flush cuts"), and cuts should be made in such a way as to prevent the tearing of bark from the tree. All pruning should be done in accordance with ANSI A300 pruning standards. No pruning wound treatment (e.g. "Tree Seal") should be applied.

8. To minimize soil compaction, keep all activity and traffic to a minimum within the root protection zone.

9. It is important that the root protection zone not be subjected to flooding incidental to the construction work, or to disposal of construction debris such as paints, plasters, or chemical solutions. No equipment fueling or chemical mixing should be done within the root protection zone.

10. In general, it is best to minimize the amount of environmental change that protected trees will be subjected to. This includes drastic changes in watering practices from historic conditions, such as increases or decreases in the amount or frequency of water applied.

11. Care should be exercised not to allow equipment to physically damage protected tree trunks, root crowns, or lower scaffold branches during construction. This includes but is not limited to 1) impact damage by scrapers, buckets, or hoes; or 2) damage by tires, wheels, or tracks from operating in close proximity to trees.

CONCLUSIONS

There are 22 protected trees on or near the site, including 19 southern California black walnuts, two toyons, and one coast live oak. The proposed project causes the removal of 16 of these trees, requiring replacement planting with 64 trees. We expect minor impacts to two additional protected trees as a result of the proposed project. If our protection measures are adhered to, these impacts will be minimized. The remaining four protected trees should not be impacted by the proposed project.

Please let us know if we can be of any further assistance or if you have any additional questions. Our goal is to satisfy our clients and help them to better care for their trees in the most effective way possible. We look forward to working with you toward that goal!

Sincerely,

Jan C. Scow
ASCA Registered Consulting Arborist #382
ISA Board Certified Master Arborist # WE-1972B

Attached:
- Tree Report table
- Photos (22)
- Site Location Map
- Arborist Disclosure Statement
- Arborist Qualification Certificate

Enclosed:
- Protected Tree Plan (24 x 36")
- Planting Plan set (Sheet L1.7, created by applicant)

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Lot #	Designation	Disposition
1	*Juglans californica*	20	15	12r	good	Stump Sprouts	461	Native	remove - under carport
2	*Juglans californica*	10,9,3	28	20/12/8/10	good	good	461	Native	remove - in entrance terrace
3	*Heteromeles arbutifolia*	7,6	6	5r	fair	very poor	457	Native	remove - excavation
4	*Juglans californica*	8,5	20	20SSW	poor	poor	457	Native	remove - under carport
5	*Juglans californica*	8	28	24E	fair	fair	457	Native	remove - building footprint
6	*Phoenix canariensis*	18 @ grade	15BTF	12r	good	good	457	Significant	remove - close to entrance bridge
7	*Quercus agrifolia*	12	20	20S	good	fair	457	Native	remove - building footprint
8	*Juglans californica*	8,5 @ 3'	15	20N	fair	very poor	461	Native	remove - building footprint
9	*Juglans californica*	14 @ 3'	30	12/12/0/18	fair	poor	457	Native	remove - building footprint
10	*Schinus molle*	29	35	20r	good	fair	457	Significant	remove - building footprint
11	*Pittosporum undulatum*	19 @ 2'	40	18r	good	fair	457	Significant	encroach - excavation, clearance
OP12	*Fraxinus uhdei*	12,3,3	48	8r	good	fair	457	Significant	save
13	*Fraxinus uhdei*	9.5	48	10r	good	poor	457	Significant	remove - hardscape
OP14	*Juglans californica*	19.5 @ 2'	45	28NE	good	fair	457	Native	save
15	*Schinus molle*	*Hazard Removal*					457	Significant	removed for safety
16	*Fraxinus uhdei*	8	48	7r	good	fair	457	Significant	save
17	*Eucalyptus sp*	*Hazard Removal*					457	Significant	removed for safety
18	*Schinus molle*	*Hazard Removal*					461	Significant	removed for safety
19	*Ailanthus altissima*	*Hazard Removal*					461	Significant	removed for safety
20	*Fraxinus uhdei*	19,2,2	35	12r	good	very poor	465	Significant	remove - safety
21	*Ailanthus altissima*	12.5,9	45	13r	good	very poor	465	Significant	remove - safety
22	*Juglans californica*	7,5,4	18	12N	very poor	very poor	467	Native	save
23	*Juglans californica*	8,6,6,6	21	11r	fair	fair	461	Native	save
24	*Juglans californica*	6.5	18	8r	fair	poor	465	Native	remove - building footprint
25	*Eucalyptus globulus*	24,11,6.5	60	35S	fair	fair	465	Significant	remove - hardscape
26	*Fraxinus uhdei*	15	38	20r	good	fair	467	Significant	save
27	*Juglans californica*	5,5	20	12/8/0/0	poor	poor	467	Native	save
28	*Eucalyptus globulus*	*Hazard Removal*					467	Significant	removed for safety
29	*Eucalyptus globulus*	*Hazard Removal*					467	Significant	removed for safety

Tree #	Species	DSH (inches)**	Height***	Spread****	Health	Structure	Lot #	Designation	Disposition
OP30	*Eucalyptus globulus*	*Hazard Removal*					467	Significant	removed for safety
OP31	*Schinus molle*	*Hazard Removal*					467	Significant	removed for safety
32	*Juglans californica*	Stump Sprouts	6	4r	fair	Stump Sprouts	467	Native	remove - in building entrance
33	*Juglans californica*	8.5	22	10E	fair	fair	467	Native	remove - under entrance bridge
34	*Juglans californica*	8,8 @ 3'	28	6/12/14/12	fair	fair	467	Native	remove - under carport
35	*Juglans californica*	7.5,6	21	6/6/15/14	fair	good	467	Native	remove - under carport
OP36	*Juglans californica*	11,11 @ 4'	25	12/8/12/8	fair	very poor	467	Native	encroach - clearance pruning
OP37	*Juglans californica*	7,6 @ 3'	25	12/8/11/6	fair	fair	467	Native	encroach - clearance pruning
38	*Juglans californica*	1,1,1,1+	12	5r	good	good	457	Native	remove - driveway footprint
39	*Juglans californica*	1,1,1,1+	12	5r	good	good	465	Native	remove - under carport
40*	*Heteromeles arbutifolia*	4	16	5r	fair	fair	467	Native	remove - building footprint

* No tag

** Diameter is measured at standard height of 4.5-feet above grade, unless otherwise specified.

*** Height is estimated in feet. BTF is brown trunk feet for palms.

**** Spread is the canopy distance estimated in feet to the North/East/South/West, or an average canopy radius "r" estimated in feet.

Protected trees: ≥ 4"DSH, native QUsp except berberidifolia, JUCA, PLRA, UMCA, SANI, HEAR (oak, walnut, sycamore, CA bay, elderberry, toyon), and Street Trees

Shaded fields denote non-protected trees

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

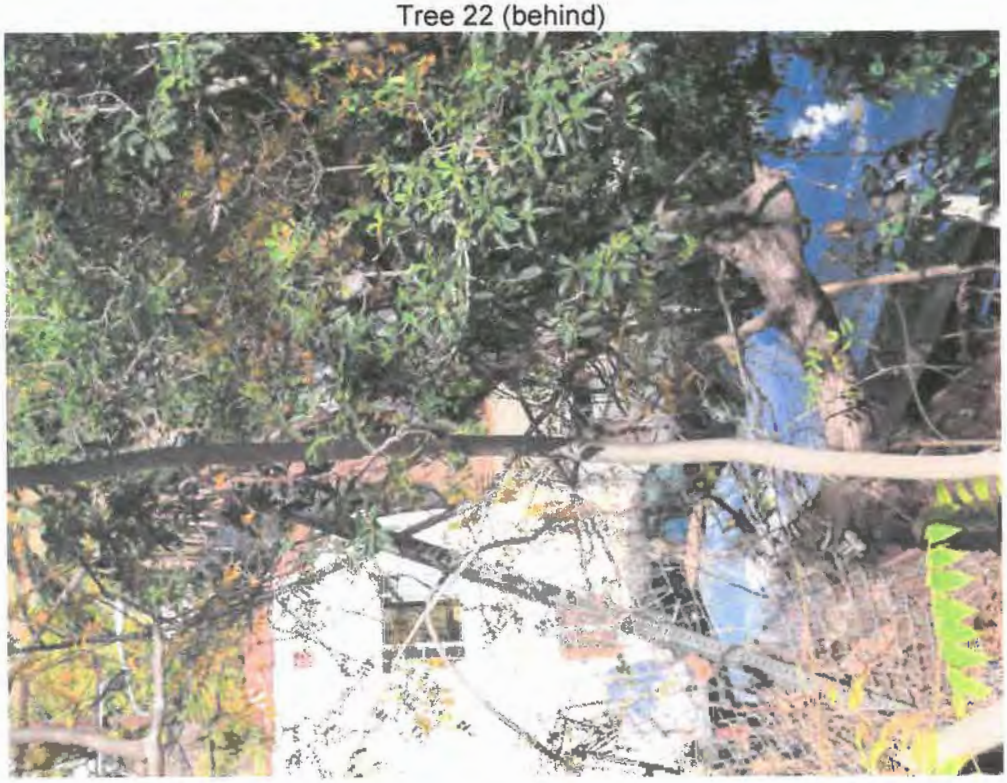
Tree 7

Tree 8

Tree 9

Tree OP14

Tree 22 (behind)



Tree 23

Tree 24

Tree 27 (under and right of Tree 26)

Tree 32

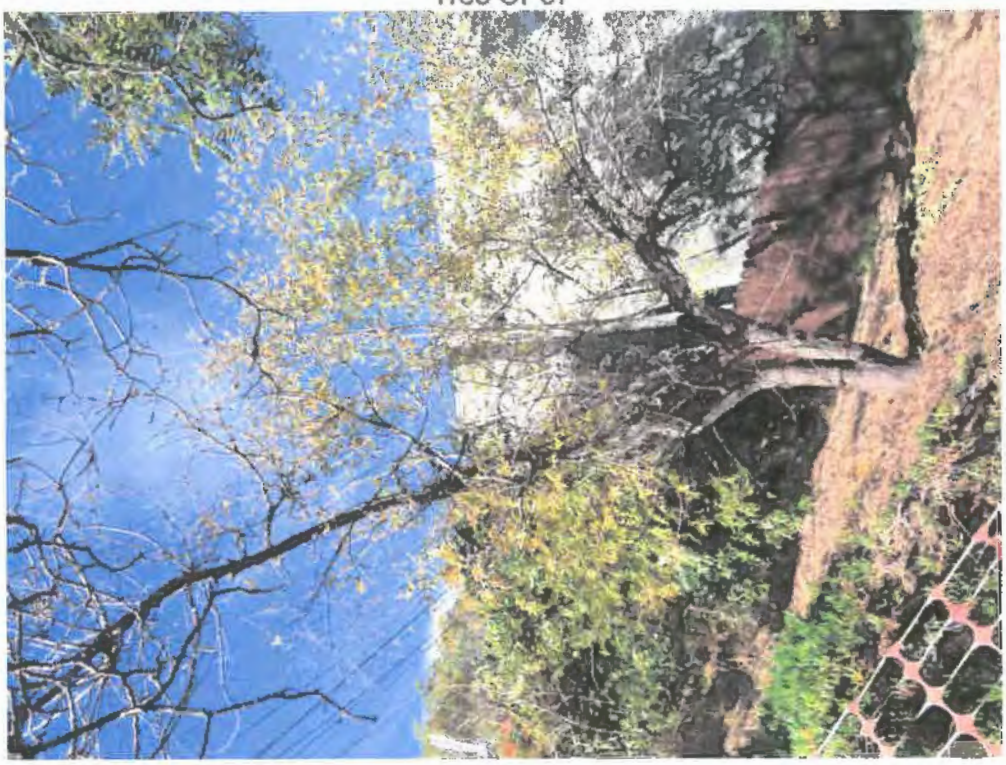
Tree 33

Tree 34

Tree 35

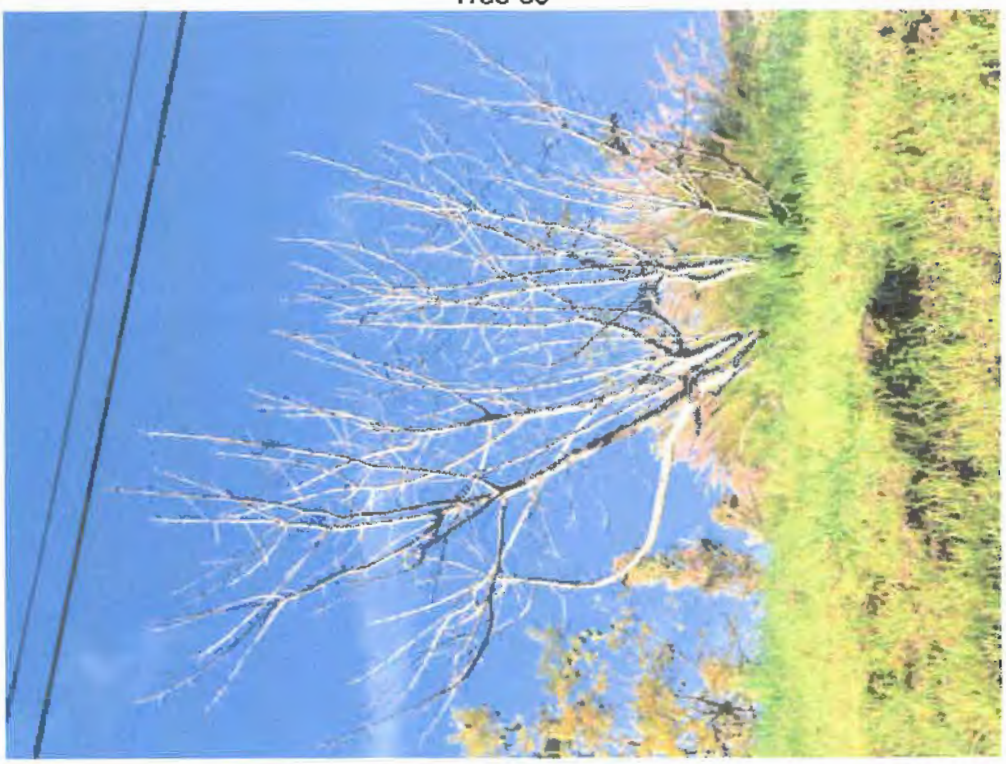
Tree OP36

Tree OP37

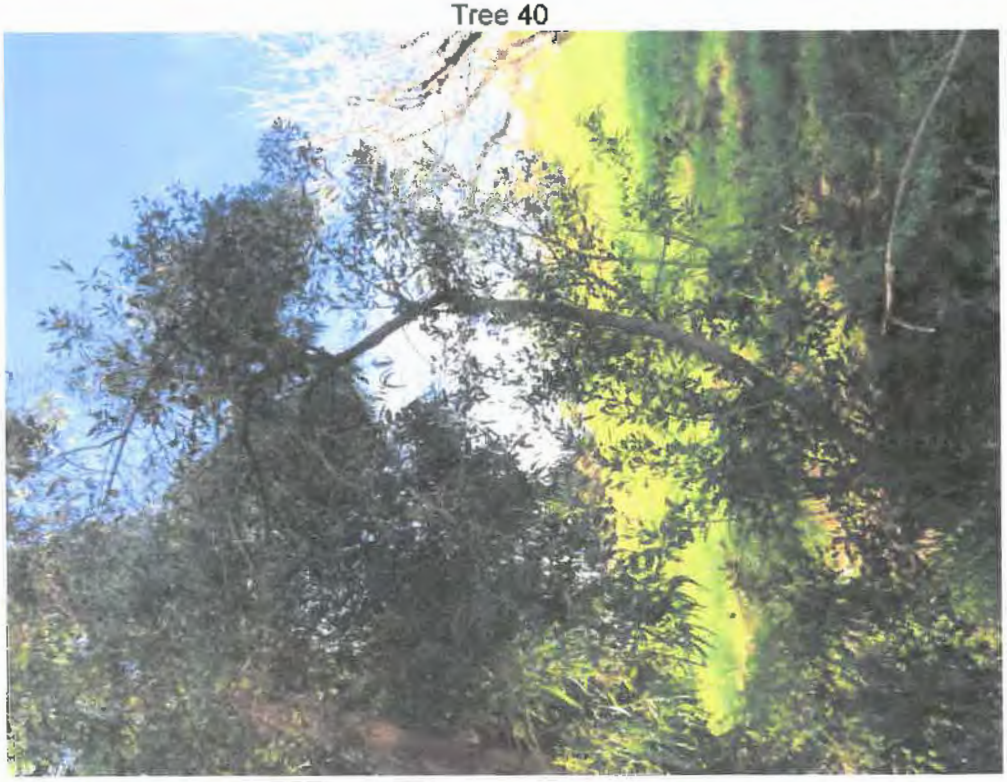


Tree 38

Tree 39



Tree 40




457 Del Norte Street

Alison Lancaster Consulting Arborists LLC
Tree Inventory and Protection, Disease and Pest Diagnosis, Pruning and Hazard Evaluation

1744 Franklin Street Unit B
Santa Monica, CA 90404
(818) 631-4664

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance their health and structure, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. Even with complete and accurate information, arborists are not attorneys and cannot provide legal guidance on these issues. The person hiring the arborist accepts full responsibility for authorizing recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Please note the following important considerations:

- You should never authorize or do any work on any tree unless you are certain of that tree's ownership, and you have confirmed that you solely own the tree, or that anyone else having a claim to the tree has given you permission in writing authorizing your proposed action.
- Before removing a tree, be sure it is your tree to remove.
- Trees on property lines belong to both properties.
- Working on trees hanging into or over your yard that belong to a neighbor may result in "unreasonable damage" to their tree and could expose you to litigation.

The American Society of Consulting Arborists

upon recommendation of the Membership Committee, and in recognition of professional qualifications in the field of Arboricultural Consultation,

confers upon

Jan C. Scow

Registered Membership

with all the rights, privileges, and responsibilities provided by the Bylaws and Standards of Professional Practice of the Society.

Registered Member Number #382 *Registered Member Since July 14, 1999*

President

Executive Director