Communication from Public

Name:	Gaspar Obando
Date Submitted:	10/11/2022 10:29 PM
Council File No:	22-0499
Comments for Public Posting:	Honorable Councilmembers: I am the civil engineer and owner of this property. Please accept the attached letter to provide on the record of our email notifications to UFD, LADBS, and BOE of our intention to retain the toyon and withdraw the tree removal application before the 09-15-22 UFD Recommendation Report. We provided multiple notifications, submitted to LADBS updated plans for review, and provided UFD with an updated arborist tree report showing an updated site plan/grading plan protecting the toyon and off-site oak tree. Despite all that, the UFD report report mistakenly mentions as basis of moving forward with the appeal the following statement: “the Project for which the CEQA determination was made still requires removal of a protected tree.”

Honorable Councilmembers,

We would like to provide on the record of our email notifications to UFD, LADBS, and BOE of our intention to retain the toyon and withdraw the tree removal application before the 09-15-22 UFD Recommendation Report. We provided multiple notifications, submitted to LADBS updated plans for review, and updated arborist tree report showing an updated site plan/grading plan protecting the toyon and off-site oak tree. Despite all that, the UFD report report mistakenly mentions as basis of moving forward with the appeal the following statement: "the Project for which the CEQA determination was made still requires removal of a protected tree."

Exhibit

A. 7-26-22 Email notifying to UFD we made adjustments to our civil plans to keep the tree.
B. 7-26-22 Email notifying LADBS and BOE we made adjustments to our plans to keep the tree.
C. 8-12-22 Email from UFD notifying recommendation to rescinding the NOE/categorical exemption. No wording to support the appeal was mentioned.
D. 8-18-22 Email Zoom meeting to discuss the 08-17-22 submitted plans with LADBS. The plans show we are keeping the toyon.
E. 8-22-22 Email from Sheri Bonstelle providing notification letters to BOE and Public Works Committee of request to withdraw the application to remove protected tree.
F. 09-07-22 Email from arborist providing an updated tree report and notifying UFD the tree will be retained.
G. 9-15-22 Recommendation Report excerpt from UFD finalized stating they believe we are planning to remove the protected tree.

In conclusion, the UFD Recommendation Report failed to acknowledge our multiple requests to withdraw our tree removal application. This has resulted in months of delay and effort of having to defend the substance of the appeal. The appeal should be thrown out and not voted on, as there is no discretionary action being requested.

Respectfully,

Gaspar Obando, PE
Civil Engineer

Obando and Associates, Inc.
p/c. (310) 821-7555 ext. 1 (Text Enabled)
www.ObandoandAssociates.com

Exhibit A

Gaspar Obando

From: Gaspar Obando
Sent: Tuesday, July 26, 2022 6:04 PM
To: Hector Banuelos
Cc: Lisa Smith; Santos Martinez; Britt Pantoliano; Bryan Ramirez
Subject: Re: 2669 BRONHOLLY

Hi Hector,

I reached out to the appellant, and what they asked of us made no sense to us. As a result, we have made adjustments to our site plan to keep the toyon and rescinding the tree removal application. Let us know what are the next steps.

Thank you,

Gaspar Obando, PE
Civil Engineer

Obando and Associates, Inc.
tel. (310) 821-7555 ext. 1
www.ObandoandAssociates.com

Sent from my iPhone

On Jul 26, 2022, at 3:22 PM, Hector Banuelos <hector.banuelos@lacity.org> wrote:

Gaspar,
UFD cannot rescind the CEQA appeal.
Have you made contact with the appellant and reached some form of agreement?
If not, are you rescinding your tree removal application?

On Tue, Jul 26, 2022 at 2:55 PM Gaspar Obando <gaspar@obandoandassociates.com> wrote:

> Hi Hector,
>
> We have scheduled the surveyor to mark the street for the street improvements and have a job walk with the PW inspector on Thursday and Friday, respectively. We will not brake ground until everything is squared with you.
>
> We asked the surveyor to show the exact location of the toyon we applied for removal, and it turns out to be outside our property within the two foot dedication. Also, we have made adjustments to protect the toyon in place and keep it, so we no longer need a tree removal permit.
>
> With this in mind, can Bryan rescind the notice of exemption and invalidate the appeal?

Exhibit B

Gaspar Obando

From: Gaspar Obando
Sent: Wednesday, July 27, 2022 12:38 PM
To: Steven Kim
Cc: Omid Hedayat; Adam Bressler; Santos Martinez
Subject: Fwd: 2669 BRONHOLLY

Steven,

I got an automated response when emailing Colin saying he would no longer be with LADBS. I hope this does not delay our project further.

I wanted to forward the email below with regards to the UFD clearances. We are no longer asking for a protected tree removal permit, and wanted to have those clearances removed. Please let us know.

Thank you,

Gaspar Obando, PE
Civil Engineer

Obando and Associates, Inc.
tel. (310) 821-7555 ext. 1
www.ObandoandAssociates.com

Sent from my iPhone

Begin forwarded message:

From: Gaspar Obando <gaspar@obandoandassociates.com>
Date: July 27, 2022 at 9:59:41 AM PDT
To: Colin Loredo <colin.loredo@lacity.org>
Cc: Hector Banuelos <hector.banuelos@lacity.org>, Bryan Ramirez <bryan.ramirez@lacity.org>, Lisa Smith <lisa@thetreeresource.com>, Santos Martinez <santos@obandoandassociates.com>, Terry Phan <terry.phan@lacity.org>, Adam Bressler <bresslerarchitect@gmail.com>
Subject: Fwd: 2669 BRONHOLLY

Hi Colin,

Could you remove the UFD related clearances from our supplemental permit? We are rescinding our tree removal application and made adjustments to our site plan to keep the tree. Also, we surveyed the protected tree's exact location and it turns out to be outside the PL on the 2' dedication (not sure if it would still be a CEQA issue if outside our lot).

I am hopeful for a prompt coordination between LADBS, UFD, and Public Works to avoid our building permit or street improvement permit to continue to be held up by this. Thank you.

Warm regards,

Gaspar Obando, PE

Exhibit C

Gaspar Obando

From: Bryan Ramirez <bryan.ramirez@lacity.org>
Sent: Friday, August 12, 2022 1:48 PM
To: Gaspar Obando; Robert Mahlowitz
Cc: Hector Banuelos; Lisa Smith; Santos Martinez; Britt Pantoliano; Sheri Bonstelle
Subject: Re: 2669 BRONHOLLY

+Robert Mahlowitz

Hello Gaspar, UFD has since finalized the recommendation letter to rescind the NOE/categorical exemption.
Please note , This is an item requiring timely responses & must be resolved in the coming weeks.
I believe that the final recommendation letter has been submitted and is in the process of being placed on the PWC agenda.
Hector, Please advise.

Bryan Ramirez
Street Tree Superintendent-1, WE-11357AT
Department of Public Works | Bureau of Street Services
Urban Forestry Division
1149 S Broadway 4th Floor, Los Angeles, CA 90015
O (213)847-0804 | M (323)447-5776

On Fri, Aug 12, 2022 at 11:26 AM Gaspar Obando <gaspar@obandoandassociates.com> wrote:

> Hi Hector and Bryan,
>
> If you could please hold off on sending your appeal response letter to the attorney's office until we send a formal response, we would appreciate it. Please let us know.
>
> Thank you,
>
> **Gaspar Obando, PE**
>
> Civil Engineer
>
> ***Obando and Associates, Inc.***

Exhibit D

Gaspar Obando

From: Santos Martinez
Sent: Wednesday, August 17, 2022 6:45 PM
To: Dawn McNulty
Cc: Gaspar Obando; Adam Bressler
Subject: Re: B22VN05507 2669 N BRONHOLLY DR (supplemental)

Hi Dawn,

It was nice to meet you today, see below for the zoom meeting invite for tomorrow **August 18th at 10:00 am.**

Santos Martinez is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
https://us04web.zoom.us/j/73578321768?pwd=rzR4qkS4uAnxOj6BzsJ-QgbMm1Og20.1

Meeting ID: 735 7832 1768
Passcode: 3wyQ2P

Thank you very much for your help.

Kind regards,

Santos Martinez
Design Engineer

Obando and Associates, Inc.
3101 Ocean Park Blvd. Ste 100 PMB 122
Santa Monica, CA 90405
tel. (310) 821-7555 ext.5 (Text Enabled)
www.ObandoandAssociates.com

From: Santos Martinez <santos@obandoandassociates.com>
Sent: Tuesday, August 16, 2022 9:21 AM
To: Dawn McNulty <dawn.mcnulty@lacity.org>
Cc: Gaspar Obando <gaspar@obandoandassociates.com>; Adam Bressler <bresslerarchitect@gmail.com>
Subject: Re: B22VN05507 2669 N BRONHOLLY DR (supplemental)

Hi Dawn,

Just wanted to reach out over an email too. Per my voicemail, we wanted to know your availability to join a zoom call on Thursday for us to present the project and go over our comment responses. Maybe early afternoon so you have time to go over the plans or any other time that is convenient for you. Please let us know if this is possible.

Kind regards,

Exhibit E

Gaspar Obando

From: Sheri Bonstelle <SBonstelle@JMBM.com>
Sent: Monday, August 22, 2022 3:03 PM
To: wesley.tanijiri@lacity.org
Cc: Hector.Ramirez@lacity.org; Gaspar Obando
Subject: 2669 N. Bronholly Drive
Attachments: Letter to BOE2.pdf; Letter to the Public Works Committee2.PDF

Wesley,
We have withdrawn the request for replacement of protected trees and approval of a CEQA exemption for the Project, and request that BOE finalize the permitting approval. See the attached summary letter and letter to the City Council withdrawing the discretionary request.

Thank you.

Sheri L. Bonstelle | Partner
Jeffer Mangels Butler & Mitchell LLP | JMBM
1900 Avenue of the Stars, 7th Floor, Los Angeles, CA 90067
D: (310) 712-6847 **| E:** SBonstelle@JMBM.com
VCARD | BIO | BLOG | LINKEDIN

Exhibit F

Gaspar Obando

From: Lisa Smith <lisa@thetreeresource.com>
Sent: Wednesday, September 7, 2022 3:10 PM
To: Albert Vera; Bryan Ramirez
Cc: Hector Banuelos; Gaspar Obando; Santos Martinez
Subject: UPDATED 2669 Bronholly- with edits - Protected Tree Report
Attachments: 1. 2669 N. Bronholly Dr. Protected Tree Report 090622 .pdf; 2. 2669 N. Bronholly Dr. Tree Location Map Survey 090622 24x36.pdf; 3. 2669 N. Bronholly Dr. Tree Location Map Site Plan 090622 24x36.pdf

HI Bryan, Albert and Hector,

I'm forwarding this updated Protected Tree Report.

TOYON will be retained.. yay!
They redesigned the front, and are going to keep it, although of course it's small and on the lip of a ledge, but at least it's staying.

Also, I've revised the maps to show the new site plan, and the street oak tree where we did exploration to show it can be retained and the curb can be installed below it.

Let me know any questions you may have in the meantime.

Thank you again!

Lisa Smith
PLEASE NOTE NEW EMAIL ADDRESS: Lisa@thetreeresource.com

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782BM
ISA Tree Risk Assessor Qualified - Instructor
310-663-2290
www.THETREERESOURCE.com

Exhibit G

REPORT TRANSMITTAL ATTACHMENTS:

1. April 28, 2022, CEQA appeal.
2. Application for a Tree Removal Permit
3. March 16, 2022, CEQA Notice of Exemption
4. May 9, 2022, Appellant's CEQA appeal supplement
5. May 6, 2022, Santa Monica Mountains Conservancy letter
6. October 13, 2021, Protected Tree Report
7. August 18, 2022, Letter from Applicant's Attorney

PROJECT DESCRIPTION

BACKGROUND

The Project for which the CEQA determination on appeal was made is the construction of a 1,160 square foot multi-story residence with two basement levels and an accessory structure on a 4,190 square foot undeveloped lot on the east/northeast-facing slope that ascends steeply above Bronholly Drive in the Bronson Canyon area of Los Angeles. The Property is undeveloped land. As designed and proposed when the CEQA determination was made, the Project required removal of one native protected Toyon shrub.

PROJECT SUMMARY

On behalf of the Applicant, Lisa Smith (Registered Consulting Arborist) provided a Protected Tree Report assessing the Project's impact to Protected Trees. (TR 6.) StreetsLA reviewed the Protected Tree Report. The Protected Tree Report identified one protected Toyon Shrub as defined by Los Angeles Municipal Code Section 46 et. seq. The Protected Tree Report also identified an off-site protected Coast Live Oak tree which was studied to determine whether it would be impacted by the Project.

A StreetsLA arborist inspected the location on December 21, 2021, to verify the content of the Protected Tree Report and confirmed that one Toyon tree will need to be removed. The inspector determined that the removal of the one Toyon could be mitigated by planting four 24-inch Toyon trees on the Property. It was also determined that the impact to the Coast Live Oak would be minimal, and the Oak tree would likely survive the impacts of proposed construction. The Applicant submitted no biological assessment concerning the Project or other information that analyzed the site's value as habitat for endangered, rare, or threatened species, or the site's potential to serve as a wildlife movement corridor.

Subsequent to the CEQA appeal, on August 18, 2022, the Applicant's attorney sent a letter to the City withdrawing his tree removal permit application. (TR 7). The Applicant has also submitted new drawings and a tree report to StreetsLA, however there is no indication the Applicant has withdrawn his original Project for which he seeks approval from LADBS or the Planning Department. As a result, the Project for which the CEQA determination was made still requires removal of a protected tree.

Communication from Public

Name:	Gaspar Obando
Date Submitted:	10/11/2022 03:10 PM
Council File No:	22-0499
Comments for Public Posting:	Uploading exhibit A and B of the JMBM September 26th 2022 letter.

EXHIBIT A

JMBM Jeffer Mangels Butler & Mitchell LLP

jmbm.com

Sheri L. Bonstelle
sbonstelle@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

August 18, 2022

BY EMAIL

Chair Blumenfield and Members of the Public Works Committee of the
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012
Attn: Michael Espinosa, Legislative Assistant, michael.espinosa@lacity.org

Re: 2669 N. Bronholly Drive
CF 22-0499
ENV-2020-3010-CE

Dear Chair Blumenfield and Members of the Public Works Committee:

We represent Gaspar Obando, V&G Development LLC, the Applicant for the single family residential project (the "Project") at 2669 N. Bronholly Drive. (the "Property") On behalf of the Applicant, we hereby withdraw the request for replacement of protected trees and approval of a CEQA exemption for the Project. The existing Toyon shrub and Coast Live Oak Trees referenced in the Notice of Exemption will be preserved and remain in place. We request that the discretionary matter be terminated in its entirety.

Very truly yours,

Sheri Bonstelle

SHERI L. BONSTELLE for
Jeffer Mangels Butler & Mitchell LLP

SLB

cc: Bryan Ramirez, Street Tree Superintendent, Urban Forestry Division (bryan.ramirez@lacity.org)
Emma Taylor, CD4 District Director (emma.taylor@lacity.org)
Armida Reyes, CD4 District Liason (contactCD4@lacity.org)
Liku Abera, City planning (liku.abera@lacity.org)
Robert Mahlowitz (robert.mahlowitz@lacity.org)
Ted Jordan (ted.jordan@lacity.org)

EXHIBIT B

PROTECTED TREE REPORT

PREPARED FOR

V & G Development, INC.

PROPERTY

2669 N. Bronholly Dr.

Los Angeles, CA 90068

CONTACT

Gaspar Obando

(310) 821-7555 ext. 1

gaspar@obandoandassociates.com

September 6, 2022

PREPARED BY

LISA SMITH, THE TREE RESOURCE ®

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782BM

ISA TREE RISK ASSESSOR QUALIFIED - INSTRUCTOR

MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS

P.O. BOX 49314, LOS ANGELES, CA 90049

T 310-663-2290 E lisa@thetreeresource.com

TABLE OF CONTENTS

PROTECTED TREE REPORT

2669 N. Bronholly Dr.
Los Angeles, CA 90068

SUMMARY

PROJECT OVERVIEW	
Site Address	**2669 N. Bronholly Dr., Los Angeles, CA 90068**
Location and/or Specific Plan	**Bronson Canyon**
Project Description	**New Single Family Residence**
Number of Protected Trees on Site	**0**
Number of Recommended Removals	**0**

This Tree Report was prepared at the request of the property owner, V & G Development, INC., who is preparing to build a single family residence on this property. The subject property is an undeveloped 4,190 square foot lot and is located in the Bronson Canyon area of Los Angeles. The proposed new residence will have a footprint of 1,160 square feet.

PROTECTED TREES, URBAN FORESTRY DIVISION

This property is under the jurisdiction of the City of Los Angeles and guided by the Native Tree Protection Ordinance No. 186873. **Protected Trees** are defined by this ordinance as oaks (*Quercus* sp) indigenous to California but excluding the scrub oak (*Quercus dumosa*); Southern California black walnut (*Juglans californica* var. californica); Western sycamore (*Platanus racemosa*) and California bay laurel (*Umbellularia californica*) trees with a diameter at breast height (DBH) of four inches (4") or greater. **Protected Shrubs** are defined as Mexican elderberry (*Sambucus mexicana*); Toyon (*Heteromeles arbutifolia*) which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

At this time, I observed no protected trees on the property.

NEIGHBOR TREES

There are five protected trees including coast live oak, Toyon, and Mexican elderberry located off site. These trees will be retained and protected in place.

NON-PROTECTED SIGNIFICANT TREES, DEPARTMENT OF CITY PLANNING

The Department of City Planning requires the identification of the location, size, type and condition of all existing trees on the site with a DBH of 8 inches (8") or greater. These trees will be identified as **Non-Protected Significant Trees.**

At this time, I observed one (1) off-site **Non-Protected Significant Tree** in the city easement. This tree is recommend for removal.

ASSIGNMENT

The Assignment included:

- Field Observation and Inventory of Trees on Site
- Recommendations for the protection of trees to remain
- Photographs of the subject trees are included in Appendix B
- Matrix of proposed protected tree removals and protected trees to remain
- Evaluation of potential construction impacts
- A Tree Location Plot Map is included in Appendix A
- Protected tree construction impact guidelines

LIMITS OF THE ASSIGNMENT

The field inspection was a visual, grade level tree assessment. No special tools or equipment were used. No tree risk assessments were performed. Exploratory trenching was performed on oak tree #OS2 and the impact of the proposed curb will be minimal. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection.

TREE CHARACTERISTICS AND SITE CONDITIONS

Detailed information with respect to size, condition, species and recommendations are included in the Summary of Field Inspections in Appendix C. The trees are numbered on the Tree Location Map in Appendix A.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

NON-PROTECTED OFF SITE TREES

Non-protected significant tree #OS2 located in the city easement will be impacted by the proposed construction and will be removed and replaced at a one-to-one (1:1) ratio, to the satisfaction of the City of Los Angeles Department of City Planning.

OFF SITE PROTECTED TREES OR SHRUBS

Toyon (*Heteromeles arbutifolia*) tree #OS1 located at base of slope, will be minimally impacted by grading and will be retained. Grading will occur xx feet from the base of the slope. This tree is located on a very steep slope, it is almost dead and very small in size. Grading will around tree will be done by hand to minimize impact.

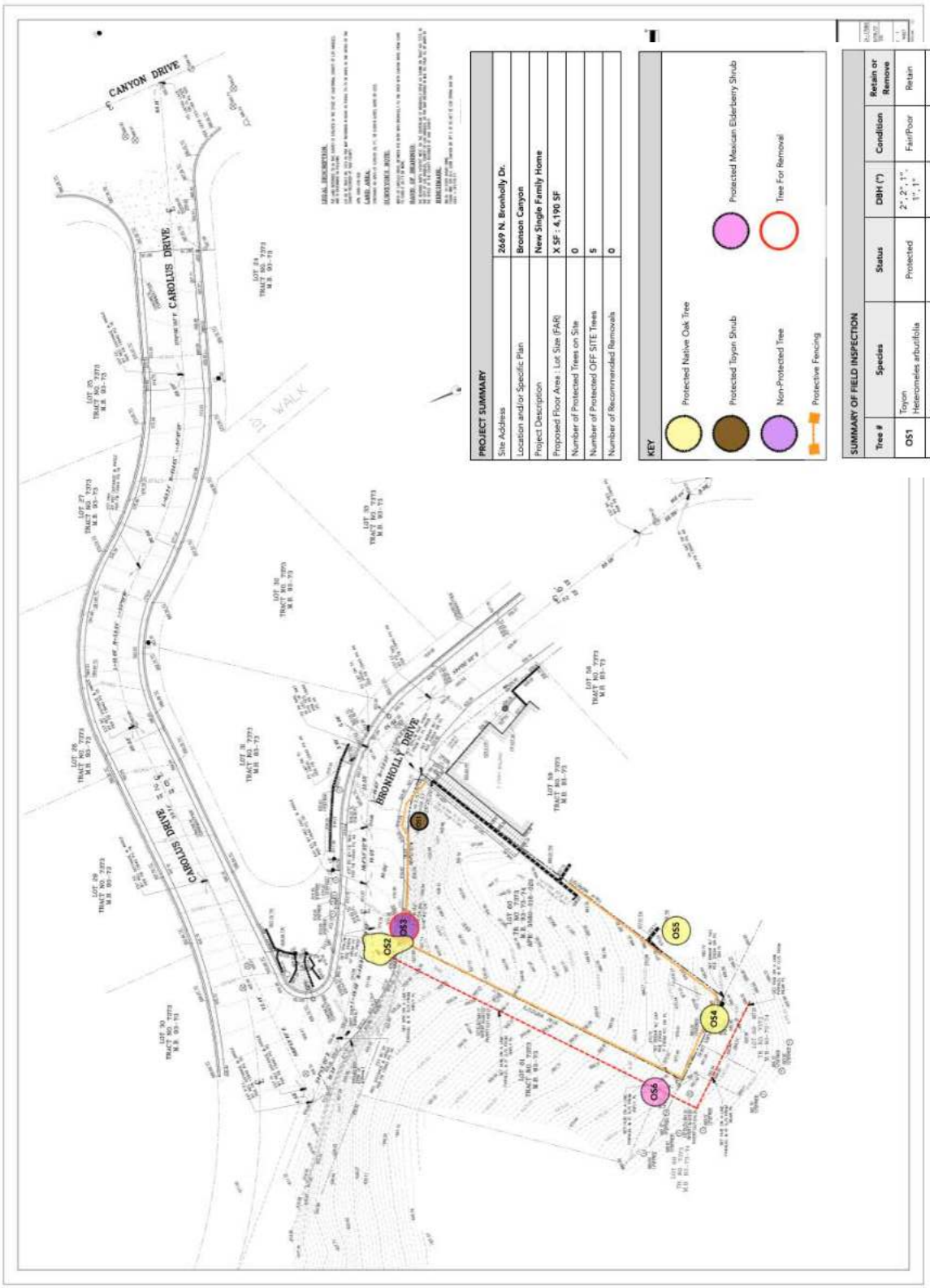
Coast live oak (*Quercus agrifolia*) tree #OS2 is located at the street level and to the right of the subject site. This tree will received minimal impact by the proposed widening of the street. It is in the public right-of-way and will receive minimal impact. Grading will occur approximately 5 feet above the Oak trunk. A 12" wall is proposed to keep out sediment. The road is proposed to be widened with a regular curb to be installed near the base of the tree. Exploratory trenching was performed and revealed no significant roots. This tree will be retained and protected in place.

Coast live oak (*Quercus agrifolia*) tree #OS4 will not be impacted. The proposed ADU is sited approximately 6'-10" downhill from the oak trunk. This tree will receive minimal impact and will be retained and protected in place.

Coast live oak (*Quercus agrifolia*) tree #OS5 is located in an elevated concrete planter uphill from construction, and is outside of the construction zone and will not be impacted. This tree will receive no impact and will be retained and protected in place.

Mexican elderberry (*Sambucus mexicana*) tree #OS6 is off-site in the "sewer easement" area that extends about 6 feet across and is outside of the construction zone and will not be impacted. This tree is almost dead.

APPENDIX A.1 - TREE LOCATION - SURVEY MAP



PROJECT SUMMARY	
Site Address	2669 N. Bronholly Dr.
Location and/or Specific Plan	Bronson Canyon
Project Description	New Single Family Home
Proposed Floor Area : Lot Size (FAR)	X SF : 4,190 SF
Number of Protected Trees on Site	0
Number of Protected OFF SITE Trees	5
Number of Recommended Removals	0

KEY

- Protected Native Oak Tree
- Protected Toyon Shrub
- Non-Protected Tree
- Protective Fencing
- Protected Mexican Elderberry Shrub
- Tree For Removal

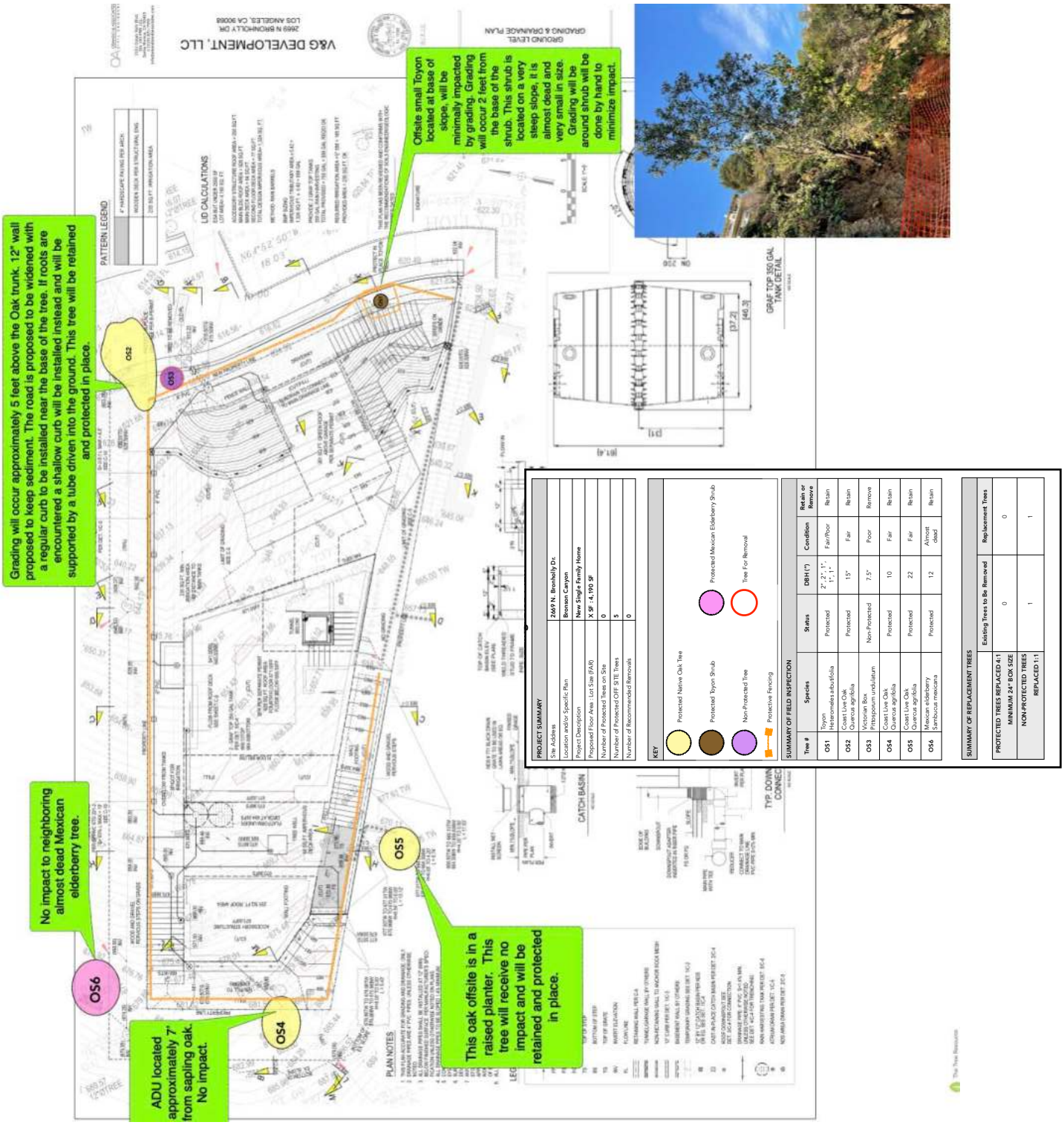
SUMMARY OF FIELD INSPECTION

Tree #	Species	Status	DBH (")	Condition	Retain or Remove
OS1	Toyon Heteromeles arbutifolia	Protected	2", 2", 1", 1", 1"	Fair/Poor	Retain
OS2	Coast Live Oak Quercus agrifolia	Protected	15"	Fair	Retain
OS3	Victorian Box Pittosporum undulatum	Non-Protected	7.5"	Poor	Remove
OS4	Coast Live Oak Quercus agrifolia	Protected	10	Fair	Retain
OS5	Coast Live Oak Quercus agrifolia	Protected	22	Fair	Retain
OS6	Mexican elderberry Sambucus mexicana	Protected	12	Almost dead	Retain

SUMMARY OF REPLACEMENT TREES

	Existing Trees to Be Removed	Replacement Trees
PROTECTED TREES REPLACED 4:1 MINIMUM 24" BOX SIZE	0	0
NON-PROTECTED TREES REPLACED 1:1	1	1

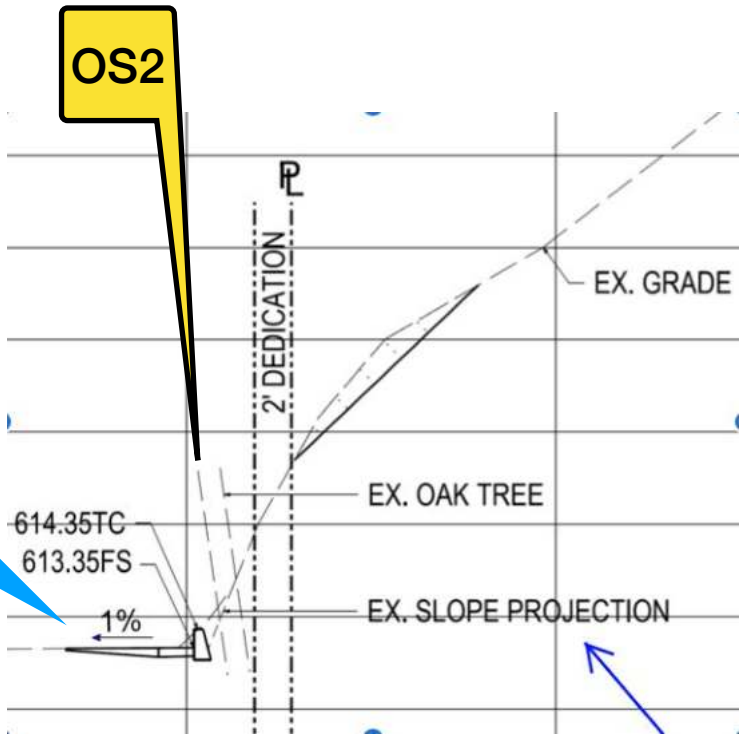
APPENDIX A.2 - TREE LOCATION MAP, SITE / GRADING PLAN



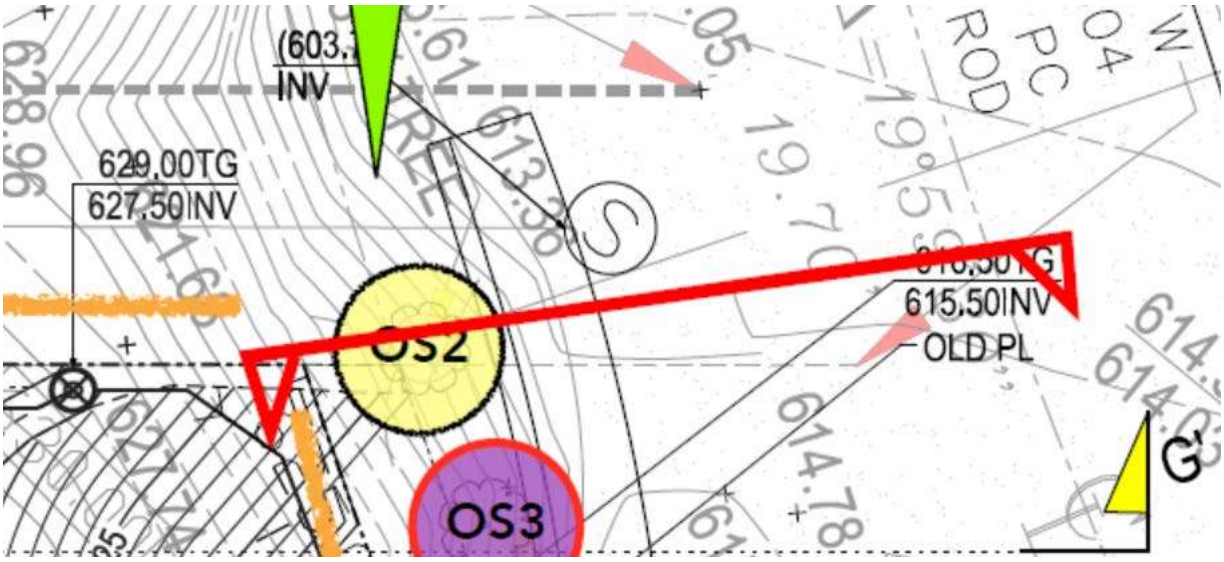
SITE PLAN DETAILS

OAK TREE #OS2 - Street Widening detail

The road is proposed to be widened with a regular curb to be installed near the base of the tree. Exploratory trenching was performed and revealed no significant roots. This tree will be retained and protected in place.

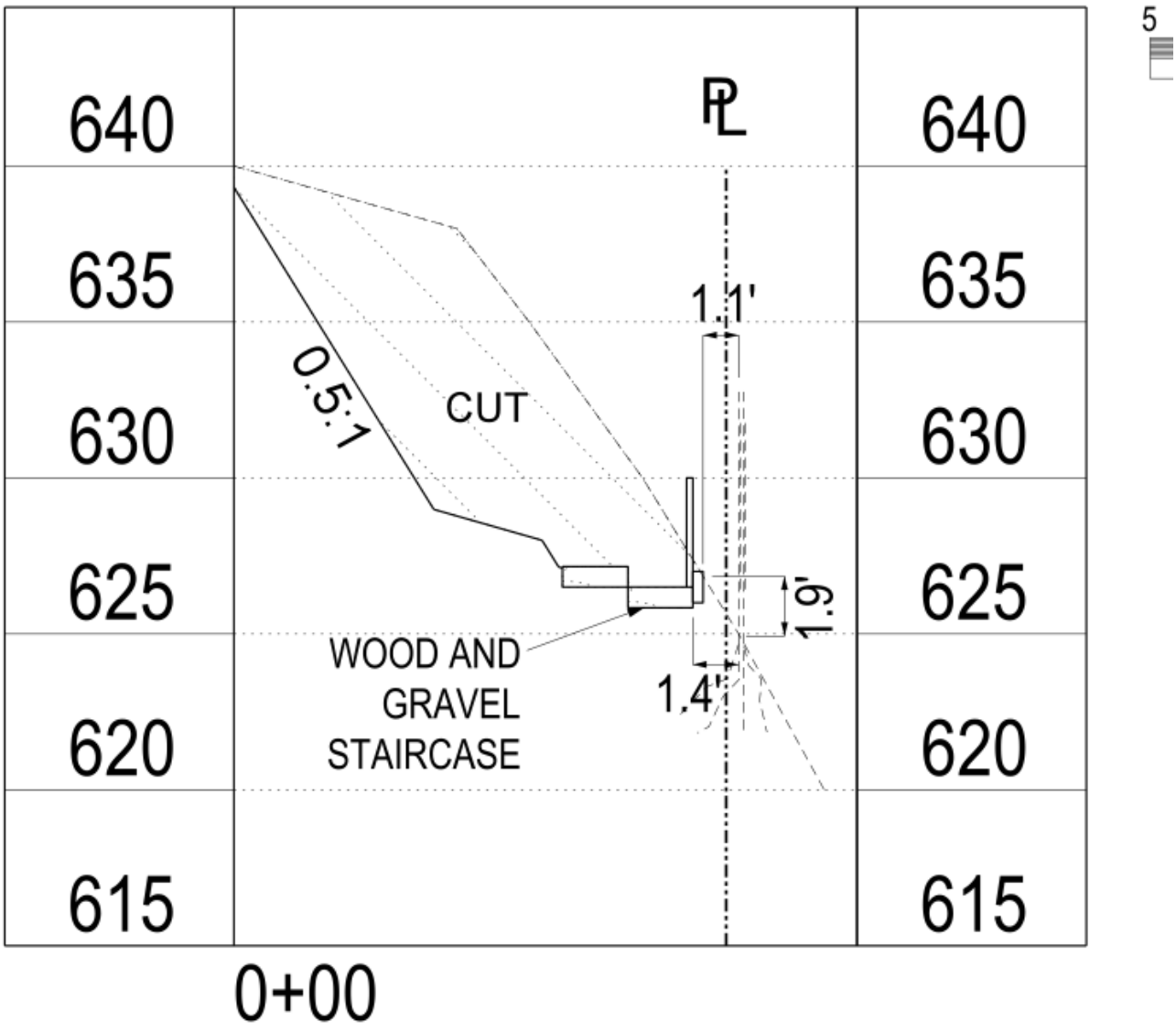


OAK TREE #OS2 - Street Widening detail - Red line is future road width



SITE PLAN DETAILS

TOYON SHRUB #OS1 - Grading Detail



TOYON TREE SECTION X-X'

APPENDIX B - PHOTOGRAPHS

PHOTO 1 - Toyon *(Heteromeles arbutifolia)* tree #OS1 located at base of slope, will be minimally impacted by grading and will be retained. Grading will occur 1.4' horizontal and 1.9' above the base of the slope. This tree is located on a very steep slope, it is almost dead and very small in size. Grading will around tree will be done by hand to minimize impact.

APPENDIX B - PHOTOGRAPHS

PHOTO 2 - Coast live oak (Quercus agrifolia) tree #OS2 is in the public right-of-way will receive minimal impact. Grading will occur approximately 5 feet above the Oak trunk. A 12" wall is proposed to keep out sediment. The road is proposed to be widened with a regular curb to be installed near the base of the tree. If roots are encountered a shallow curb will be installed instead and will be supported by a tube driven into the ground. This tree will be retained and protected in place.

Non-protected significant tree #OS3 located in the city easement will be impacted by the proposed construction and will be removed and replaced to the satisfaction of the City of Los Angeles if needed.

APPENDIX B - PHOTOGRAPHS

PHOTO 3 - Coast live oak *(Quercus agrifolia)* tree #OS2 is in the public right-of-way will receive minimal impact. Grading will occur approximately 5 feet above the Oak trunk. The road is proposed to be widened with a regular curb to be installed near the base of the tree. Exploratory trenching was performed and revealed no significant roots. This tree will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

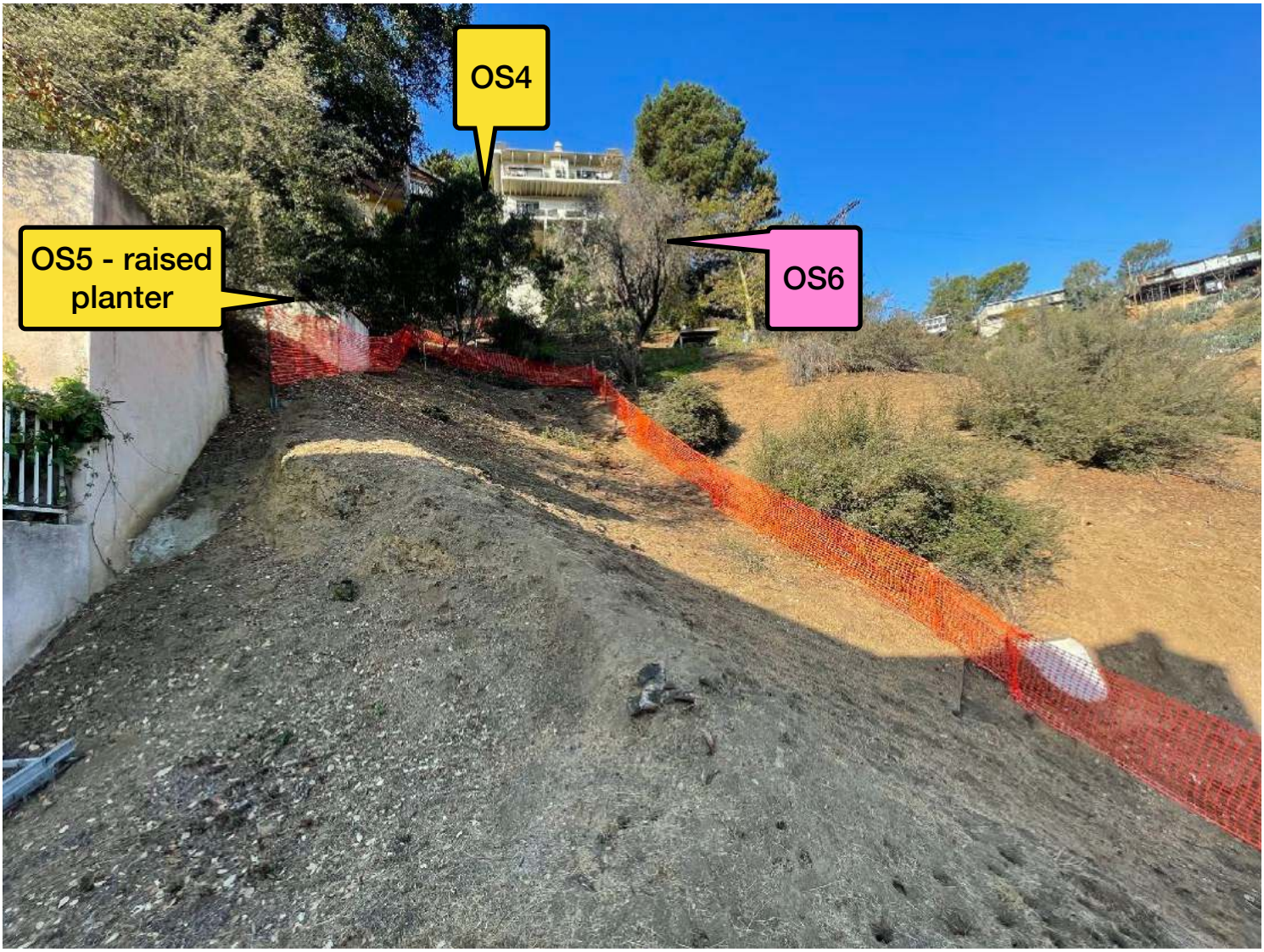


PHOTO 4 - Shows off site trees #OS4, #OS5 and #OS6. These trees will be retained and protected in place.

These trees will receive no impact from the proposed new development.

APPENDIX B - PHOTOGRAPHS

PHOTO 5 - Coast live oak *(Quercus agrifolia)* tree #OS4 will not be impacted. The proposed ADU is sited approximately 7' downhill from the oak trunk. This tree will receive no impact and will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 6 - Coast live oak (*Quercus agrifolia*) tree #OS5 is located in an elevated concrete planter uphill from construction, and is outside of the construction zone and will not be impacted. This tree will receive no impact and will be retained and protected in place.

APPENDIX B - PHOTOGRAPHS

PHOTO 7 - Shows Off Site Mexican elderberry *(Sambucus mexicana)* tree #OS6. This tree will receive no impact and will be retained. This tree is off-site in the "sewer easement" area that extends about 6 feet across, this tree is poor condition and is almost dead, most likely due to drought conditions.

APPENDIX B - PHOTOGRAPHS

PHOTO 8 - Shows Off Site Mexican elderberry *(Sambucus mexicana)* tree #OS6. This tree will receive no impact and will be retained. This tree is off-site in the "sewer easement" area that extends about 6 feet across, this tree is almost dead.

APPENDIX B - PHOTOGRAPHS

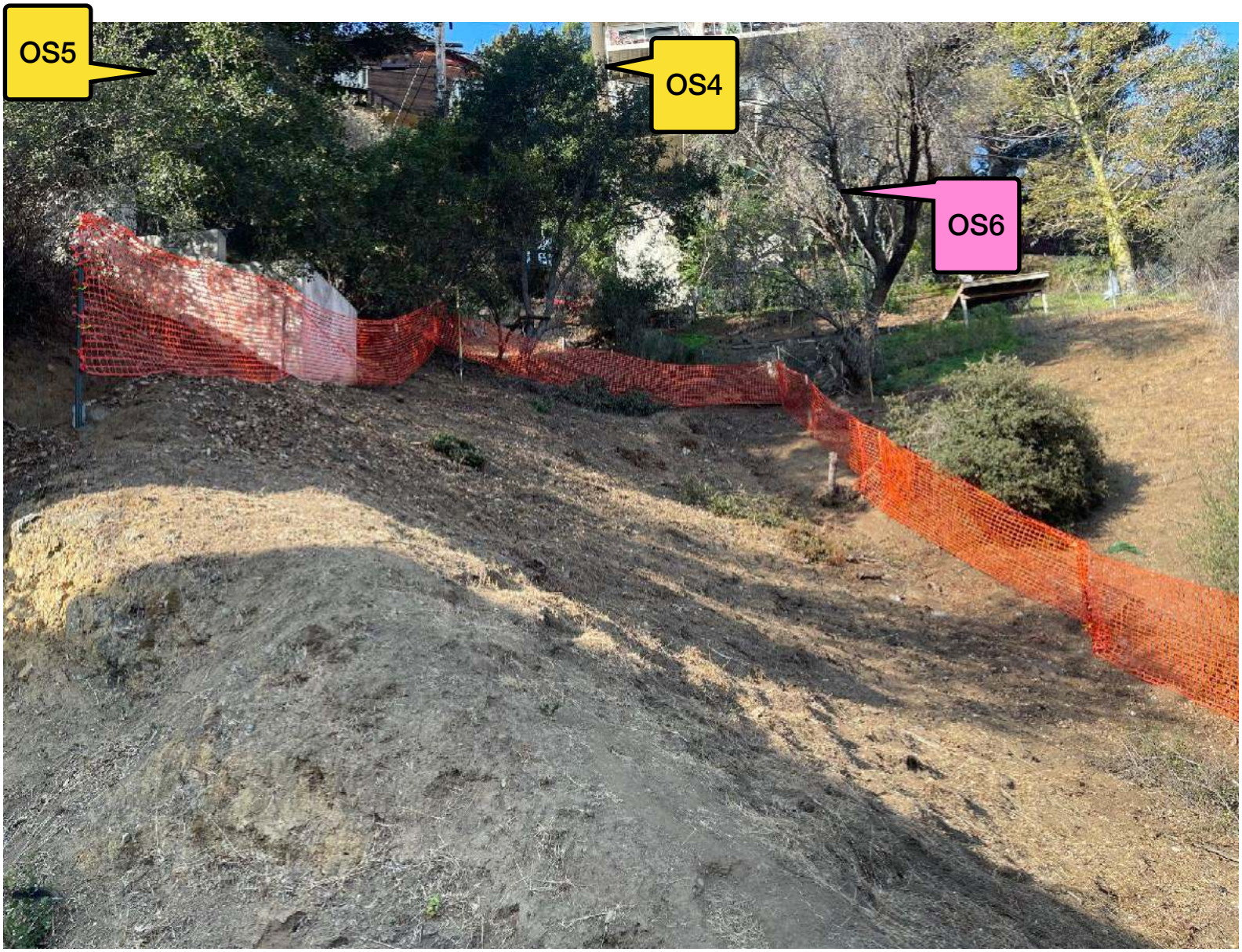


PHOTO 9 - Shows portion of slope where new project will be developed.

APPENDIX B - PHOTOGRAPHS

PHOTO 10 - Shows front slope and steep terrain. House will be built directly into hillside.

The small Toyon shrub #OS1 is located directly on the steepest portion of the front slope. This photo is also showing the back of curb location of the required widening of the road.

The small Toyon shrub #OS1 will be retained and protected in place.

APPENDIX C - SUMMARY OF FIELD INSPECTION

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

Tree #	Species	Status	DBH (")	Height (')	Spread (')	Summary of Condition	Retain or Remove
OS1	Toyon *Heteromeles arbutifolia*	Protected	2", 2", 1", 1", 1"	6'	4'	Fair-Poor (C-D)	Retain
OS2	Coast Live Oak *Quercus agrifolia*	Protected	15	25	40	Fair (C)	Retain
OS3	Victorian Box *Pittosporum undulatum*	Non-Protected	7.5	25	20	Poor (D)	Remove
OS4	Coast Live Oak *Quercus agrifolia*	Protected	10	20	15	Fair (C)	Retain
OS5	Coast Live Oak *Quercus agrifolia*	Protected	22	40	35	Fair (C)	Retain
OS6	Mexican elderberry *Sambucus mexicana*	Protected	12" +	35	25	Nearly Dead (E)	Retain

APPENDIX D - SUMMARY OF DATA

Table 1. Summary of Data - Total Protected Trees or Shrubs OFF SITE

Coast Live Oak (*Quercus agrifolia*)	**3**
Number of Native Coast Live Oak trees to be removed	0
Number of Native Coast Live Oak trees to be minimally impacted by the construction	1
Number of Native Coast Live Oak trees not dead, to be retained, and/or where natural grade is unchanged	0

Toyon *(Heteromeles arbutifolia)*	**1**
Number of Toyon shrubs to be removed	0
Number of Toyon shrubs to be minimally impacted by the construction	1
Number of Toyon shrubs not dead, to be retained, and/or where natural grade is unchanged	0

Mexican Elderberry *(Sambucus mexicana)*	**1**
Number of Mexican Elderberry shrubs to be removed	0
Number of Mexican Elderberry shrubs to be minimally impacted by the construction	0
Number of Mexican Elderberry shrubs not dead, to be retained, and/or where natural grade is unchanged	1

OFF SITE - Total Protected Trees or Shrubs (DBH 4" or greater)	5
Total Protected Trees or Shrubs to be removed	0
Total Protected Trees or Shrubs to be minimally impacted	2
Total Protected Trees or Shrubs to be retained, and/or where natural grade is unchanged	5

APPENDIX D - SUMMARY OF DATA

Table 2. Schedule of Proposed Removals

RECOMMENDATION

Tree #	Species	Status	Condition	Retain or Remove	Reason for Removal
OS2	Victorian Box *Pittosporum undulatum*	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction

APPENDIX D - SUMMARY OF DATA

Table 3. Summary of Replacement

	Existing Trees to Be Removed	Trees to be Planted in Replacement
NON-PROTECTED SIGNIFICANT TREES 8" + DBH Replaced 1:1	1	1
TOTAL	1	1

GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

Observation – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

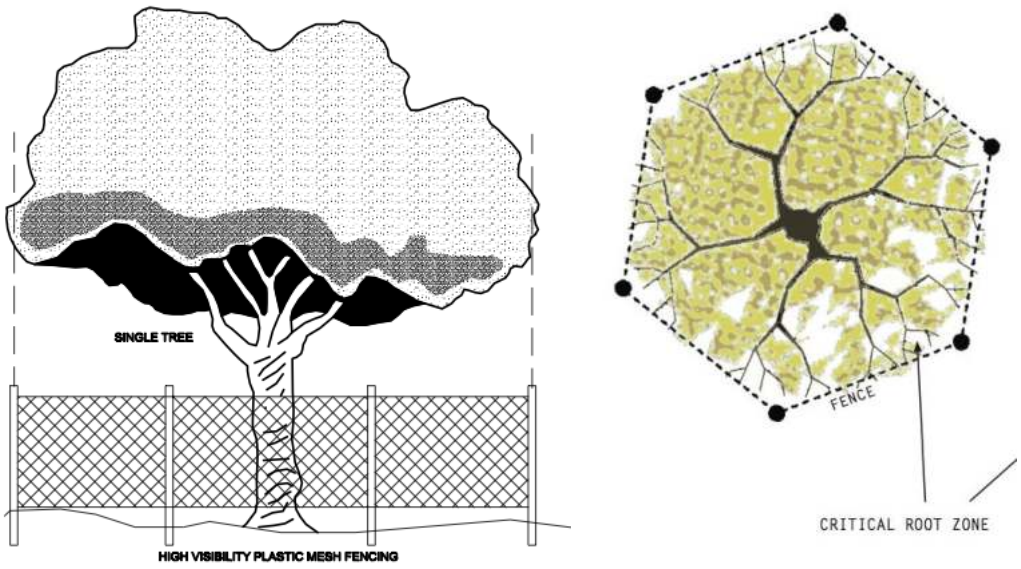
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

Root Pruning - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging**. The roots should be cut at a 90-degree angle and cut cleanly**. No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

Protective Fencing – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

Irrigation – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity.** If space limits the fencing, place at the furthest possible distance from the trunk.

1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.

2) A warning sign should be posted on the fencing which states, **"Warning: Tree Protection Zone"** and stating the requirements of all workers in the protected zone. Example available upon request.

3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.** No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

PLANTING WITHIN THE PROTECTED ZONE

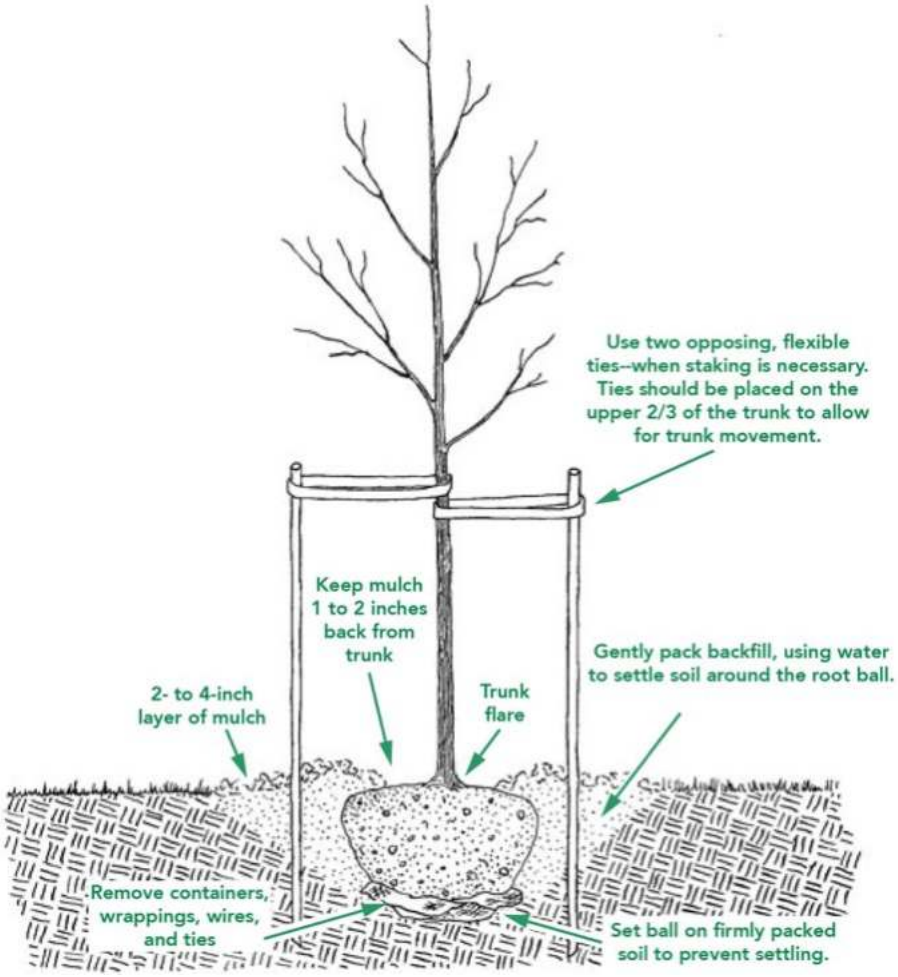
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

Plant Selection – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to Armillaria or Phytophthora. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

Irrigation – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage Armillaria mellea (Oak Root Fungus) or Phytophthora cinnamomi (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

Mulch - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

NEW TREE PLANTING, continued

1. Dig a shallow, broad planting hole. Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.

2. Identify the trunk flare. The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.

3. Remove tree container for containerized trees. Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.

4. Place the tree at the proper height. Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.

5. Straighten the tree in the hole. Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.

6. Fill the hole gently but firmly. Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.

7. Stake the tree, if necessary. If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.

8. Mulch the base of the tree. Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

Thinning is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

Raising removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

Reduction reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

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

Respectfully submitted,

Lisa Smith

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782B
ISA Tree Risk Assessor Qualified- Instructor
American Society of Consulting Arborists, Member

Communication from Public

Name: Gaspar Obando
Date Submitted: 10/11/2022 03:12 PM
Council File No: 22-0499
Comments for Public Posting: Uploading exhibit C of the JMBM September 26th 2022 letter.

2669 N Bronholly Dr

Exhibit C

Permit #: **15010 - 20000 - 03424**
Plan Check #: B15VN12910 Printed: 04/28/22 11:51 AM
Event Code:

Bldg-New **GREEN - MANDATORY**
1 or 2 Family Dwelling
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/16/2022
Last Status: Issued
Status Date: 03/16/2022

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7373		60		M B 93-73/74	154-5A191 39	5580 - 018 - 020

3. PARCEL INFORMATION

Baseline Hillside Ordinance - Yes
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Hollywood United
Census Tract - 1894.00
District Map - 154-5A191
Energy Zone - 9
Fire District - VHFHSZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Thomas Brothers Map Grid - 593-G1
Thomas Brothers Map Grid - 593-G2
Area Planning Commission - Central
Earthquake-Induced Landslide Area - Yes
Community Plan Area - Hollywood

ZONES(S): R1-1D

4. DOCUMENTS

ZI - ZI-2384 The Oaks
ZI - ZI-2443 Nbrhood Consrvn ICO -The
ORD - ORD-179814
ORD - ORD-181136
ORD - ORD-183497
ICO - Nbrhood Consrvn ICO - The Oaks
ICO - The Oaks
HLSAREA - Yes
CPC - CPC-2007-2065-ICO
CPC - CPC-2009-2949-HD
BHO - Yes

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi
Special Inspect - Grade Beam/Caisson
Special Inspect - Grading:Excav. Below 1:1 Pl
Special Inspect - Structural Observation
Special Inspect - Structural Wood (periodic)
Fabricator Reqd - Glued-Laminated Timber
Fabricator Reqd - Prefabricated Joist
Fabricator Reqd - Structural Steel
Permit Flag - Rec and Parks Fee Memo Reqd

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
V & G DEVELOPMENT, LLC 3101 OCEAN PARK BLVD, STE 100 PMB 122 SANTA MONICA, CA 90405

Tenant:

Applicant: (Relationship: Agent for Owner)
ADAM BRESSLER - 7631 LEXINGTON W. HOLLYWOOD, CA 90046 (917) 856-6105

7. EXISTING USE

PROPOSED USE
(01) Dwelling - Single Family
(07) Garage - Private

8. DESCRIPTION OF WORK
NEW IRREGULAR SHAPED 32'-0" X 40'-0", 1531 SF 3-STORY SINGLE FAMILY DWELLING. NFPA 13D FIRE SPRINKLERS REQUIRED THROUGHOUT. ALL WORK PER ENGINEERING.

9. # Bldgs on Site & Use: 1 OF 3

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Chon Chio Kuo
OK for Cashier: Colin Loredo
Signature:
DAS PC By:
Coord. OK:
Date:

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**, or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 51003424**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $310,000		PC Valuation:	
FINAL TOTAL Bldg-New	13,868.08	Planning Gen Plan Maint Surcharg	126.81
Permit Fee Subtotal Bldg-New	1,776.00	School District Residential Level 1	9,832.80
Energy Surcharge		Dwelling Unit Construction Tax	200.00
Electrical	461.76	Residential Development Tax	300.00
HVAC	230.88	CA Bldg Std Commission Surchar	13.00
Plumbing	461.76	Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	0.00
Plan Maintenance	35.52	Linkage Fee	0.00
E.Q. Instrumentation	40.30		
D.S.C. Surcharge	90.19		
Sys. Surcharge	180.37		
Planning Surcharge	108.69		
Planning Surcharge Misc Fee	10.00		

Sewer Cap ID:
Total Bond(s) Due:

Payment Date: 03/16/22
Receipt No: 1274048
Amount: $13,868.08
Method: ECHECK

2022ON 75475

12. ATTACHMENTS

Hillside Referral Form
Owner-Builder Declaration
Plot Plan

08001150102000000342 4FN

2669 N Bronholly Dr.

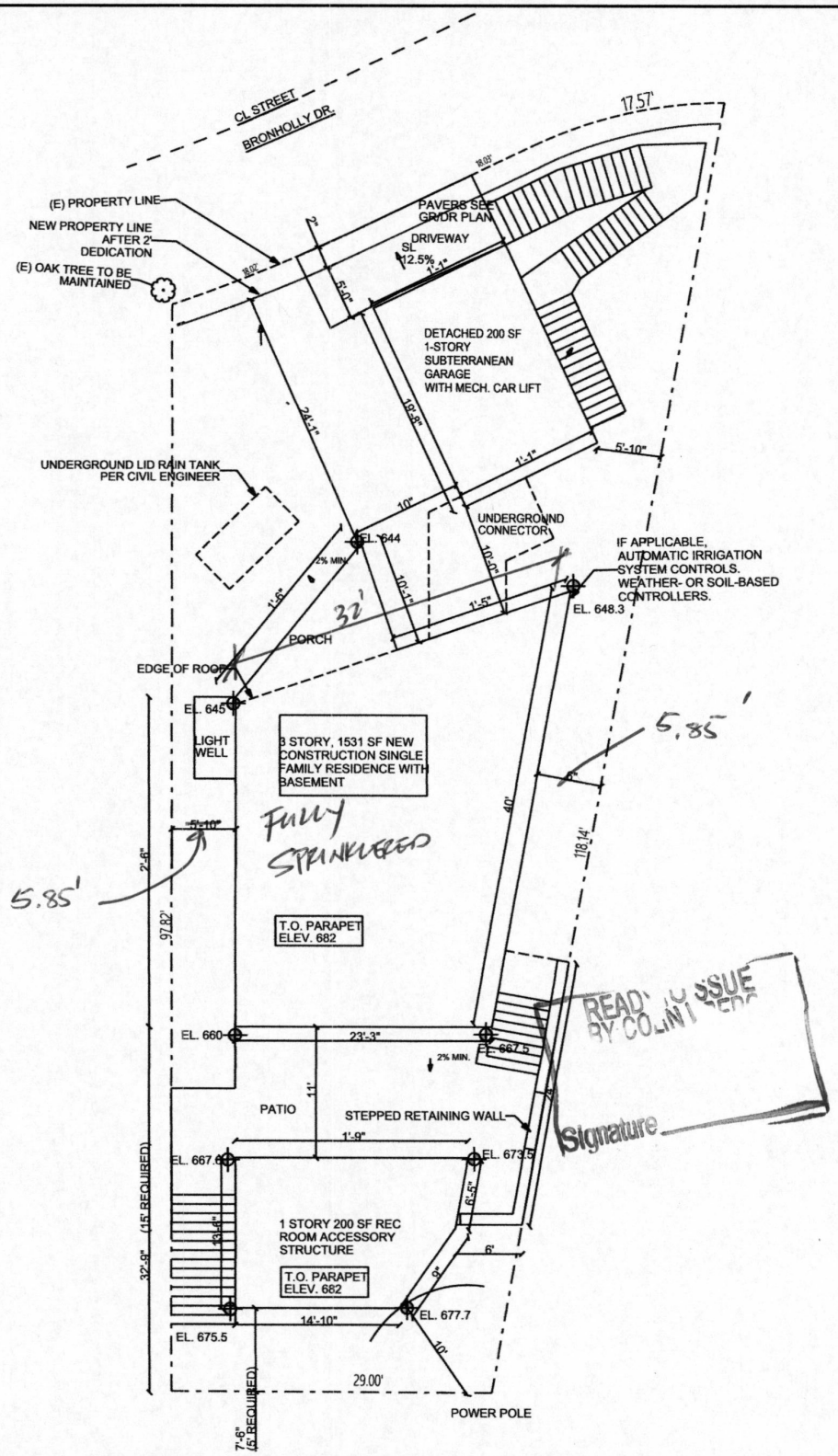
Permit Application # : 15010 - 20000 - 03424

Bldg. New
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B15VN12910
Initiating Office: Van Nuys
Printed on: 02/18/22 14:44:21



COUNCIL DISTRICT: 4

INSPECTION DISTRICT: R705

PLOT PLAN

Communication from Public

Name:	Gaspar Obando
Date Submitted:	10/11/2022 03:15 PM
Council File No:	22-0499
Comments for Public Posting:	Uploading exhibit D though G of the JMBM September 26th 2022 letter.

NEW CONSTRUCTION SINGLE FAMILY DWELLING, DETACHED GARAGE, ACCESSORY STRUCTURE

2669 N. BRONHOLLY DR.
LOS ANGELES, CA 90068

EXHIBIT D

OWNER:
V&G DEVELOPMENT, LLC
3218 MAPLEWOOD AVE.
LOS ANGELES, CA 90066

ARCHITECT:
ADAM BRESSLER
C-32288
7631 LEXINGTON AVE.
WEST HOLLYWOOD, CA 90046
917-856-6105

STRUCTURAL ENGINEER:
ALEJANDRO BUSTILLOS
4749 W. 169th ST.
LAWNDALE, CA 90260
310-349-9808

GEOTECHNICAL:
SUBSURFACE DESIGNS, INC.
12872 FOOTHILL BLVD.
SYLMAR, CA 91342
818-898-1595

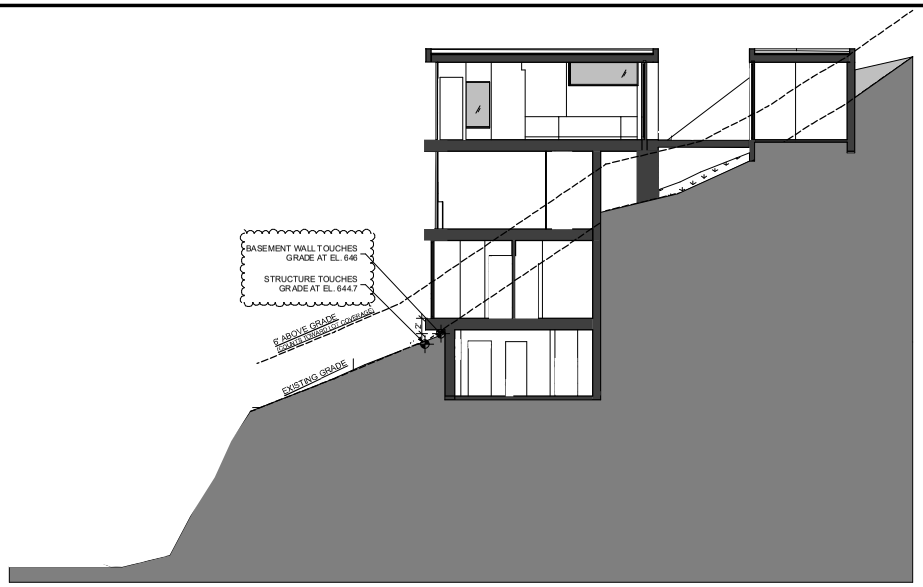
SURVEYOR
M&G CIVIL ENGINEERING AND
LAND SURVEYING, INC.
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
562-865-3632

ENERGY
GILBERTO CARRILLO, CEA
TITLE 24 GUYS LLC
10964 MEMORY PARK AVE.
LOS ANGELES, CA 91345
818-850-3385

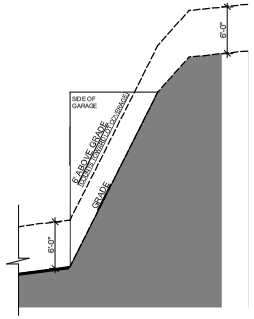
2669 N. BRONHOLLY DR.
LOS ANGELES, CA 90068

SHEET TITLE

COVER SHEET



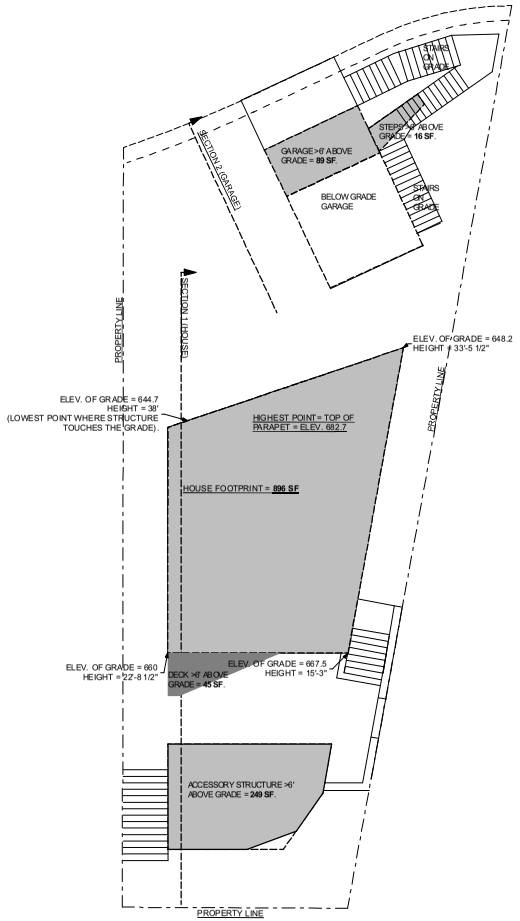
SECTION 1 LOT COVERAGE



SECTION 2 LOT COVERAGE

LOT COVERAGE:

ALLOWABLE: 30% OR MIN 1,400 SF.
30% X 4,189.65 = 1,256.8 SF, SO ALLOWABLE IS 1,400 SF.
PROPOSED: 896 SF HOUSE + 89 SF GARAGE + 16 SF STEPS + 249 SF ACCESSORY STRUCTURE + 45 SF DECK = 1,295 SF FOOTPRINT<1,400 SF.
(MEETS REQUIREMENT FOR THE OAKS)



LOT COVERAGE DIAGRAM

OWNER:
V&G DEVELOPMENT, LLC
3218 MAPLEWOOD AVE.
LOS ANGELES, CA 90066

ARCHITECT:
ADAM BRESSLER
C-32288
7631 LEXINGTON AVE.
WEST HOLLYWOOD, CA 90046
917-856-6105

STRUCTURAL ENGINEER:
ALEJANDRO BUSTILLOS
4749 W. 169th ST.
LAWNDALE, CA 90260
310-349-9808

GEOTECHNICAL:
SUBSURFACE DESIGNS, INC.
12872 FOOTHILL BLVD.
SYLMAR, CA 91342
818-898-1595

SURVEYOR
M&G CIVIL ENGINEERING AND LAND SURVEYING, INC.
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
562-865-3632

ENERGY
GILBERTO CARRILLO, CEA
TITLE 24 GUYS LLC
10964 MEMORY PARK AVE.
LOS ANGELES, CA 91345
818-850-3385

2669 N. BRONHOLLY DR.
LOS ANGELES, CA 90068

SHEET TITLE

THE OAKS DIAGRAMS

A0.4

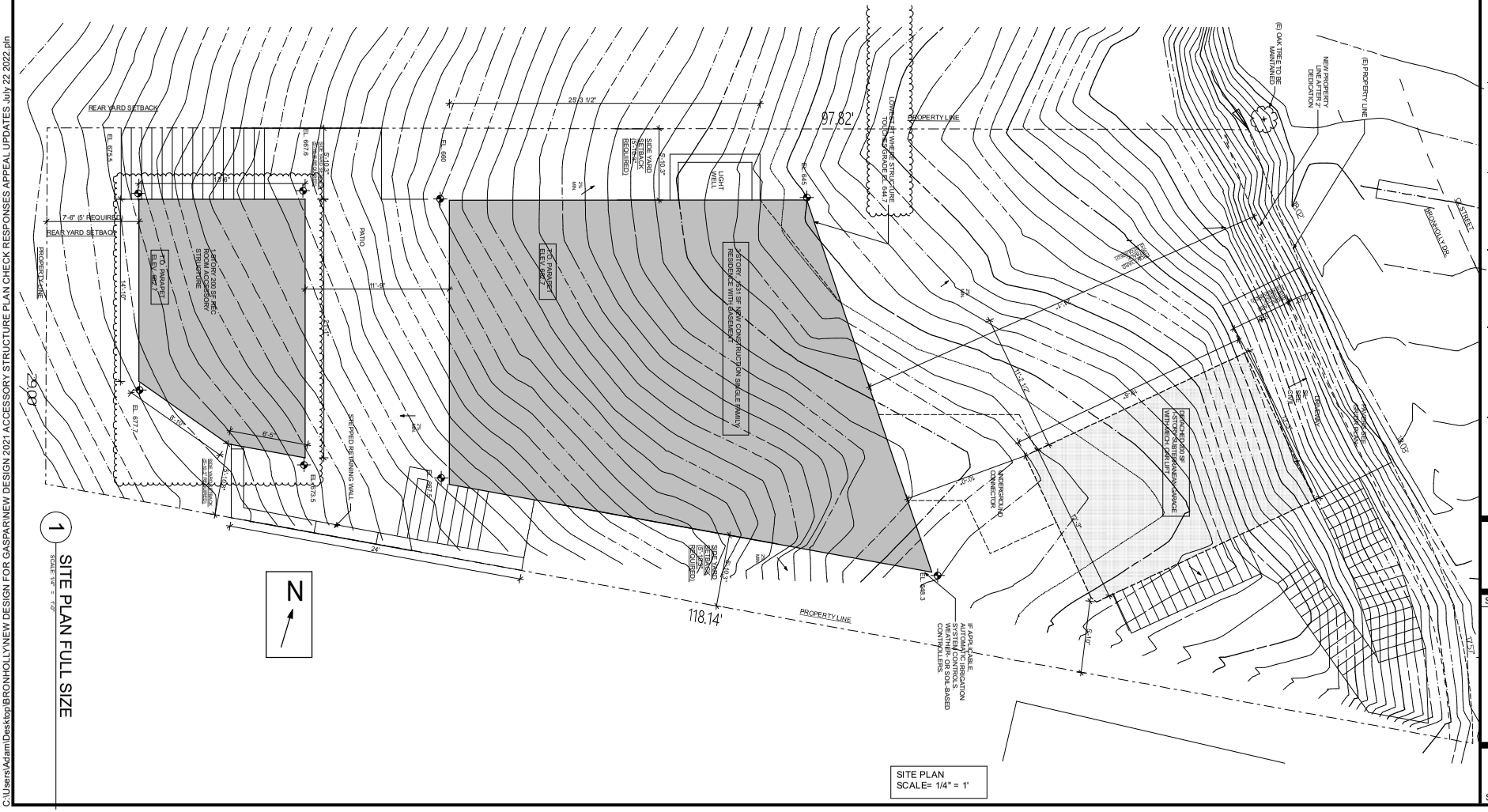
SHEET 8 OF 38

FRONT YARD HARDSCAPE:
137 SF HARDSCAPE / 274 SF TOTAL=
TOTAL FRONT YARD HARDSCAPE = 50% (50% MAX)

GREEN:

FRONT PAVERS/REAR PAVERS	228 SF
UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH, INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.	
DRIVEWAY/STEPS	415 SF
TOTAL	643 SF PAVED 415/643 = 65%>25%

LEGAL DESCRIPTION:
LOT 60 OF TRACT NO. 7373 AS PER MAP RECORDED IN BOOK 93 PAGES 73-74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5580-018-020



SITE PLAN
SCALE= 1/4" = 1'

1 SITE PLAN FULL SIZE
SCALE: 1/4" = 1'-0"

OWNER:
V&G DEVELOPMENT, LLC
3218 MAPLEWOOD AVE.
LOS ANGELES, CA 90066

ARCHITECT:
ADAM BRESSLER
C-32288
7631 LEXINGTON AVE.
WEST HOLLYWOOD, CA 90046
917-856-6105

STRUCTURAL ENGINEER:
ALEJANDRO BUSTILLOS
4749 W. 169th ST.
LAWNDALE, CA 90260
310-349-9808

GEOTECHNICAL:
SUBSURFACE DESIGNS, INC.
12872 FOOTHILL BLVD.
SYLMAR, CA 91342
818-898-1595

SURVEYOR
M&G CIVIL ENGINEERING AND LAND SURVEYING, INC.
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
562-865-3632

ENERGY
GILBERTO CARRILLO, CEA
TITLE 24 GUYS LLC
10964 MEMORY PARK AVE.
LOS ANGELES, CA 91345
818-850-3385

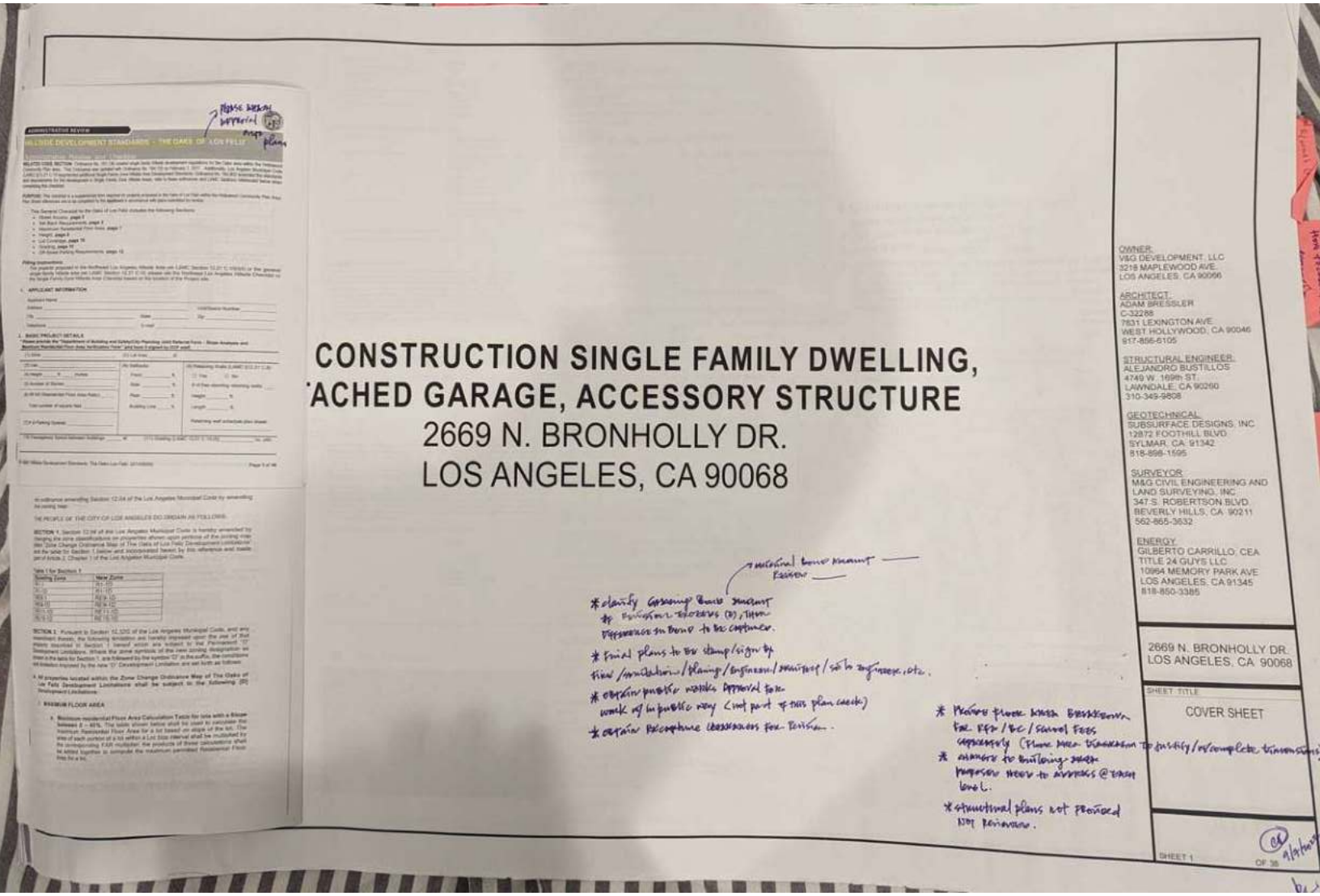
2669 N. BRONHOLLY DR.
LOS ANGELES, CA 90068

SHEET TITLE

SITE PLAN

A0.11

SHEET 13 OF 38



CONSTRUCTION SINGLE FAMILY DWELLING, ATTACHED GARAGE, ACCESSORY STRUCTURE

2669 N. BRONHOLLY DR.
LOS ANGELES, CA 90068

OWNER:
V&G DEVELOPMENT, LLC
3218 MAPLEWOOD AVE.
LOS ANGELES, CA 90066

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LOS ANGELES, CA 91345
818-850-3385

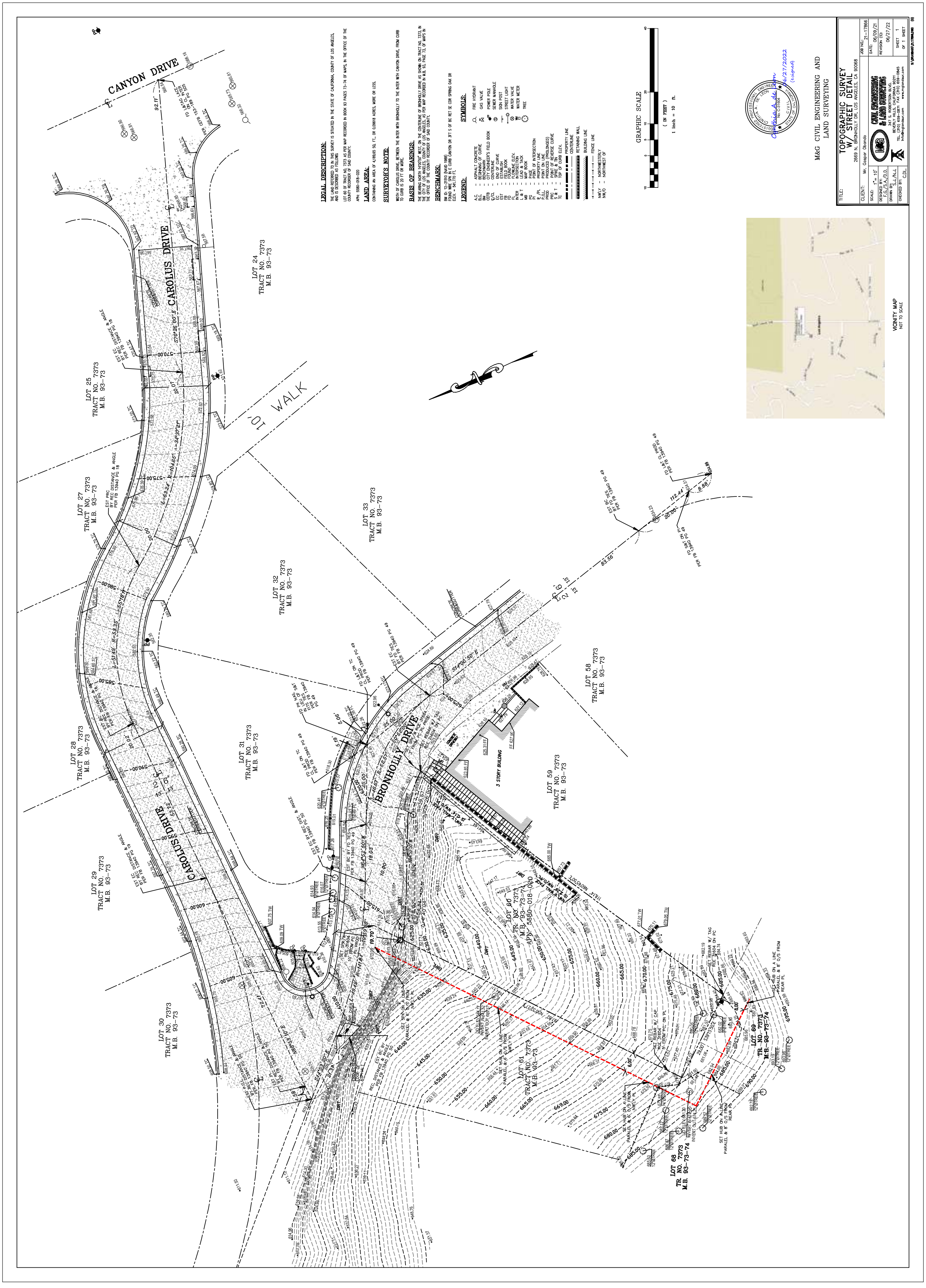
2669 N. BRONHOLLY DR.
LOS ANGELES, CA. 90068

SHEET TITLE
COVER SHEET

SHEET 1 OF 38

EXHIBIT E

EXHIBIT F


CANYON DRIVE
CAROLUS DRIVE
BRONHOLLY DRIVE
10' WALK
LOT 24 TRACT NO. 7373 M.B. 93-73
LOT 25 TRACT NO. 7373 M.B. 93-73
LOT 27 TRACT NO. 7373 M.B. 93-73
LOT 28 TRACT NO. 7373 M.B. 93-73
LOT 29 TRACT NO. 7373 M.B. 93-73
LOT 30 TRACT NO. 7373 M.B. 93-73
LOT 31 TRACT NO. 7373 M.B. 93-73
LOT 32 TRACT NO. 7373 M.B. 93-73
LOT 33 TRACT NO. 7373 M.B. 93-73
LOT 58 TRACT NO. 7373 M.B. 93-73
LOT 59 TRACT NO. 7373 M.B. 93-73
LOT 61 TRACT NO. 7373 M.B. 93-73
3 STORY BUILDING
LEGAL DESCRIPTION:
LAND AREA:
SURVEYOR'S NOTE:
BASIS OF BEARINGS:
BENCHMARK:
LEGEND:
SYMBOLS:
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
VICINITY MAP
NOT TO SCALE
M&G CIVIL ENGINEERING AND LAND SURVEYING
TOPOGRAPHIC SURVEY W/ STREET DETAIL

SOUTH ENVIRONMENTAL
1443 E. Washington Blvd., #288 Pasadena, California 91104 / www.southenvironmental.com

October 8, 2022

Gaspar Obando – Civil Engineer
Obando and Associates
phone: (310) 821-7555
email: gaspar@obandoandassociates.com

RE: Biology Statement of Biological Resources for 2669 Bronholly Drive in Los Angeles, California

Dear Gaspar:

This letter includes an assessment of potential for protected biological resources to occur on 2669 Bronholly Drive (Assessor's Parcel Number [APN] 5580-018-020) in the City of Los Angeles, California where a new single-family home residence is proposed on the parcel. The parcel is within the City of Los Angeles, and the City planner requested an experienced biologist conduct a site visit and complete the *Biologist's Statement of Biological Resources* form (see Attachment A). The form asks if the project site contains one or more of the following protected biological resources:

- Water resources, including but not limited to, streams, wetlands, or other permanent/seasonal water bodies. The National Wetlands Inventory[1] (NWI) and National Hydrography Dataset[2] (NHD) were consulting for this assessment.

- Protected Trees and/or Shrubs (those protected by the City of Los Angeles Municipal Code as indicated in the City of Los Angeles Tree/Shrub Ordinance). Species protected include valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to southern California excluding the scrub oak (*Quercus berberidifolia*), southern California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), Mexican elderberry (*Sambucus mexicana*), and toyon (*Heteromeles arbutifolia*). Trees of these species are

[1] Unites States Fish and Wildlife Service (USFWS). 2021. National Wetlands Inventory Online Wetlands Mapper. Accessed online: https://www.fws.gov/wetlands/data/mapper.html
[2] United States Geological Service (USGS). 2021. National Hydrography Dataset (NHD) The National Map Viewer. Accessed online: https://viewer.nationalmap.gov/services/

protected that measure four inches or more in diameter, 4 feet 6 inches above the ground level at the base of the plant.

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database[3] (CNDDB) records of sensitive species, such as mountain lions, within a 0.25-mile radius of the project site.

Field Visit

South Environmental Senior Biologist Scott Altmann conducted a site visit of the property in the morning of Thursday, September 27, 2022. The parcel is set within a hilly suburban area surrounded by existing homes and roads to the east, west, and south. Immediately to the north beyond Bronholly Drive is the City of Los Angeles's Griffith Park. The park extends for miles to the north and east and areas to the west. The parcel is on a steep east-west incline with a small rocky area on its eastern portion. There is no major development on the parcel.

Flora

The project site has **ruderal plant community** with a dominant presence of non-native, invasive grasses and forbs. One small clump of the native tree coast live oak (*Quercus agrifolia*) and one small clump of the native shrub hollyleaf cherry (*Prunus ilicifolia*) both of which were < 1.5-m in height were observed on the parcel. There are protected toyon (*Heteromeles arbutifolia*), coast live oak, and Mexican elderberry (*Sambucus mexicana*) near proposed development which are discussed below. There is a small rock outcrop on the eastern portion that is covered with Canary Island ivy (*Hedera canariensis*). The remainder of the parcel is covered with non-native forbs and grasses that are subject to fuel modification (i.e., brush clearance) as per regulations of the City of Los Angeles Fire Department. Invasive species observed included ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), and shortpod mustard (*Hirschfeldia incana*). The native perennial cliff aster (*Malacothrix saxatilis*) was also observed.

According to the arborist report there are no trees on the property that are protected under the City of Los Angeles Protected Tree and Shrub Ordinance. There are a toyon and coast live oak immediately adjacent to the property by Bronholly Drive that are in the construction grading area but will be retained. With respect to these trees the arborist report indicates (Smith 2022):

Toyon: "offsite small toyon located at base of slope, will be minimally impacted by grading. Grading will occur 2 feet from the base of the shrub. This shrub is located on a very steep slope,

[3] California Department of Fish and Wildlife (CDFW). 2022. California Natura Diversity Database (CNDDB) (available by subscription) and Rarefind. Sacramento, California. Accessed online: California Natural Diversity Database

it is almost dead and very small in size. Grading around shrub will be done by hand to minimize impact."

Coast live oak: "Grading will occur approximately 5' above the oak trunk. "12 inch wall proposed to keep sediment. The road is proposed to be widened with a regular curb to be installed near the base of the tree. If roots are encountered a shallow curb will be installed instead and will be supported by a tube driven into the ground. This tree will be retained and protected in place."

The arborist report also indicates the presence of a non-protected "significant" Victorian box on the easement adjacent to Bronholly Drive that will be removed and replaced at a ratio of 1:1. And there are two protected coast live oak and one protected Mexican elderberry located offsite, adjacent to the western portion of the parcel. None of these will be impacted by the project (Smith 2022).

No CNDDB records exist for special-status plant species on or within 0.25-miles of the parcel. The parcel lacks quality native habitats due to the level of development and its urban setting, and as a result generally does not serve as habitat for special-status plants or animals, and none have the potential to inhabit the site.

Wildlife

The parcel is heavily disturbed and fragmented with non-native invasive forbs and grasses so it will generally not attract special-status wildlife. The site is directly connected to Griffith Park however, and part of a narrow wildlife corridor that continues to the south. Because of the poor condition of the site and its highly fragmented nature, most special-status species would avoid it. Nevertheless, four mule deer (*Odocoileus hemionus*) were sighted the day of the field visit, and mountain lion (*Puma concolor*) track mule deer. It is highly unlikely that mountain lion would inhabit the site as it is close to developments, and mountain lion avoid areas where humans occur. Furthermore, for denning mountain lion require dense cover (e.g., thickets, caves) which do not occur on the site or in the immediate vicinity. There is limited potential for mountain lion to move across the parcel while hunting mule deer or other prey or looking for a mate. However, mountain lion require dense vegetation for cover while hunting and for movement, which is not present on or around the parcel, and it wouldn't be ideal for looking for a mate since they avoid areas with development and human presence. The narrow corridor to the south of the parcel is surrounded by single-family developments and roadways and mountain lion would generally avoid such an area. For both hunting and searching for a mate, much higher quality habitat for mountain lion exists to the north in Griffith Park and not in the area of the parcel.

Otherwise, only common animals were observed including the birds northern mockingbird (*Mimulus polyglottos*), California towhee (*Melozone crissalis*), and common raven (*Corvus corax*).

One mammal was observed – fox squirrel (*Sciurus niger*) — but no amphibians or reptiles were observed.

No CNDDB records exist for special-status wildlife species on or within 0.25-miles of the parcel, however, one mountain lion is known to occur in Griffith Park near the project but would be unlikely to use the parcel for any reason. The parcel lacks quality native habitats due to the level of development and its urban setting, and as a result generally does not serve as habitat for special-status plants or animals, and none have the potential to occur.

Wetlands

There were no wetlands or other water features observed on the parcel during the survey and none are recorded to the NWI or NHD on the parcel. The parcel lacks wetlands or water resources.

Conclusions

According to the arborist report, there are protected toyon, coast live oak, and Mexican elderberry offsite (i.e., outside of the parcel). One toyon and one coast live oak are in the area of grading but will be retained. The arborist report indicates no impact to the other protected trees from the project. The Ruderal plant community on the site supports local wildlife such as mule deer but generally not special-status species. Special-status wildlife generally would not move across the parcel because it is highly disturbed and fragmented. Mountain lion would not inhabit the site because of a lack of cover and human presence in the area. Although, there is a wildlife corridor with connection to Griffith Park, mountain lion would generally avoid this corridor to hunt or seek a mate because of the lack of cover and human presence. The Site Plan is in Attachment B, photos of the parcel are in Attachment C, the biologist's resume are in Attachment D.

If you have any questions regarding the information in this report, please contact Scott Altmann by email: saltmann@southenvironmental.com or by mobile phone: 541-620-4438.

Sincerely,

Scott Altmann

Scott Altmann
Senior Biologist

Literature Cited

Smith, L. 2022. Protected Tree Report for 2669 Bronholly Drive, Los Angeles, California, 90068.

List of Attachments

1. **Attachment A**. Biologist's Statement of Biological Resources
2. **Attachment B**. Site Plan
3. **Attachment C**. Photograph Exhibit
4. **Attachment D**. Biologist's Resume

Attachment A:

Biologist's Statement of Biological Resources

INSTRUCTIONS:

BIOLOGIST'S STATEMENT OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider any adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: September 27, 2022

Does the project site contain certain known biological resources? (Select "Yes" or "No," and follow the related instructions)

No __ Sign and notarize the signature at the bottom of the form and return the notarized form to the City of Los Angeles (all appropriate departments) at the time of filing for permits/entitlements

Yes X The project site contains one or more of the following biological resources (check all that apply):

___ Water Resources, including but not limited to, streams, wetlands, or other permanent/seasonal water bodies

X Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (see Appendix A below)

___ CNDDB records of sensitive species, such as burrowing owls, within a 0.25-mile radius of the project site

If Yes, then will the project remove or possibly affect (e.g. set up construction staging near tree trunks) any of the above marked biological resources?

No* X Sign and notarize the signature at the bottom of the form and return the notarized form to the City of Los Angeles (all appropriate departments) at the time of filing the project entitlement

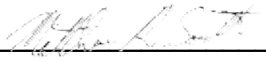
Elaborate on how the project will not remove or possibly affect the biological resources:
According to the arborist report the protected toyon and coast live oak near grading will be retained and fencing will be placed to avoid impacts.

Yes ___ The project will require biological resources analysis (either a Biological Resources Letter Report or Biological Resources Full Report) by a qualified biologist (see Appendix A below). Return this form to the City of Los Angeles at the time of filing for permits/entitlements. Please also attach the documents listed in Appendix B.

**Projects may instead submit the Owner's Declaration if the project will not remove any vegetation or trees, or affect any water resources.*

Name of the Biologist (Print) Matthew R. South

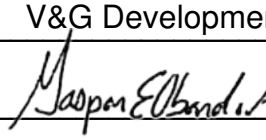
Biologist Company Name South Environmental

Biologist Signature  Date 10/08/2022

Owner's Declaration

I own the property located at 2669 N Bronholly Dr. I have read the above "Biologist's Statement of Biological Resources." I acknowledge and understand that, notwithstanding the Biologist's Statement, should the City determine that the project site contains any of the above biological resources, the City may require further biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that, to the best of my knowledge, the project site does not contain any of the above biological resources.

Name of the Owner (Print) V&G Development, LLC

Owner Signature  Date 10-08-2022

APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the CDFW qualifications for botanical field surveyors.

Protected Trees & Shrubs

- Oak, including Valley Oak (*Quercus lobota*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the Scrub Oak
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)
- Mexican Elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

Monarch Butterfly Overwintering Trees (only applicable if within the coastline)

<u>Native Tree Species</u>

- Monterey Cypress (*Cupressus macrocarpa*)
- Monterey Pine (*Pinus radiata*)
- Coast Redwood (*Sequoia sempervirens*)
- Coast Live Oak (*Quercus agrifolia*)
- Douglas-Fir (*Pseudotsuga menzesii*)
- Western Sycamore (*Platanus racemosa*)
- Bishop Pine (*Pinus muricata*)

<u>Nonnative Tree Species</u>

- Blue Gum Eucalyptus (*Eucalyptus globulus*)
- Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
- other *Eucalyptus* species

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement
- Biologist Proof of Qualifications

Attachment B:

Site Plan

PLAN NOTES

1. THIS PLAN ACCURATE FOR GRADING AND DRAINAGE, ONLY.
2. DRAINAGE PIPES ARE 4" PVC PIPES, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE PIPES SHALL BE INSTALLED AT 12" (MIN) BELOW FINISHED SURFACE PER MANUFACTURER'S SPECIFICATION UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE PIPES TO BE SLOPED 1.4% MINIMUM.
5. CONNECT ALL ROOF DRAINS TO BELOW GROUND DRAINAGE SYSTEM PIPES. S=2% MIN.
6. SURVEYOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
7. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER PRACTICE(S) (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
8. ALL SLOPES SHALL BE VEGETATED.

LEGEND

	DIRECTION OF FLOW
	FLOW LINE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FG	FINISHED GRADE
TS	TOP OF STEP
BS	BOTTOM OF STEP
TG	TOP OF GRATE
INV	INVERT ELEVATION
FL	FLOW LINE
	RETAINING WALL PER C-9
	TUNNEL/GARAGE WALL BY OTHERS
	NON-RETAINING WALL TO ANCHOR ROCK MESH
	12" CURB PER DET. 1/C-3
	BASEMENT WALL BY OTHERS
	TEMPORARY GRADING SEE DET. 1/C-2
	12" BY 12" CATCH BASIN PER NDS OR EQ. SEE DET. 1/C-4
	CAST-IN-PLACE CATCH BASIN PER DET. 2/C-4
	ROOF DOWNSPOUT SEE DET. 3/C-4 FOR CONNECTION
	DRAINAGE PIPE- 4" PVC S=1.4% MIN, UNLESS OTHERWISE NOTED SEE DET. 4/C-4 FOR TRENCHING
	RAIN HARVESTING TANK PER DET. 5/C-4
	ATRIUM DRAIN PER DET. 1/C-5
	NDS AREA DRAIN PER DET. 2/C-5

PATTERN LEGEND

	4" HARDSCAPE PAVING PER ARCH.
	WOODEN DECK PER STRUCTURAL ENG.
	235 SQ.FT. IRRIGATION AREA

LID CALCULATIONS

ESA BUT UNDER 2500 SF
LOT AREA= 4,190 SQ. FT.

ACCESSORY STRUCTURE ROOF AREA = 255 SQ.FT.
MAIN BLDG ROOF AREA = 928 SQ.FT.
MAIN DECK AREA = 64 SQ.FT.
SECOND FLOOR DECK AREA = 77 SQ.FT.
TOTAL DESIGN IMPERVIOUS AREA= 1,324 SQ. FT.

METHOD- RAIN BARRELS

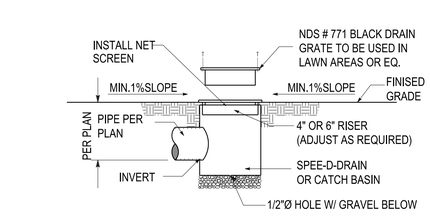
BMP SIZING
IMPERVIOUS TRIBUTARY AREA x 0.42 =
1,324 SQ.FT. x 0.42 = 556 GAL

PROVIDE: 2 GRAF TOP TANKS
350 GAL RAIN HARVESTING
TOTAL PROVIDED = 700 GAL > 556 GAL REQ'D OK

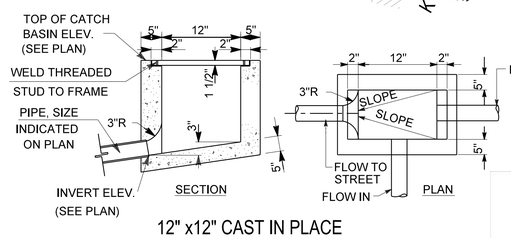
REQUIRED IRRIGATION AREA =½* 556 = 185 SQ.FT.
PROVIDED AREA = 235 SQ.FT. OK

THIS PLAN HAS BEEN REVIEWED AND CONFORMS WITH THE RECOMMENDATIONS OF SOILS ENGINEER/GEOLOGIC REPORTS DATED _____.

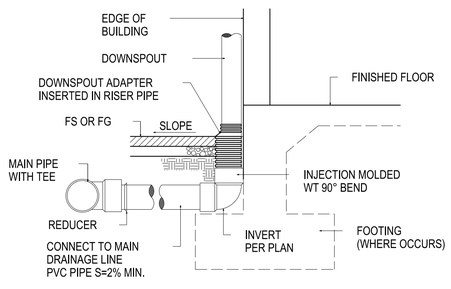
SIGNATURE _____ DATE _____



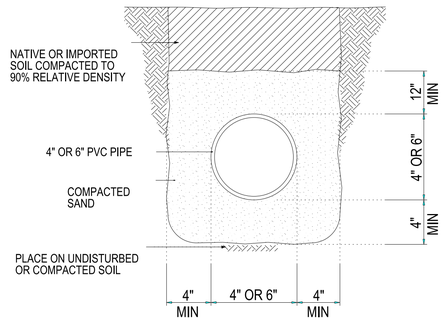
CATCH BASIN — NO SCALE — 1 / C-4



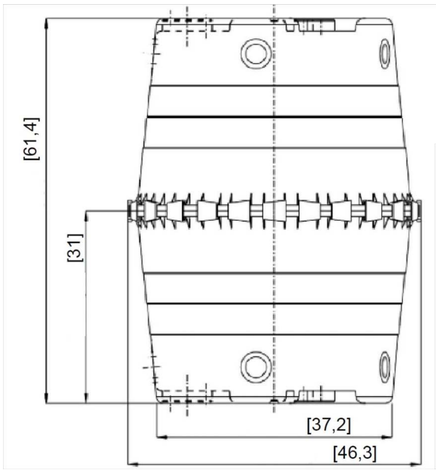
12" x12" CAST IN PLACE TRANSITION CATCH BASIN — NO SCALE — 2 / C-4



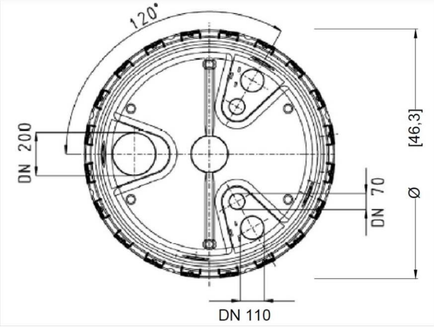
TYP. DOWNSPOUT CONNECTION — NO SCALE — 3 / C-4



STORM DRAIN PIPE TRENCHING DET. — NO SCALE — 4 / C-4



GRAF TOP 350 GAL TANK DETAIL — NO SCALE — 5 / C-4



SCALE: 1"=5'

OBANDO & ASSOCIATES CIVIL ENGINEERS
3101 Ocean Park Blvd.
Ste 100 PMB 122,
Santa Monica, CA 90405
t-(310) 821-7555
info@obandoandassociates.com

V&G DEVELOPMENT, LLC
2669 N BRONHOLLY DR.
LOS ANGELES, CA 90068

REGISTERED PROFESSIONAL ENGINEER — ALISTAIR T. OBANDO — Exp 12-31-23 — No. 71382 — CIVIL — STATE OF CALIFORNIA

09 / 08 / 22

GROUND LEVEL GRADING & DRAINAGE PLAN

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

FOR PERMIT ONLY

C-4

Attachment C:

Photograph Exhibit

Photo 1. View of eastern portion of project site on right with Bronholly Avenue on left.

Photo 2. View of protected native toyon tree on eastern portion of project site.

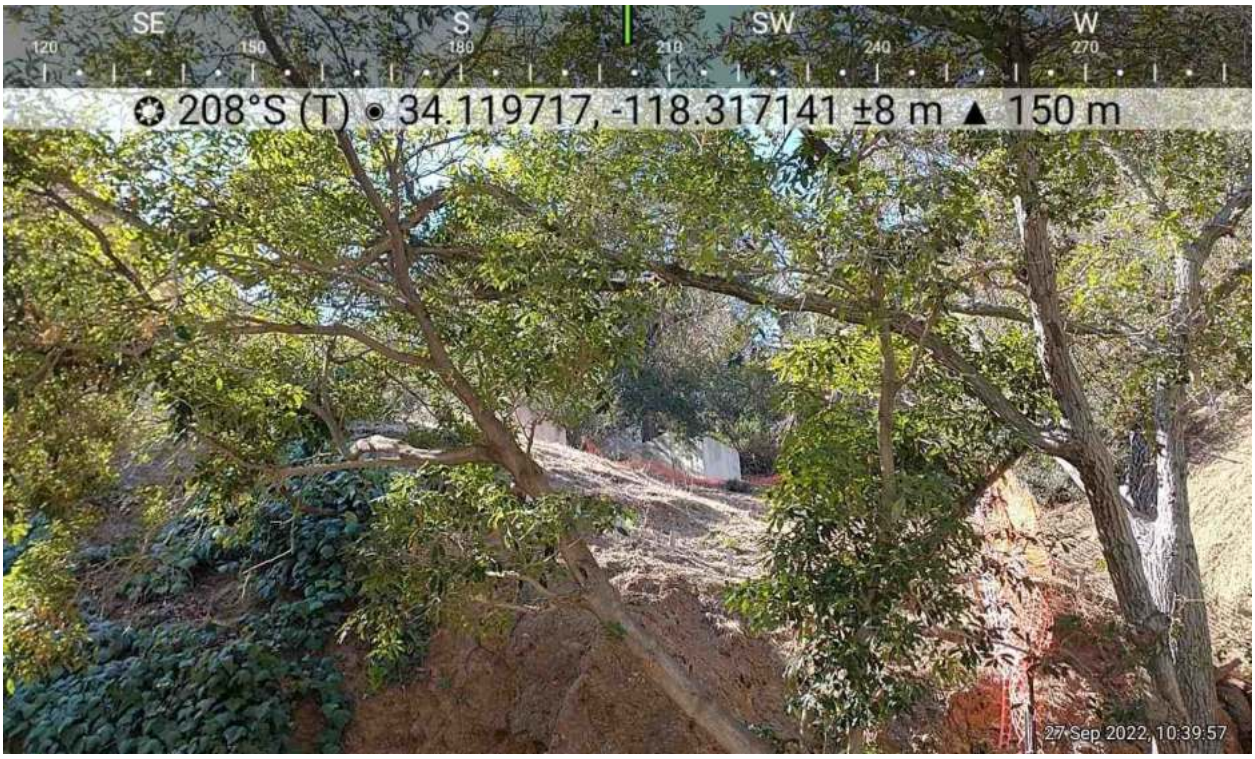


Photo 3. View looking south of parcel extending into the background with non-native forbs and grasses at the ground level.

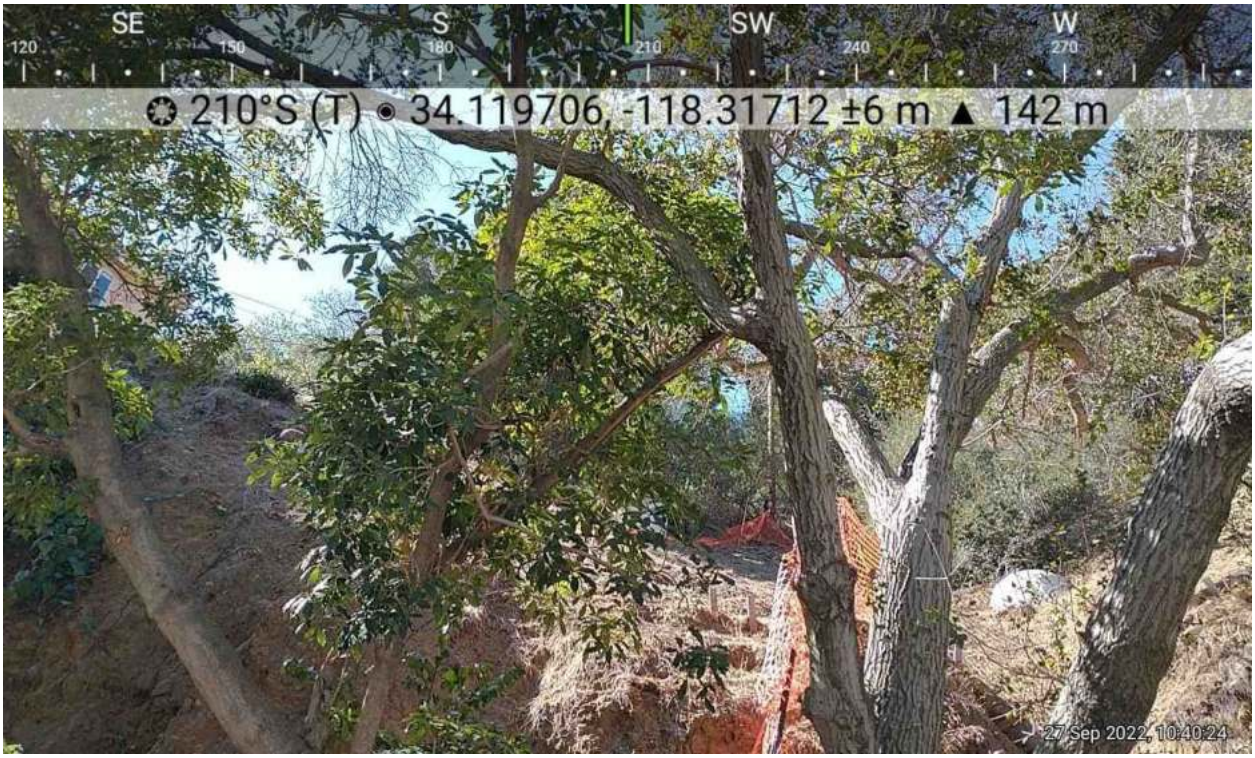


Photo 4. View of protected coast live oak in public right-of-way adjacent to parcel.

Attachment D:

Biologist's Resume

Email: saltmann@southenvironmental.com
Mobile: 541-620-4438

Scott Altmann

SENIOR BOTANIST & ECOLOGIST

EDUCATION

-MSc, Environmental Sciences and Policy, The Johns Hopkins University

-BA, International Studies, University of Colorado, Boulder

SKILLS

-ESRI ArcGIS Desktop

-Trimble GPS

-Plant identification using dichotomous keys and regional literature

-Application of prominent plant data collection techniques

-Collection, analysis, and presentation of field data

-Statistical modeling and descriptive summaries

TRAINING

-Identification of plant communities with taxonomic keys, Malheur National Forest, 2019

-Ecological restoration of riparian ecosystems, Malheur National Forest, 2019

-Multiple Indicator Monitoring (MIM) of Stream Channels and Streamside Vegetation, Ochoco National Forest, Prineville, OR, 2019

-Identification of common range grasses, Flagstaff, AZ, 2019

Scott Altmann is a Senior Botanist and Ecologist with 23 years of professional experience. He has a high degree of expertise in plant identification using dichotomous keys and has extensive experience identifying rare and at-risk plants in remote field locations using regional plant guides. Much of his experience was gained in Chile where he worked as a freelance and contract research botanist, ecologist, and conservation biologist for over 13 years in collaboration with local universities, government agencies, and botanical gardens. More recently, Mr. Altmann has worked as a botanist to promote conservation of rare and at-risk species for the US Forest Service. For the past year he has worked for South Environmental working closely with large clients such as Southern California Edison (SCE) and private developers on Biological Resources Assessments, impacts analysis, and regulatory permitting.

Mr. Altmann is currently a senior biologist and ecologist with South Environmental with responsibilities including assessing project regulatory settings, developing an impacts assessment and mitigation approach for projects, and then prepares resources assessment reports, impacts analysis, mitigation and monitoring plans, and permitting documents for major utility projects and for large and small developers. Assessments performed are for protected trees, special-status plants and animals, sensitive natural communities, wetlands and jurisdictional delineations, and sensitive habitats.

Mr. Altmann is an expert at assessing projects according to local and regional, state, and federal laws, including experience in Los Angeles City and County, Ventura County, Orange County, San Bernardino, Riverside, Mono, Inyo, and Santa Barbara. He is familiar with the California Coastal Act and has a variety of experiences working in the coastal zone and with various Local Coastal Programs (LCPs). His experience assessing the regulatory setting for projects allow him to assess potential impacts within a variety of situations and land use types, and he can better assist clients with resources that span multiple jurisdictions and that have a variety of different biological resources that could be impacted.

Mr. Altmann has several publications in peer-reviewed scientific journals and has edited hundreds of technical documents and journal articles. He is a Journal Referee for several prominent scientific journals including Journal of Ecology, Plant Ecology, Annals of Botany, and New Zealand Journal of Botany.

SELECT PROJECT EXPERIENCE

SCE On-Call Biologist – Throughout California (2021-present). Conducts wetland delineations, rare plant surveys, and prepares reports and permitting documents for SCE deteriorated poles and for larger scale projects as needed. Work has been completed in several counties throughout California including Santa Barbara, Ventura, Los Angeles, Riverside, San Bernardino, Mono, Kern, Tulare, and Inyo.

Biological Resources Assessments for dozens of clients (2021-present). Scott is the lead biologist and main author for dozens of Biological Resources Assessment for projects that follow strict reporting guidelines such as the City of Los Angeles, the Western Riverside County MSHCP, and the City of Malibu Local Coastal Program.

Rice Canyon Access Road Project – East Valley Municipal Water District (2021-present). Scott is the lead biologist on this project overseeing the BRA, rare plant surveys, burrowing owl surveys, and the mitigation parcel assessments.

USFS Biological Science Technician – John Day, OR (2019). Surveyed streams as part of the Multiple Indicator Monitoring (MIM) of Stream Channels and Streamside Vegetation protocol for evaluation of critical habitat of two federally listed fish species:

- Performed as principal identifier of plants including trees, shrubs, forbs, grasses, sedges, and rushes
- Used taxonomic keys and regional botanical literature to identify plants
- Measured stubble height of graminoid species
- Assessed height, age, and animal browse of overstory woody species
- Assessed streambank stability and alteration (animal use) and stream width and gravel size
- Organized, reviewed, and summarized data at the local scale using the MIM analysis module
- Analyzed statistically and summarized data at the landscape scale for use in an end-of-year agency report
- Organized fieldwork logistics including site visits and equipment preparation

USFS Biological Science Technician – Williams, AZ (2017). Surveyed rare, at-risk, and endemic vascular plant species on lands designated for ecological restoration.

- Hiked 8 to 10 miles a day in diverse environments under variable climatic conditions

- Identified plant species in the field and lab using botanical keys and regional flora literature
- Used topographic maps to locate primitive roads and survey areas
- Used hand-held, electronic devices to traverse survey areas and record plant and habitat data
- Developed digital maps delineating plant populations in ArcGIS
- Ensured proper maintenance of field equipment and transport vehicles
- Presented talks to co-workers and school students on the local flora, ecology, and forest safety
- Redacted extensively a key Arizona rare and endemic vascular plant guidebook for plant nomenclature and morphology

Ecology and Botany Researcher – Rancagua, Chile (2003-2017). Developed or collaborated on ecological and botanical initiatives in central Chile with support from organizations including the Mayor University, University of La Serena, National Forestry Agency (CONF), National Agency for the Environment (CONMAN), Agriculture and Livestock Agency (SAG), Center for Investigation of Patagonian Ecosystems (CIEP), and National Botanical Garden. Major research is listed Publication; additional research projects:

- Ecology of the choroy (*Enicognathus leptorhynchus*) and cachaña parrot (*Enicoganthus ferrugineus*)
- Survey of the plant biodiversity including rare and at-risk species and promotion of sustainable development of the Tanume Experimental Forestry Reserve
- Survey of the plant community and assessment of anthropogenic threats of the National Reserve Río Los Cipreses
- Survey of the frequency and abundance of orchid (Orchidaceae) spp. in commercial pine plantations
- Taxonomic work on an orchid (Orchidaceae) of the genus *Chloraea*

- Disseminated information on opportunities to legally develop and protect wilderness areas
- Realized 37 lectures on biodiversity and wilderness protection at primary and secondary schools and community social organizations

USGS Research Assistant, Laurel, MD (2002-2003)

Participated in plant and wildlife habitat research projects including data collection, analysis, and management and report production:

- Effect of deer browsing on the growth of woody species of a forested wetland of Maryland
- Vegetation regeneration as part of an urban wetland restoration project in Washington, D.C.
- Habitat, migration patterns, and diet of two Northern Hemisphere avifauna species: black duck (*Melanitta nigra*) and scoter duck (*Melanitta perspicillata*)
- Effect of extended managed flooding of a North Carolina floodplain on the diversity and abundance of wildlife, vegetation, and macroinvertebrates
- Survey of the wildlife utilization of seasonally-saturated forested wetlands of Maryland
- Effect of different fertilizer types on the growth of seasonal grasses native to Maryland
- Population abundance and habitat of the endangered Delmarva fox squirrel (*Sciurus niger cinereus*) of the Delmarva Peninsula, Maryland

PUBLICATIONS

- Global patterns of herbivory in gap and understory environments, and their implications for woody plant carbon storage. December 2017. https://onlinelibrary.wiley.com/doi/abs/10.1111/oik.04686
- Insect abundance and damage on the deciduous *Nothofagus macrocarpa* increase with altitude at a site in the Mediterranean climate zone of Chile. February 2015. https://onlinelibrary.wiley.com/doi/abs/10.1111/aen.12142
- Crown condition, water availability, insect damage and landscape features: are they important to the Chilean tree *Nothofagus glauca* in the context of climate change? August 2013. http://www.publish.csiro.au/bt/bt13015
- Insect folivore damage in Nothofagus Blume trees of central Chile and its association with bottom-up plant community attributes. 2011. http://www.scielo.org.ar/scielo.php?script=sci_abstract&pid=S1667-782X2011000200001
- Reconocimiento del efecto de Cinara cupressi (Hemiptera: Aphididae) en el estado sanitario de Austrocedrus chilensis mediante imágenes multiespectrales. September 2009. https://scielo.conicyt.cl/scielo.php?pid=S0717-92002009000300005&script=sci_abstract&tlng=e

- Use of satellite-derived hyperspectral indices to identify stress symptoms on an *Austrocedrus chilensis* forest invaded by *Cinara cupressi*. January 2009. https://www.tandfonline.com/doi/abs/10.1080/09670870902725809
- Clasificación y caracterización de las comunidades de vegetación del Fundo Santa Elena, Comuna de Nancagua, Región de O'Higgins, Chile. Year 9 (2). 2006. http://www.chlorischilensis.com

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Matthew South

PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist and certified arborist with 17 years of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. For the last 13 years, Mr. South has been an environmental consultant in southern California acting as a Wildlife Biologist and Geographic Information System (GIS) Analyst. In early 2018 he started South Environmental and has since been supporting clients in Los Angeles, San Bernardino, and Riverside Counties.

Mr. South's background in ecology has led to a passion for conservation planning and resources assessments for the purpose of preservation and management. The integration of the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.

EXPERTISE

- **Conservation and Management Planning.** Mr. South's has extensive experience preparing mitigation and monitoring plans, habitat conservation plans, and technical biological resources management plans that are compliant with federal, state, and local regulations. Mr. South is the only active NRCS TSP for Fish and Wildlife Plans Certified in California.
- **Biological Resources Assessment.** Mr. South has completed dozens of biological resources assessments throughout southern California.
- **Rare Plants and Arborist Services.** Mr. South has surveyed and assessed thousands of native and landscaped trees in southern California. He is a certified arborist with 5-years of tree survey experience working closely with some of the most experienced arborists in California. In addition, he has performed hundreds of hours of rare plant surveys and habitat assessments.
- **Wetland & Jurisdictional Delineations.** Mr. South has conducted dozens of jurisdictional and wetland delineations per the guidelines and methods from the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the state Regional Water Quality Control Boards (RWQCB).
- **GIS.** Mr. South is an expert at spatial data collection and analysis using ESRI mobile and desktop software products and Trimble hardware.

EDUCATION

B.S., Wildlife Ecology, University of Wisconsin-Madison, 2004

CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

ISA Certified Arborist (WE-12564A) 2019

Certified Technical Service Provider (TSP) for Fish and Wildlife Management Plans, USDA NRCS 2017

Authorized Desert Tortoise Biologist – Numerous BOs

Unmanned Aircraft System Pilot Certification, FAA #4177603

TRAINING

Wetland Delineation Training Course – The Wetland Institute (2014)

Southwest Willow Flycatcher Workshop, 2017

USGS Desert Tortoise Health Assessment and Tissue Collection Techniques Training, 2009

SELECT PROJECT EXPERIENCE

Southern California Edison (SCE) As-Needed Natural and Cultural Resources Services (2021-ongoing). As a subconsultant on this contract for multiple Primes (SWCA, EI, Rincon, Cardno, and ERM), South Environmental has focused its biological resources services on wetland delineations and permitting efforts for SCE throughout all its regions. From single pole delineations in roadside ditches to several hundred poles through miles of wet meadows in the Sierras, the projects vary in size and complexity as well as location. Primarily, delineations have been in the Sierras with the largest and most complex projects in Inyo and Mono Counties and several in Kern and Tulare. A few of the specific projects include

- Pickle Meadow: Aquatic Resources Delineation Report and Permitting for 300-poles located in a wet meadow behind Bridgeport Reservoir.
- Kern River: Wetland Delineation and Permitting for 15 pole replacements in Kernville.
- June Lake to Tom's Place: Wetland Delineation and Permitting for 40 poles spread through Inyo and Mono Counties.
- Cajon Wash: Jurisdictional Delineation and SBKR Assessment and Permitting for 10 pole replacements and realignment for a capital project located in SBKR Critical Habitat.
- Pipes Wash: Delineation and Permitting for 25-poles that are within Pipes Wash, a large ephemeral wash in the San Bernardino desert.

Southern California Gas (SCG) As-Needed Natural and Cultural Resources Services (2022-ongoing). As a subconsultant on this contract Mr. South has overseen the assessment numerous resources from single point locations to many miles of pipelines. More recently he has begun to conduct biological assessment in the coastal zone in Santa Barbara County as well as endangered species Biological Assessments (BAs) in support of Coastal Development Permits for SCG. Wetland delineation and permitting, biological resources assessments, and resources surveys and monitoring are services that Mr. South both provides personally and oversees a team of specialists that support the environmental impacts analysis and permitting for SCG.

California Department of Water Resources (DWR) As-Needed Environmental Compliance Services (2012-2018). As part of this contract while employed at another firm, Mr. South prepared conservation and biological resources planning documents as well as oversaw the implementation and compliance components of these documents. Most notably, Mr. South was the lead avian biologist for the billion-dollar Perris Dam Remediation Project where he prepared Avian Protection and Avoidance Plan, Feral Hog Management Plan, negotiated environmental mitigation and compensation with both the USFWS and CDFW biologists, conducted protocol surveys for endangered species such as least Bell's vireo, and oversaw the compliance monitoring efforts for the entire 5-years of project construction.

Los Angeles County Flood Control District and Department of Public Works As-Needed Environmental Compliance Services (2014-2018). As part of this contract while employed at another firm, Mr. South conducted dozens of biological resources assessments, focused surveys for special-status species, and monitored compliance for a wide variety of water infrastructure project. Notably, Mr. South was the lead biologist for the Eaton Dam Maintenance Projects and for a variety of vegetation management programs within sensitive waterways.