



The subject site is located within a hillside area and in a Very High Fire Hazard Severity Zone (VHFHSZ). As provided in the Justification for Project Exemption for Case No. ENV-2024-7338-CE, residential development in such areas is not uncommon or prohibited. This does not support an unusual circumstance as the City has thousands of similar developments of the same size and scale in VHFHSZ. Additionally, existing regulatory compliance measures will ensure there is no potential for an impact. Such areas are subject to existing plans and regulations that govern development in hillside and fire hazards areas. Development in hillside and fire hazard areas are subject to additional requirements in the zoning code, building code, state and local fire code, and other provisions of the municipal code to ensure safe development. Conformance with such regulations requires the review and approval, by multiple City Departments, of various technical plans and reports, including but not limited to structural building plans, drainage plans, grading plans, hydrants and access approval, geology and soils report, hillside construction traffic management plan, and approval of a haul route.

The Department of Transportation (DOT) and the Department of Public Works (DPW), in a haul route application approved by the Board of Building and Safety Commissioners, outlined conditions of approval and permit requirements to ensure haul route activity complies with all applicable regulations. Similarly, the Department of Building and Safety (DBS) permitting and plan check review ensures the proposed development complies with the requirements of the zoning, building, fire code, and all applicable provisions of the municipal code.

Once the City has made its determination that a categorical exemption applies, the burden is on the challenging party to produce evidence showing that one of the exceptions applies to disqualify the project for a categorical exemption. (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105; *San Francisco Beautiful v. City and County of San Francisco* (2014) 226 Cal.App.4th 1012, 1022-23.) As discussed, the Appellant has not met its burden as there is no substantial evidence in the whole of the administrative record which supports their assertion that the project does not qualify for the Class 32 exemption.

### *Emergency Access*

The Appellant contends that the hauling activity on constrained roadways would impact access for emergency vehicles and are an unusual constraint or circumstance. The Appellant highlights, “The Staff Report’s imposition of substantial operational restrictions—including one-truck-at-a-time controls, restricted hauling hours, multiple flag attendants, warning signs, possible no-parking controls, and staging limitations” as a basis for their claim.

As provided in the Department of Building and Safety/Public Works Preliminary Referral For Baseline Hillside Ordinance No. 181,624 and Hillside Ordinance No. 174,652 (Hillside Referral Form), the subject site provides the minimum 20-foot-wide roadway width adjacent to the property frontage and maintains the minimum 20-foot-wide continuous paved roadway to the boundary of the hillside area. The subject site meets State and Local requirements for minimum roadway width in the VHFHSZ. Furthermore, a Hillside Construction Traffic Management Plan (CTMP) was reviewed and approved by the DOT on April 28, 2025.

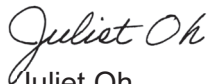
The restrictions cited by the Appellant are standard requirements and regulations imposed by the Board of Building and Safety Commissions when reviewing Haul Routes to ensure the safety and general welfare of residents and members of the public. They are included as conditions of the haul route approval and are not an indicator of unusual circumstances. As discussed, the Appellant does not provide substantial evidence to show that an unusual circumstance applies and if it will have a significant impact on the environment.

## Conclusion

Planning staff recommends that the PLUM Committee and City Council deny the appeal and determine that based on the whole of the administrative record, including but not limited to the CEQA Justification prepared and found in the environmental case file, Case No. ENV-2024-7338-CE, and the Letter of Determination by the Board of Building and Safety Commissioners dated April 29, 2026, the project is categorically exempt under CEQA pursuant to Section 15303 (Class 3) and Section 15332 (Class 32) of the CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Juliet Oh  
Senior City Planner

VPB:SMP:JO

## Enclosures

- Notice of Exemption (NOE) ENV-2024-7338-CE
- NOE Justification
- Biologist's Statement of Habitat (Form CP-3610)
- Biological Resources Letter dated March 26, 2024
- Tree Disclosure Statement (Form CP-4067)
- Tree Report dated March 2024
- Hillside Referral Form
- Hillside Construction Traffic Management Plan

COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
ENV-2024-7338-CE

LEAD CITY AGENCY  
**City of Los Angeles (Department of City Planning)**

CASE NUMBER  
ENV-2024-7338-CE

PROJECT TITLE  
1375 North Summitridge Place

COUNCIL DISTRICT  
11 - Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
**1375 North Summitridge Place, Los Angeles, CA 90210**

Map attached.

PROJECT DESCRIPTION:  
The Project is for the demolition of a single-family dwelling, a detached accessory structure consisting of a garage and an Accessory Living Quarters and a pool; and the construction of a two-story, 16,268 square-foot, single-family dwelling with a 12,260 square foot habitable basement, a 456 square foot Accessory Dwelling Unit, a swimming pool, permanent tie-backs for site stabilization, remedial grading, shoring, and two new retaining walls, located at 1375 North Summitridge Place. The project includes the overall grading of 5,664 cubic yards of soil, in conjunction with an application for a haul route for the export of approximately 4,998 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**Mountain LLC, Marcel Fontjin**

CONTACT PERSON (If different from Applicant/Owner above)  
**Alexander Van Gaalen, AVG Consulting**

(AREA CODE) TELEPHONE NUMBER | EXT.  
(310) 363-0210

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES


- STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) **Section 15332 (Class 32)**
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  Additional page(s) attached

As a single-family dwelling, with a second single-family dwelling per SB 9, developed on an infill site, this Project qualifies for a Categorical Exemption, pursuant to CEQA Guidelines Sections 15301 (Class 1), 15303 (Class 3) and 15332 (Class 32).  
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.  
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.  
If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE  
Sienna Kuo 

STAFF TITLE  
Planning Assistant

ENTITLEMENTS APPROVED  
N/A



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## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-7338-CE

Address: 1375 North Summitridge Place

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### **HAUL ROUTE CATEGORICAL EXEMPTIONS**

#### **Project Description**

The Project is for the demolition of a single-family dwelling, a detached accessory structure consisting of a garage and an Accessory Living Quarters and a pool; and the construction of a two-story, 16,268 square-foot, single-family dwelling with a 12,260 square foot habitable basement, a 456 square foot Accessory Dwelling Unit, a swimming pool, permanent tie-backs for site stabilization, remedial grading, shoring, and two new retaining walls, located at 1375 North Summitridge Place. The project includes the overall grading of 5,664 cubic yards of soil, in conjunction with an application for a haul route for the export of approximately 4,998 cubic yards of earth. As a single-family dwelling developed on an infill site, this project qualifies for a Categorical Exemption, pursuant to CEQA Guidelines Section 15332 (Class 32).

#### **CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.**

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

**Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The Subject Site is located within a Landside Area and the Hollywood Fault Zone; and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of “sensitive” locations. The RCMs will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and

outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
  - ground stabilization
  - selection of appropriate foundation type and depths
  - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul route applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on November 14, 2023, LOG # 126435-01. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Furthermore, the Project must comply with the Baseline Hillside Ordinance and any other overlays or additional regulations to which the Project is subject (i.e. Hillside Construction Regulation Supplemental Use District (Ordinance No. 184,827), etc.). Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

The project is located within the Santa Monica Mountains Zone. The Biologist's Statement of Biological Resources Letter, dated March 26, 2024, states that no special-status wildlife species were found on the Site or within close proximity, and that the site does not contain suitable habitat for special-status wildlife species. The project vicinity was found to contain one record of a sensitive species, busck's gallmoth (*Eugnosta busckana*) within 0.25 miles of the parcel's location, however, the species is not expected to occur due to the lack of habitat present on the parcel that this species would be found in. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

**Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to the Department of Building and Safety Haul Route Requests Status Table, there are four (4) other haul route approvals (BF# 150022, 160002, 180014, and 210088), and one (1) haul route application (BF# 160045) currently under consideration within 500 feet of the Subject Site.

The approved haul routes are for the following properties:

- 2200 North Summitridge Drive
- 1511 North Summitridge Drive
- 9607 West High Ridge Drive
- 1745, 1771 and 1785 North Summitridge Drive

The pending haul route is for the following property:

- 2450 Summitridge Drive

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. Haul routes are tracked via a Map for each district, accessible on NavigateLA, to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) and the Bureau of Street Services (BSS), to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

**Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes the construction of a two-story, 15,974 square-foot, single-family dwelling with a 12,260 square foot habitable basement, a 551 square foot Accessory Dwelling Unit, a swimming pool, and two new retaining walls. The project includes the overall grading of 5,664 cubic yards of soil, in conjunction with the export of approximately 4,998 cubic yards of earth. All adjacent lots are developed with single-family dwellings, and the Subject Site is of a similar size and slope to nearby properties. The subject site is permitted to have a maximum Residential Floor Area of 16,374 square feet with the 20 percent cumulative side yard setback (13,645.05 square feet without). This type of project is not unusual for the vicinity of the Subject Site and is similar in scope to other existing residential uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

The subject site is in a Very High Fire Hazard Severity Zone (VHFHSZ). This does not support an unusual circumstance as the City has thousands of similar developments of the same size and scale in VHFHSZ. Additionally, the existing regulatory compliance measures will ensure there is no potential for an impact. Such areas are subject to existing emergency plans and regulations that govern development in fire hazards areas:

- Adopted emergency response plans and emergency evacuation plans applicable to the City of Los Angeles, include the City of Los Angeles Emergency Operations Plan and the Los Angeles County Operational Area Emergency Response Plan (OAERP). The OAERP defines responsibilities and provides guidance to agencies and jurisdictions within the County Operational Area on how to interface with the Operational Area Coordinator during emergencies and disasters. The City's Emergency Operations Plan and Annexes identify roles, responsibilities and required actions for various City departments, particularly LAFD and LAPD. In addition to their emergency response

plans, both the City and County also designate Disaster Routes, which are freeway, highway or arterial routes pre-identified for use during emergencies. Disaster routes are not the same as evacuation routes. The Evacuation Annex of the City's Emergency Operation Plan provides that "[p]rimary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County." Disaster routes are used to bring emergency personnel, equipment, and supplies to impacted areas, while evacuation routes are used to move an affected population out of an impacted area. The closest County-designated primary (i.e. freeway) Disaster Route to the project site is the Pacific Coast Highway (PCH).

- Hillside Development Construction Traffic Management Plan. Development in a hillside area are required to prepare a Construction Traffic Management Plan, subject to review and approval by the Department of Transportation (LADOT). A key feature of the construction management plan is ongoing coordination with the City and emergency service providers throughout the entire construction period to ensure adequate access is maintained to the project site and neighboring residences at all times. The construction management plan also requires the contractor to maintain access for land uses in proximity to the project site during construction, to minimize obstruction of through traffic lanes on surrounding public streets, and coordination of construction activity with related projects to further minimize construction traffic impacts.
- Fire, Building, and Zoning Code. Properties in VHFHSZs must comply with the requirements of Fire Code Section 57.322, which requires brush clearance within 200 feet of any structure. LAFD performs microenvironment weather analysis to check for irregular weather patterns and changes, which alerts LAFD to conditions such as windy days combined with low humidity. LAFD uses a Burning Index to determine when to call a Red Flag Day. A Red Flag Day is when the potential for a fast-moving brush fire is extremely high, when wind speeds are 25 mph or more and the humidity is 15 percent or less. On those days, illegally parked cars in VHFHSZ areas may be towed if their presence would prevent roadway access needed by LAFD. LAFD also has a significant air response ready to deploy, including water-dropping helicopters, and the mission of LAFD Air Operations includes brush fire suppression. LAFD also has access to additional helicopters, fixed-wing aircraft, bulldozers, and fire engines through mutual aid agreements with the state, County, and other cities in the region. In addition to attacking wildfires from the sky, LAFD also has ground resources such as fire engines and trucks.
- Chapter 33 of the City's Fire Code provides requirements designed to reduce risk of fire ignition during construction. These include, but are not limited to, prohibition of smoking except in areas approved by LAFD, refueling of equipment in appropriate locations, preparation of a fire prevention program, and designation of fire watch personnel during occurrence of hazardous construction activities. The Fire Code (LAMC Section 57.4906.5.2) also requires the management of hazardous vegetation and fuel, as well as maintenance of defensible space in wildland-urban interface areas. The Fire Code also includes regulations that address building materials and construction methods for construction in VHFHSZs, that are intended to reduce exterior wildfire exposure.

**Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 11.2 miles east of this State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

**Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit

history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated and this exception does not apply.

**Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

### **CEQA Determination – Class 32 Categorical Exemption Applies**

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

(a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The Site is currently developed with a single-family dwelling. The Site is zoned RE15-1-HCR and has a General Plan Land Use Designation of Very Low II Residential. The Proposed Project is subject to the Zoning Information (ZI) file attached to the subject property. As a new single-family dwelling, the Project is in conformance with the applicable Bel Air – Beverly Crest Community Plan designation and policies, and all applicable zoning designations and regulations.

(b) *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 1.45 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings.

(c) *The project has no value as habitat for endangered species, rare, or threatened species.*

The project site is in the foothills of the Santa Monica Mountains, within a residential neighborhood developed with single-family dwellings. The Site is currently developed with a single-family dwelling. The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The Biological Resources Report, dated March 26, 2024, states that no special-status wildlife species were found on the Site or within close proximity, and that the site does not contain suitable habitat for special-status wildlife species. The project vicinity was found to contain one record of a sensitive species, busck's gallmoth (*Eugnosta busckana*) within 0.25 miles of the parcel's location, however, the species is not expected to occur due to the lack of habitat present on the parcel that this species would be found in. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location. There are no protected trees on the Site, as identified in the Tree Report prepared by Marcel Fontjin, Mountain LLC on March 15, 2024; 14 trees are proposed to be removed from the Subject Site; one (1) Rusty Fig, two (2) Canary pine trees, three (3) Silk Floss trees, three (3) Mexican fan palms, two (2) Japanese maples, one (1) Weeping Fig, one (1) Jacaranda, and one (1) Strawberry Tree.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or*

*water quality.*

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. The Project will be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- (e) *The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The Project Site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will be on a Site which has been previously developed with a single-family dwelling, therefore resulting in no increase in density or significant increase in population. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.



## BIOLOGIST'S STATEMENT OF HABITAT

Senate Bill 9 (SB 9) of 2021 and SB 35 of 2017 both require that a development or subdivision proposed under the law satisfy the requirement of Government Code Section (GCS) 65913.4(a)(6)(J), that the site not be located on any parcel that is:

*Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).*

The preceding text refers to “**Habitat**” as used herein. While this definition calls out three lists of species by name, those three **do not constitute an exhaustive list** of species for which Habitat is excluded under SB 9. The California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and other State or federal agencies also maintain lists of candidates, sensitive, or special status species whose habitat qualifies as Habitat under this definition. Habitat does not need the current presence of a protected species to qualify as Habitat for said species.

This form is intended to determine whether a development and/or subdivision being proposed under this law is located on a parcel containing any Habitat. If at any point, it is determined by a biologist that a parcel contains Habitat, it **is not eligible** for SB 9 or SB 35. If no Habitat exists on a parcel, then the parcel **may be eligible** for SB 9 or SB 35, assuming all other criteria are met. Failure by an applicant to disclose known Habitat may disqualify a project from SB 9 or SB 35 consideration.

CEQA thresholds of significance for a significant impact to biological resources **do not apply** to an SB 9 or SB 35 Habitat determination. SB 9 and SB 35 proceedings are ministerial and, thus, CEQA thresholds are not relevant to the process. The only question for SB 9 and SB 35 pertains to the presence of any habitat fitting the definition above, or the lack thereof.

ZIMAS includes eligibility checklists for both SB 9 and SB 35, and both checklists include a question on whether the subject parcel contains Habitat for sensitive species, as defined above. If the parcel's Eligibility Checklist Result for Habitat is “**Bio Review Needed**”, then establishing whether Habitat exists on the parcel(s) requires a determination by a qualified biologist. The qualified biologist shall conduct a site visit and provide a statement in accordance with the requirements herein for the applicant to submit this **Biologist's Statement of Habitat** to Los Angeles City Planning when trying to obtain the Planning clearance for a SB 9 Two Unit Development or filing for an SB 9 Urban Lot Split or SB 35 application.

## Biologist's Statement of Habitat

**Project Site Address<sup>1</sup>:** \_\_\_\_\_

Does the project site contain any oak woodlands, walnut groves, or any other potential Habitat(s)?  YES  NO

If Yes, check here to attest that a **Habitat Integrity Analysis** was performed on all potential Habitat in accordance with the guidance on Page 3 of this form.  YES  N/A

If any **Habitat Integrity Analyses** were performed, did any of the potential Habitat maintain integrity?  YES  NO

Does the project site contain any Habitat(s) as defined in GCS 65913.4(a)(6)(J)?  YES  NO

I attest that I am a Qualified Biologist who meets the following criteria:

**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](#)<sup>2</sup> for botanical field surveyors.*

I attest to the accuracy, to the best of my professional qualifications, of the habitat determination made above and the analysis supporting that determination.

**Name of Qualified Biologist:** \_\_\_\_\_

**Signed Attestation of Qualifications and Accuracy:**  \_\_\_\_\_

**Date Signed:** \_\_\_\_\_

A Biologist's Statement with the following contents shall be attached:

- Date(s) of Site Visit(s)
- Existing Site Plan
- Literature Review, including California Natural Diversity Database (CNDDDB) records of sensitive species within 500 feet of the project site

<sup>1</sup> If no address is available, use the Assessor's Parcel Number (APN).

<sup>2</sup> CDFW qualifications can be found here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

- Photos, Location, and Description of any on-site:
  - Native vegetation
  - Any of the trees or shrubs listed in Appendix A below
  - Any species on CDFW’s Special Vascular Plants, Bryophytes, and Lichens list<sup>3</sup> Natural water resources (streams, wetlands, etc.)
  - Fauna specimens, or evidence of wildlife nesting, foraging, or passage
  - Potential habitat areas such as rock outcroppings, caves, cliffs, thickets, etc.
- Identification of the presence of any woodlands or groves. Qualifications for a woodland or grove are a stand comprising two or more trees (greater than a 5-inch diameter at standard height) of the same species, whose sphere of influence (10 times the tree area, or approximately 3.2 times the canopy radius) have any overlap<sup>4</sup>.
  - Note that some oak woodlands and Southern California black walnut groves are identified by CDFW as sensitive natural communities by the California Native Plant Society (CNPS) and included on the CDFW California Natural Community List<sup>5</sup>, which qualifies under Section 65913.4(a)(6)(J) of the Government Code as being identified by a State agency.
- Narrative and analysis of potential habitat observed and whether it qualifies as Habitat for any sensitive species as defined in Section 65913.4(a)(6)(J) of the Government Code, including, but not limited to those found on CDFW’s special and sensitive status species lists.<sup>6</sup>
- A Habitat Integrity Analysis of any potential habitat occurring on the project site, including, but not limited to: any woodland, grove, or other vegetative associations; any species or communities identified by CDFW as having a Global or State rarity rank of 1 – 3; other State or federal-identified species found on site; or other habitat. The Habitat Integrity Analysis must determine whether the Habitat currently or periodically contains the resources and conditions necessary to functionally support one or more life processes of the identified species. Note that SB 9 and SB 35 only require a determination on the presence of any habitat fitting the definition above, or the lack thereof. Additionally:
  - For any woodlands or groves: the Habitat Integrity Analysis must determine whether the woodland or grove is self-sustaining and can naturally regenerate on the project site.
  - The presence of a CDFW California Natural Community or Habitat for a listed species, which is shown to maintain integrity in a Habitat Integrity Analysis, disqualifies a project site from SB 9 and SB 35 consideration under Section 65913.4(a)(6)(J) of the Government Code.
- Biologist’s Proof of Qualifications

The entire project site should be surveyed for flora, fauna, wildlife corridors, and water resources. The entire project site must be walked to the extent physically possible. Note if any surveying was conducted through binoculars or other methods due to terrain or trespassing issues.

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<sup>3</sup> CDFW Special Vascular Plants, Bryophytes, and Lichens List, July 2022, can be found here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>.

<sup>4</sup> Distance to be individually calculated but less than 200 feet apart.

<sup>5</sup> CDFW California Natural Community List, July 2022, can be found here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>.

<sup>6</sup> Including but not limited to CDFW’s Special Animals List, July 2022, which can be found here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline>.

## Appendix A

### Required Trees and Shrubs

Any parcel being evaluated for a Biologist's Statement of Habitat for SB 9 and SB 35 shall document any of the tree or shrub species listed here and evaluate them as potential habitat for sensitive species.

### Native Tree Species

Coast Live Oak (*Quercus agrifolia*)

Valley Oak (*Quercus lobata*)

Any other tree in the Oak genus native to California

Western Sycamore (*Platanus racemosa*)

Southern California black walnut (*Juglans californica* var. *californica*)

California bay laurel (*Umbellularia californica*)

Native Shrub Species

Mexican Elderberry (*Sambucus mexicana*)

Toyon (*Heteromeles arbutifolia*)

In addition to the above, any parcel within the Coastal Zone being evaluated for a Biologist's Statement of Habitat shall also document any of the non-native tree species listed below and evaluate them as potential habitat for sensitive species.

### Non-Native Tree Species Within the Coastal Zone

Blue Gum Eucalyptus (*Eucalyptus globulus*)

Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)

Other Eucalyptus species

March 26, 2024

Long Pan

Phone: 213.713.9268

[long.pan@zuru.com](mailto:long.pan@zuru.com)

**RE: Biologist's Statement of Biological Resources Letter for 1375 Summitridge Place in Los Angeles, California**

Dear Long:

This letter includes an assessment of the potential for protected biological resources to occur on 1375 Summitridge Place in the City of Los Angeles, California for a proposed development on the parcel. The proposed development would include the construction of a two-story residential building with approximately 63,000 square feet of floor area. 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<sup>1</sup> (NWI) and National Hydrography Dataset<sup>2</sup> (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 protected that measure four inches or more in diameter, 4 feet 6 inches above the ground level at the base of the plant.

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<sup>1</sup> United States Fish and Wildlife Service (USFWS). 2024. National Wetlands Inventory Online Wetlands Mapper. Accessed online: <https://www.fws.gov/wetlands/data/mapper.html>

<sup>2</sup> United States Geological Service (USGS). 2024. National Hydrography Dataset (NHD) The National Map Viewer. Accessed online: <https://viewer.nationalmap.gov/services/>

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database<sup>3</sup> (CNDDDB) records of sensitive species, such as mountain lions, within a 0.25-mile radius of the project site.

## Site Conditions

South Environmental Biologist Meagan Najera conducted a site visit of the property on the morning of Thursday March 14, 2024. Weather conditions were 61°F, sunny, with moderate to high winds. The property is set within a residential area of the Beverly Hills neighborhood and is mostly surrounded by existing homes and roads. The property has a gated driveway and currently contains various ornamental trees and landscaping throughout the 1.45-acre (63,048.9 ft<sup>2</sup>) parcel.

The vegetation throughout the entire parcel consists of ornamentals landscaping, the ornamental plants include: senita cactus (*Pachycereus schottii*), Mexican grass tree (*Dasylirion longissimum*), foxtail agave (*Agave attenuate*), crimson fountain grass (*Cenchrus setaceus*), jade plant (*Crassula ovata*), pampas grass (*Cortaderia selloana*), cape honeysuckle (*Tecoma capensis*), annual bluegrass (*Poa annua*), Japanese privet (*Ligustrum japonicum*), and Algerian ivy (*Hedera canariensis*). There are also a significant number of ornamental trees around the property, including: ponderosa pine (*Pinus ponderosa*), small Philippine acacia (*Acacia confusa*), Japanese maple (*Acer palmatum*), blue jacaranda (*Jacaranda mimosifolia*), weeping fig (*Ficus benjamina*), Mexican fan palm (*Washingtonia robusta*), and a strawberry tree (*Arbutus unedo*).

Overall, the property is dominated by ornamental landscaping and does not have trees onsite that are protected under the City of LA Protected Tree Ordinance.

No water features were observed on the parcel itself and no other water feature is recorded in the NWI within .5 miles.

Wildlife observed on the parcel during the site visit by South Environmental consisted of common urban birds including Allen's hummingbird (*Selasphorus sasin*), rufous hummingbird (*Selasphorus rufus*), Anna's hummingbird (*Calypte anna*), lesser goldfinch (*Spinus psaltria*), song sparrow (*Melospiza melodia*), house wren (*Troglodytes aedon*), and black phoebe (*Sayornis nigricans*).

According to CNDDDB records, there is one record of a sensitive species, busck's gallmoth (*Eugnosta busckana*) within 0.25 miles of the parcel's location. Busck's gallmoth occurs in coastal

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<sup>3</sup> California Department of Fish and Wildlife (CDFW). 2024. California Natural Diversity Database (CNDDDB) (available by subscription) and Rarefind. Sacramento, California. Accessed online: [California Natural Diversity Database](#)

dune habitats. This species is not expected to occur due to the lack of habitat present on the parcel that this species would be found in.

Based on the survey and results presented in this report by South Environmental, it was found that the project site lacks native habitat. Special-status species rely on native habitat for foraging and nesting and as a result, no special-status species are expected to occur on the project site or utilize it as habitat. The environmental setting of the site was considered in this report and found that the project site is surrounded by residential developments. No water resources were observed on the project site; therefore, no water resources are expected to be impacted, and no special-status aquatic species are expected to occur. Finally, wildlife movement is not expected to be impacted by this project due to the heavy development surrounding the site.

#### Santa Monica Mountains East PAW

The parcel is within the Santa Monica East PAW, and protected candidate mountain lion is known to occur in this PAW. However, the project site does not include mountain lion habitat to the PAW for the following reasons:

- Mountain lion require native habitats that provide suitable cover for stalking prey. The parcel lacks native habitats and the only vegetation present is ornamental landscaping.
- The parcel is set within a heavily settled area with human activities and housing developments surrounding the parcel. Mountain lion require large open areas of habitat for home ranges, and this area would not be considered a home range due to large areas of development that would deter mountain lions from the parcel. In addition, mountain lions usually avoid areas where humans are present, and the parcel is surrounded by other developments where humans are located. Therefore, mountain lions would be deterred from the parcel due to human presence.
- There are no waterways or movement areas on the parcel, and it is situated within a developed area adjacent to paved streets, which limits the potential for mountain lion movement on the parcel. The parcel is adjacent to the paved roads and beyond is only development, and this indicates that the parcel does not link habitat areas and would not be used for mountain lion movement areas because only developed areas occur adjacent. Mountain lions would not form a home range in this location due to the lack of large expanses of native habitat required.

For the reasons listed above the project site does not support mountain lions and would not be a contributor to the PAW designation for mountain lion habitat.

## Conclusion

There is no potential for special-status species to be present on the property due to the lack of native habitats, wetlands, or waterways on the parcel. This project would not impact protected biological resources, and the parcel lacks special-status species, protected trees, and wetlands or streams. This parcel is not a contributor to the PAW. The Biologist's Statement of Biological Resources is in Attachment A, photos of the parcel are in Attachment B, the biologist's resume is in Attachment C.

If you have any questions regarding the information in this report, please contact Matthew South by email: [msouth@southenvironmental.com](mailto:msouth@southenvironmental.com) or by mobile phone: 303-818-3632.

Sincerely,



Matthew R. South  
Principal Biologist

## List of Attachments

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

# Attachment A:

## Biologist's Statement of Biological Resources



## 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 of Los Angeles is required to consider any potentially 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:** \_\_\_\_\_

**Project Address or APN(s)<sup>1</sup>:** \_\_\_\_\_

*Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)*

- Yes.** 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
  - Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)
  - California Natural Diversity Database (CNDDDB) records of sensitive and special status species within the appropriate United States Geological Survey (USGS) quadrangle and/or within a 0.25-mile radius of the project site
  - Other: (Describe below)

- No.** The project site does not contain any of the above biological resources.

*If No, sign and return the form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.*

\_\_\_\_\_

<sup>1</sup> Include the entire site, not just the development footprint.

*If Yes, will the project remove or possibly create a substantial effect on any of the above marked biological resources?*

- Yes.** The project will require biological resources analysis (Biological Resources Report by a Qualified Biologist. (See Appendix A)

Please describe which of the above biological resources may be affected by the project:

- No<sup>2</sup>.** The project site will not remove or possibly create a substantial effect on any of the above biological resources.

Please describe how the project will not remove or possibly create a substantial effect on the biological resources:

*If No, sign and return the form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.*

**Name of Lead Biologist** \_\_\_\_\_

**Lead Biologist Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Names of Additional Biologists** \_\_\_\_\_

\_\_\_\_\_

**Company Name** \_\_\_\_\_

**& Contact Information** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>2</sup> Projects may instead submit the Owner's Declaration of Biological Resources (CP-3612) if the project will not remove any vegetation (including trees) nor affect any water resources.

**Owner’s Declaration**

I own the property located at \_\_\_\_\_. I have read the above “Notice to Owner.” I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) \_\_\_\_\_

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

**Notary Acknowledgment**

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California  
County of Los Angeles

On \_\_\_\_\_ before me, \_\_\_\_\_  
*(insert name and title of the officer)*

Personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the \_\_\_\_ person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

## 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 California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

### Protected Trees & Shrubs

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- 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 within the Coastal Zone)

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*)
- Coast redwood (*Sequoia sempervirens*)
- Coast live oak (*Quercus agrifolia*)
- Douglas-fir (*Pseudotsuga menziesii*)
- Western sycamore (*Platanus racemosa*)
- Bishop pine (*Pinus muricata*)
- Any Eucalyptus species

## APPENDIX B - REQUIRED DOCUMENTS

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

# Attachment B:

## Photograph Exhibit



Image 1.) South facing view of the front gate of the Project Site.



Image 2.) View of the Project Site towards the northeast from the gate, featuring fencing and ornamental landscaping.



Image 3.) View of the Project Site towards the south from the gate entrance into the property.



Image 4.) View of the pool and surrounding landscaping facing west.



Image 5.) View of basketball hoop with surrounding landscaping and walkway to the garage above the pool, facing north.



Image 6.) View of walkway to garage, facing southwest, featuring the landscaping.



Image 7.) View of side yard facing the south, featuring ornamental landscaping.



Image 8.) View of side yard, facing west, featuring ornamental landscaping.



Image 9.) View of patio, facing west with ornamental landscaping.



Image 10.) View of the northeast side of the backyard with ornamental landscaping.



Image 11.) View of the west side of the backyard with ornamental landscaping.

# Attachment C:

## Site Plans



# Attachment D: Biologist's Resume

## EDUCATION

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

## CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

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

# Matthew South

## PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist with over 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 14 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, Ventura, Santa Barbara, 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.

## SELECT PROJECT EXPERIENCE

**Moreno Valley Dracaea Street Improvements Plan Tract 32834, Moreno Vally, Riverside County, California (2023).** South Environmental completed a jurisdictional delineation for the project and obtained permits from the CDFW and RWQCB for the road improvements project. Mr. South was the lead biologist that conducted the field survey, prepared the reports, and negotiated the permits.

**EVMWD Rice Canyon Reservoir Access Road and New Conduit Project, City of Lake Elsinore, Riverside County, California (2022).** South Environmental was retained to complete biological and cultural resources services. Biological resources work included a Jurisdictional Delineation Report, a Biological Resources Assessment/MSHCP Consistency Analysis, Rare Plant Surveys, Burrowing Owl Surveys, and mitigation planning. Matthew South was the Principal Biologist on the project.

**Southern California Edison (SCE) Permitting and Jurisdictional Delineations (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.

**City of Palmdale - Palmdale Warehouse Project (2022-on going).** South Environmental prepared a jurisdictional delineation and permit applications to CDFW and RWQCB for the project. Services included EPIMS application and RWQCB Dredge and Fill Application and coordination including for mitigation management and alternatives analysis and permit negotiations. Currently South Environmental is overseeing the compliance monitoring for the project.

**Private Development Waters Delineation Services in Southern California.** Oversaw and managed jurisdictional and wetland delineation work and habitat assessment work for biological resource assistance regarding industrial, commercial, and residential projects throughout southern California. Activities have included overseeing data collection for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting.

*Notable Private Development Delineation Projects:*

- TTM 48307 housing development near Lakeview Drive in Palmdale,
- land for truck stop developments in Temescal Valley,



- land for housing developments in Lake Elsinore,
- land for industrial development near the Los Angeles River in Long Beach,
- Avenue I and 30<sup>th</sup> Street in Lancaster,
- Silverlake Equestrian Park in Norco, and

**Wendy's in Calimesa Project, Riverside County, California (2023).** South Environmental was retained to complete a Biological Resources Assessment and Western Riverside County MSHCP Consistency Analysis Report. Mr. South served as the Principal Biologist on the Project.

**Southern California Gas (SCG) As-Needed Biological 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.

*Notable SGC Delineation Projects:*

- Aliso Canyon Facility,
- L-85 Line north of Castaic,
- L-404 Line near Oak Park,
- L-127 Line in Montecito,
- Sylmar Gould Canyon, and
- L324 near Salt Canyon Creek

**Local Government Environmental Services in Southern California.** Oversaw and managed jurisdictional and wetland delineation work and habitat assessment work for biological resource assistance regarding municipal and county projects throughout southern California. Activities have included data collection for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting, and permit generation for RWQCB, USACE, and CDFW compliance.

*Notable Local Government Delineation Projects:*

- Bell Canyon Creek for City of Los Angeles Recreation and Parks Department,
- Bronson Canyon Playground in Griffith Park for City of Los Angeles Recreation and Parks Department,
- Almond Street Road extension in Rancho Cucamonga, and
- City of Oxnard at the Oxnard Fire Station.



## EDUCATION

B.S., Environmental Science and Resource Management, Cal State Channel Islands, 2022

## SKILLS

-Scientific collection and management of field data

-Technical Writing

## CERTIFICATIONS

40 hour HAZWOPER  
2210261443803

## TRAINING

Fauna del Noroeste Herptile Workshop, 2023

# Meagan Najera

## BIOLOGIST

Meagan Najera is a biologist with 2 years of experience conducting compliance monitoring, preconstruction surveys, and biological resources assessments and is a recent graduate from Cal State Channel Islands with a Bachelor of Science in Environmental Science and Resource Management. During their degree they gained extensive field experience while assisting on various student research projects. More recently they have endeavored to apply their skills to the area of biological monitoring and conservation. They have experience in avian biological monitoring for an environmental consulting firm during which they conducted field biological research on naval beaches. For the past year Meagan has focused on monitoring and nesting bird surveys in southern California.

Ms. Najera's passion for conservation led to her pursuit of her education in environmental science which has led to her peak interest in conservation planning. Their professional experience in biological monitoring has created a specific interest in avian species. Their first two years of professional experience has included numerous nesting bird surveys for utility clients such as Southern California Edison (SCE) and more recently for private developers.

## EXPERTISE

- **Biological Monitoring.** Ms. Najera has experience monitoring natural habitats for avian and other T&E species.
- **Nesting Bird Surveys.** Ms. Najera has experience in identifying nesting bird species throughout southern California, including identification of endangered species.
- **Scientific Writing.** Ms. Najera has educational experience in writing scientific reports and presentations.

## SELECT PROJECT EXPERIENCE

**Trader Joe's Palmdale Warehouse Project (2023-ongoing).** Meagan is the compliance monitor for a long-term monitoring project in Palmdale California. The project is constructing a Trader Joe's distribution Center on 130-acres in the City of Palmdale. The project has an ITP and LSAA that covers Mohave Ground Squirrel, western Joshua tree, 2 streams on the site, special-status reptiles, rare plants, Crotch's bumble bee, Swainson's hawk, and several other species. Meagan oversees compliance with all of the permitting documents.

**Southern California Edison (SCE) On-Call Biological Services (2023-present).** Meagan was a biologist contracted to perform construction and compliance monitoring for pole replacements and vegetation management projects. Other duties include preconstruction surveys for nesting birds and special-status species. For these projects Meagan has identified and protected numerous species including California red-legged frog, monarch butterfly, coast horned lizard, and the gaviota tarplant.

**California Naval Base Biological Monitoring (2023).** Meagan conducted biological monitoring of the western snowy plover and California least tern nesting and fledge surveys. She conducted ground telemetry surveys of the island fox on San Nicolas Island and also preformed bat outfly count surveys at various buildings on base.

**California State Parks Biological Monitoring and Natural Resource Surveys (2022-2023).** Meagan assisted the natural resource department in construction monitoring near a riparian area where riparian vegetation and wildlife were the target species. She also conducted avian surveys focusing on the western snowy plover and conducted plant surveys at 9 state parks.

**City of Los Angeles Biological Resources Assessments (2023 – present).** Meagan conducts site assessments for biological resources, surveys for special-status plants and animals, maps and characterizes plant communities and wetlands/streams, and assesses potential impacts to biological resources from proposed developments. Dana has worked on the following reports:

- 14815 Mulholland Highway BRA
- 6107 Mulholland Environmental Assessment Forms
- 1375 Summitridge Drive Biologist's Statement of Habitat
- 7007 Pacific View Avenue BRA
- 3598 Alta Mesa Biologist's Statement of Habitat
- 915 Andalusia BRA
- 1722 Benedict Canyon Statement of Biologist Resources





## TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If the Tree Disclosure Statement indicates that there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report ([CP-4068](#)) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

**Property Address:** \_\_\_\_\_

**Date of Field Visit:** \_\_\_\_\_

*Does the property contain any of the following protected trees or shrubs?*

- Yes** (Mark any that apply below)
  - 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*)

**No**

*Does the property contain any street trees in the adjacent public right-of-way?*

**Yes**       **No**

*Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?*

**Yes**       **No**

Does the project occur within the Coastal Zone and contain any of the following trees?

- Yes** (Mark any that apply below)
  - Blue Gum Eucalyptus (*Eucalyptus globulus*)
  - Red River Gum Eucalyptus (*Eucalyptus camaldulensis*)
  - Other Eucalyptus species

**No**

Have any trees or shrubs been removed in the last two years?

- Yes**       **No**

If Yes, were any protected species (as listed in Ordinance No. 186,873)?

- Yes**       **No**

If Yes, provide permit information: \_\_\_\_\_

### Tree Expert Credentials (if applicable)

Name of Tree Expert: \_\_\_\_\_

Mark which of the following qualifications apply:

- Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- Registered consulting arborist with the American Society of Consulting Arborists

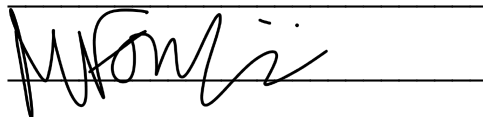
Certification/License No.: \_\_\_\_\_

### Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above trees and/or biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) \_\_\_\_\_

Owner Signature



Date \_\_\_\_\_



# TREE REPORT

## **PREPARED FOR**

Marcel Fontijn, Mountain LLC  
1375 N Summitridge Pl  
Beverly Hills, CA 90210

## **PROPERTY**

1375 N Summitridge Pl.  
Beverly Hills, CA 90210

## **CONTACT**

Alexander van Gaalen, Crest Real Estate  
310 994 6657  
vangaalen@crestrealestate.com

March 15, 2024

## **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

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# TREE REPORT

1375 N Summitridge Pl.  
 Beverly Hills, CA 90210

## SUMMARY

PROJECT OVERVIEW	
Site Address	1375 N Summitridge Pl, Beverly Hills, CA 90210
Location and/or Specific Plan	Beverly Crest
Project Description	New Single Family Residence
Date of Site Visit	March 7, 2024
Number of Protected Trees on Site	0

This Tree Report was prepared at the request of the property owner, Mountain LLC, who is preparing to build a single family residence on this property. The subject property is 63,135 square feet and is located in the Beverly Crest area of Los Angeles. It is currently developed with a single family residence which the owner is preparing to demolish. The proposed new residence will have a footprint of \_\_\_\_ 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.

There are NO trees or shrubs on this property that would be considered protected native within the City of Los Angeles Native Tree Protection Ordinance.

## NEIGHBOR TREES

I have also inspected the neighboring properties to confirm there are no protected tree or shrub species that are adjacent to the construction zone, or in areas of impact.

## CITY OF LOS ANGELES STREET TREES, URBAN FORESTRY DIVISION

At this time, I observed no **City of Los Angeles Street Trees** in the parkway perimeter of the property.

## 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 fourteen (14) **Non-Protected Significant Trees** on the property. These trees will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

## 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. 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 TREES**

At this time, I observed fourteen (14) **Non-Protected Significant Trees** on the property. These trees will be impacted by construction and are recommended for removal and replacement to the satisfaction of the City of Los Angeles Department of City Planning.

# APPENDIX A.1 - TREE LOCATION - SURVEY MAP, REDUCED

PROJECT SUMMARY	
Site Address	1375 N Summitridge Pl
Location	Beverly Crest
Project Description	New Single Family Home

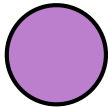

**KEY**

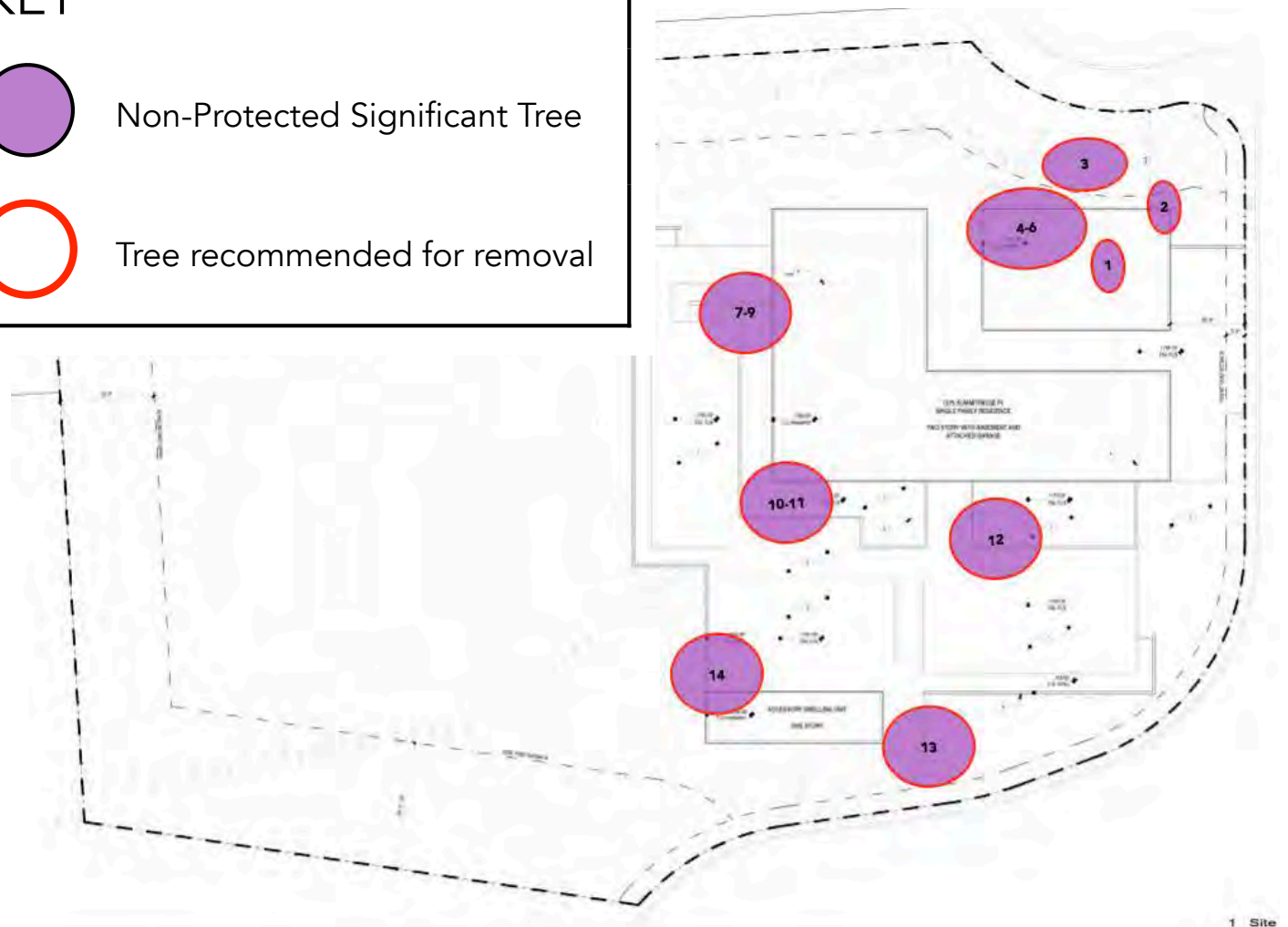
-  Non-Protected Significant Tree
-  Tree recommended for removal



## APPENDIX A.2 - TREE LOCATION MAP, SITE PLAN REDUCED

PROJECT SUMMARY	
Site Address	1375 N Summitridge Pl
Location	Beverly Crest
Project Description	New Single Family Home

KEY	
	Non-Protected Significant Tree
	Tree recommended for removal



## APPENDIX B - PHOTOGRAPHS



**PHOTO 1** - Shows the collection of non-protected Canary pine trees on site for removal.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 2** - Shows a collection of non-protected Silk floss trees for removal.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 3** - Shows the collection of non-protected Mexican fan palms on site for removal.

## APPENDIX B - PHOTOGRAPHS



**PHOTO 4** - Shows the collection of non-protected Japanese maples on site for removal.

## 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
1	Rusty Fig <i>Ficus rubiginosa</i>	Non-Protected	20	40	40	Fair	Remove
2	Canary Pine <i>Pinus canariensis</i>	Non-Protected	24	60	25	Fair	Remove
3	Canary Pine <i>Pinus canariensis</i>	Non-Protected	30	70	30	Fair	Remove
4	Mexican Palm <i>Washingtonia robusta</i>	Non-Protected	14	50	10	Fair	Remove
5	Mexican Palm <i>Washingtonia robusta</i>	Non-Protected	14	50	10	Fair	Remove
6	Mexican Palm <i>Washingtonia robusta</i>	Non-Protected	14	50	10	Fair	Remove
7	Silk Floss <i>Ceiba speciosa</i>	Non-Protected	20	40	30	Poor	Remove
8	Silk Floss <i>Ceiba speciosa</i>	Non-Protected	12	35	10	Nearly Dead	Remove
9	Silk Floss <i>Ceiba speciosa</i>	Non-Protected	16	30	10	Dead	Remove
10	Japanese Maple <i>Acer palmatum</i>	Non-Protected	14 Multi	20	20	Fair	Remove
11	Japanese Maple <i>Acer palmatum</i>	Non-Protected	14 Multi	20	20	Fair	Remove
12	Weeping Fig <i>Ficus benjamina</i>	Non-Protected	28	40	40	Fair / Poor	Remove
13	Jacaranda <i>Jacaranda mimosifolia</i>	Non-Protected	14	30	25	Fair	Remove
14	Strawberry Tree <i>Arbutus unedo</i>	Non-Protected	26 Multi	20	20	Poor	Remove

## APPENDIX D - SUMMARY OF DATA

**Table 2. Schedule of Proposed Removals**

Tree #	Species	Status	Condition	Retain or Remove	RECOMMENDATION
					Reason for Removal
1	Rusty Fig <i>Ficus rubiginosa</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
2	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
3	Canary Pine <i>Pinus canariensis</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
4	Mexican Palm <i>Washingtonia robusta</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
5	Mexican Palm <i>Washingtonia robusta</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
6	Mexican Palm <i>Washingtonia robusta</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
7	Silk Floss <i>Ceiba speciosa</i>	Non-Protected	Poor	Remove	Grading, Soil removal and recompaction
8	Silk Floss <i>Ceiba speciosa</i>	Non-Protected	Nearly Dead	Remove	Grading, Soil removal and recompaction
9	Silk Floss <i>Ceiba speciosa</i>	Non-Protected	Dead	Remove	Grading, Soil removal and recompaction
10	Japanese Maple <i>Acer palmatum</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
11	Japanese Maple <i>Acer palmatum</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
12	Weeping Fig <i>Ficus benjamina</i>	Non-Protected	Fair / Poor	Remove	Grading, Soil removal and recompaction
13	Jacaranda <i>Jacaranda mimosifolia</i>	Non-Protected	Fair	Remove	Grading, Soil removal and recompaction
14	Strawberry Tree <i>Arbutus unedo</i>	Non-Protected	Poor	Remove	Grading, Soil removal and recompaction

## 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.

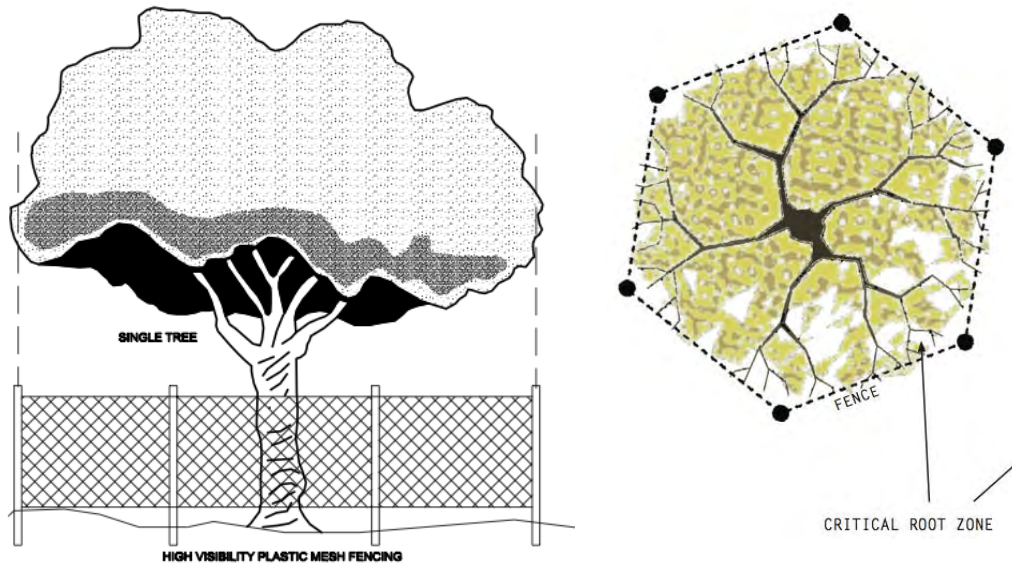
**Hand Tools** – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

**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

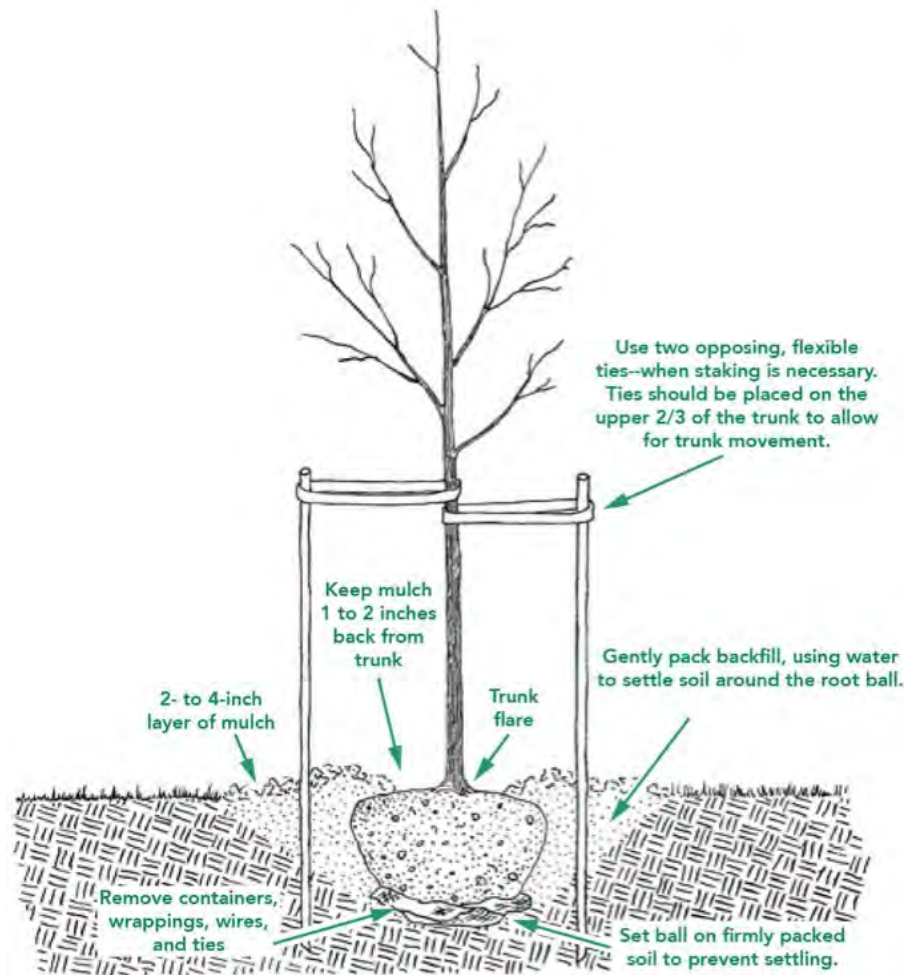
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

**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 #WE3782BM  
ISA Tree Risk Assessor Qualified- Instructor  
American Society of Consulting Arborists, Member



**DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS  
PRELIMINARY REFERRAL FORM FOR  
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652**

**Building and Safety**

**Address** 1375 N SUMMITRIDGE PL      **District map** 144B157      **APN** 4355007006  
**Tract** TR 21225      **Block**      **Lot** 1

**Public Works:**

**Street designations: Standard vs., Substandard Hillside Limited** (for all the streets, public or private, abutting or adjacent to the lot(s)) **(LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))**

**Street Name (1)** N SUMMITRIDGE PL  
**R/W width** 36      **Roadway width:** 20      **Plan Index** D-612

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')  
 Lot fronts on a substandard hillside limited street Dedication required?  No  Yes - width 4'

**Street Name (2)** BRAERIDGE DR  
**R/W width** 26      **Roadway width:** 20      **Plan Index** D-30486

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')  
 Lot fronts on a substandard hillside limited street Dedication required?  No  Yes - width \_\_\_\_\_

**Street Name (3)** SUMMITRIDGE DR  
**R/W width** 36      **Roadway width:** 20      **Plan Index** D-660

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')  
 Lot fronts on a substandard hillside limited street Dedication required?  No  Yes - width \_\_\_\_\_

**Vehicular Access:**

1. Is the **Continuous Paved Roadway (CPR)\*** at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area?  Yes  No
2. Do **any** of the streets listed in the **Street designations section** have a roadway width of less than 20 feet adjacent to the lot(s)? **(LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))**  
 Yes – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28\*\* OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit  
 No
3. Is the **CPR** at least **20** feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? **(LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))**  
 Yes  
 No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28\*\* OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

\*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

**Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))**

**Lot located within 200 feet of available sewer mainline:**

Use existing wye and permit       Obtain new connection and new permit  
 Use existing wye and obtain new permit       Construct mainline (B permit from BOE)

**Lot located greater than 200 feet from an available sewer mainline:**

Obtain LADBS approval for onsite sewer       Construct mainline (B permit from BOE)

Public Works Employee signing form:

PAGE 1 of 2

Sign Ahmed Amarragy      Print name Ahmed Amarragy

Date: 10/31/2022      Phone 310-575-8691      Location West LA



**AVG** | Feasibility | Discretionary Entitlements | Approvals

400 Corporate Pointe Ste 300 Culver City CA 90230-7620  
+1 310 363 0210

Alexander van Gaalen AIA AICP Esq  
avg@alexandervangaalen.com

2025 Apr 22

Hamid Ghaemmaghani  
Transportation Engineering Associate II  
West LA / Coastal Development Review  
City of Los Angeles Department of Transportation  
hamid.ghaemmaghani@lacity.org  
+1 213 485 1062

Dear Mr Ghaemmaghani,

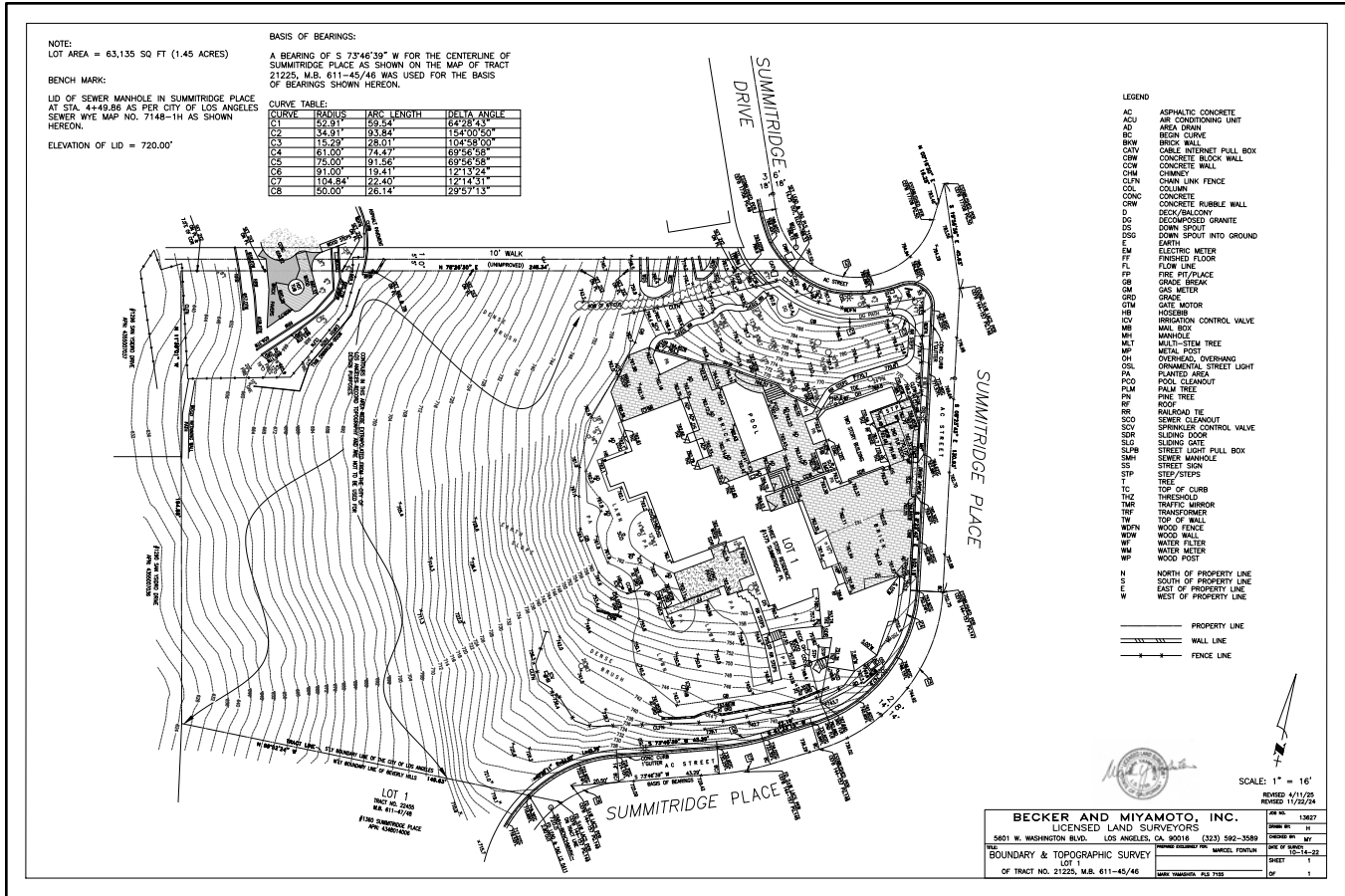
The firm of Alexander van Gaalen Architectural Corporation is pleased to submit this Hillside Construction Traffic Management Plan (TMP) to the City of Los Angeles Department of Transportation (LADOT) for your review and approval. Pursuant to the 2022 Addendum to the 2020 LADOT Transportation Assessment Guidelines (TAG), land use development projects proposing either new construction or additions of 1,000 square feet or more within the City of Los Angeles Hillside Grading Area with access relying on roadways with a segment or segments less than 24 feet in width must develop and submit a TMP that identifies measures to ameliorate access, circulation, and parking issues caused by the project.

### **Applicability.**

The Project is located at 1375 N Summitridge Pl (Site) in the City of Los Angeles. The project is within the Hillside Grading Area and within the Very High Fire Hazard Severity Zone (VHFHSZ). Driveway access to the Site is via Summitridge Pl, which is less than 24 feet in width throughout its length in front of the Site. As such, the Project is subject to the LADOT TAG.

### **Site.**

The Site is located at 1375 N Summitridge Pl, at the southwest corner of the intersection of N Summitridge Pl to the east and southeast and N Summitridge Dr to the northeast. The Site also fronts an unnamed unimproved public right-of-way walk, 10 feet in width and to the north. N Braeridge Dr terminates at its south end at the walk at the northwest Site. The south lot line of the Site is part of the municipal boundary between the City of Los Angeles and the City of Beverly Hills.



## Adjacent Roadways.

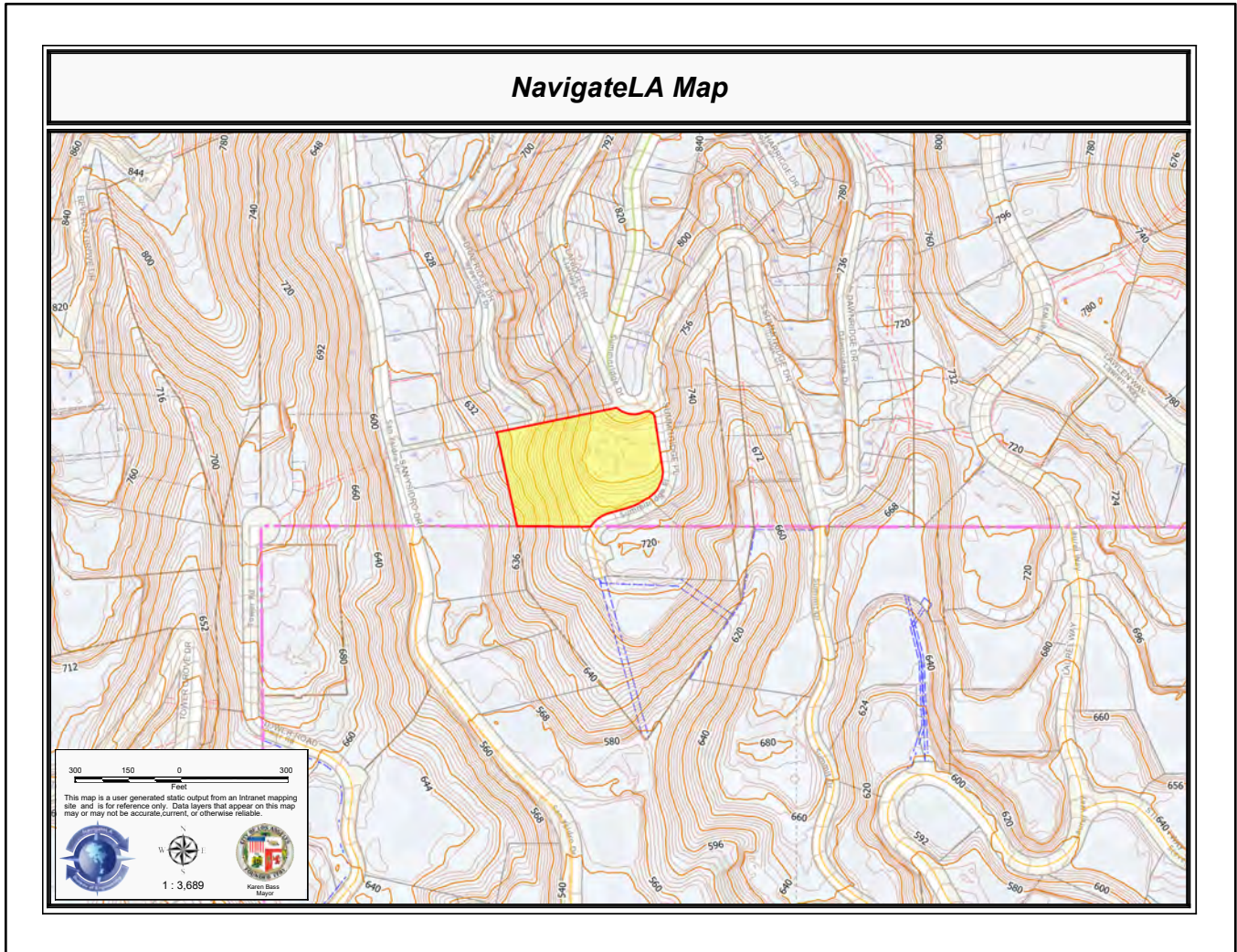
The northern terminus of N Summitridge Pl is at N Summitridge Dr at the northeast corner of the lot. Its southern terminus is just to the south of the property, 100 ft into the City of Beverly Hills, where it terminates with a hammerhead turnaround. N Summitridge Pl serves four properties, 1375 (Site), 1380, & 1314 in the City of Los Angeles, and 1360 in the City of Beverly Hills. All four properties rely on N Summitridge Pl for driveway access. (In addition, a small portion of 1369 N Summitridge Dr has limited frontage N Summitridge Pl but does not rely on it for driveway access.) 1314 & 1350 N Summitridge Pl have driveway access only beyond the driveway access to the Site.

N Summitridge Pl at the frontage of the site is a substandard hillside limited street with a right-of-way width of 28 feet and a roadway width of 20 ft. The roadway is improved with curbs but not sidewalks, throughout its length in the City of Los Angeles. The roadway is exceedingly steep; up to a slope of about 29%. Parking is permissible on both sides throughout.

N Summitridge Dr at the frontage of the site is a substandard hillside limited street with a right-of-way width of 36 feet and a roadway width of 20 ft. The roadway is improved with curbs but not sidewalks.

N Braeridge Dr terminates at the site, with a right-of-way width of 26 feet and a roadway width of 20 feet.

Driveway access along this frontage is infeasible due to the terrain.



## Project.

The scope of work at the Site includes the following:

1. The Demolition of all existing buildings and structures on site.
2. A new two-story one-family dwelling with basement and attached garage.
3. A new one-story second dwelling unit per SB9.
4. Two new retaining walls maximum 10 feet in height.



recognized holidays without a separate permit is prohibited. Management, supervisory, administrative and inspection activities must take place within the designated construction hours to the extent feasible. However, such activities may take place outside of these hours if approved by the appropriate agencies.

### **Construction Contact.**

The applicant will appoint a construction contact to respond to inquiries or concerns of both the surrounding residents and the general public. This person may be an employee or representative of either the General Contractor or project owner.

A project hotline will be provided for local neighbor complaints or any inquiries regarding the construction process. A response to comments or inquiries will be provided within 72 hours of receipt. The project hotline number will be conspicuously posted at the construction site. However, should this phone number change, the updated number will be posted.

The construction contact will immediately notify Ownership of any construction activities that potentially violate this TMP or any of the construction-related conditions of approval.

### **Construction Phasing.**

Once the General Contractor is mobilized, the construction fencing will be installed and remain in place for the duration of the project construction or so long as it remains needed.

The overall on-site construction will be conducted in three “general” phases to ensure that material storage, staging of vehicles for delivery and worker parking can be accommodated on-site to the extent feasible.

Phase 1 will consist of demolition, grading activities, removal of excess earth material and other debris, and the installation of underground utilities. The grading of the Site will allow areas within the Site itself to be used in subsequent phases for the delivery/offloading and storage of materials, and worker parking.

Phase 2 will include the installation of retaining walls, concrete foundations, pools, site stabilization structures, shoring, and other similar “general” construction activities. To the extent feasible, all materials storage and worker parking will take place within the Site throughout this phase of construction. Construction-related impacts during this phase of construction are expected to be nominal.

Phase 3 will involve the construction of the dwellings and will also include exterior landscaping near the end of this phase. As with the previous phases, all construction materials will be stored on-site, and construction-related personnel will park on-site to the extent feasible. Construction-related impacts during this phase of construction are also expected to be nominal.

### **Construction Barriers & Fences.**

All construction barriers/fences will be maintained in accordance with City of Los Angeles regulations and their appearance will be kept in a visually attractive manner throughout the construction period. Signs will be posted along the site fencing stating that no unauthorized materials are permitted to be posted. The General Contractor will monitor on a daily basis and ensure that no unauthorized materials are posted on any temporary barriers, and that the barriers/fences are well maintained and repaired as necessary. Graffiti will be removed or covered at the earliest possible time after the General Contractor has been made aware of its existence.

### **Site Security.**

Ownership will utilize all appropriate security measures, including but not limited to lighting, fencing, and locks at all entrances and gates as appropriate to maintain safety in and around the construction site.

### **Site Emergency Access.**

Emergency access to the project and adjacent areas will be kept clear and unobstructed during all phases of construction. At no time will staged vehicles or construction materials impede roadway access by residents or emergency vehicles.

### **Nearest Hospital Emergency Room.**

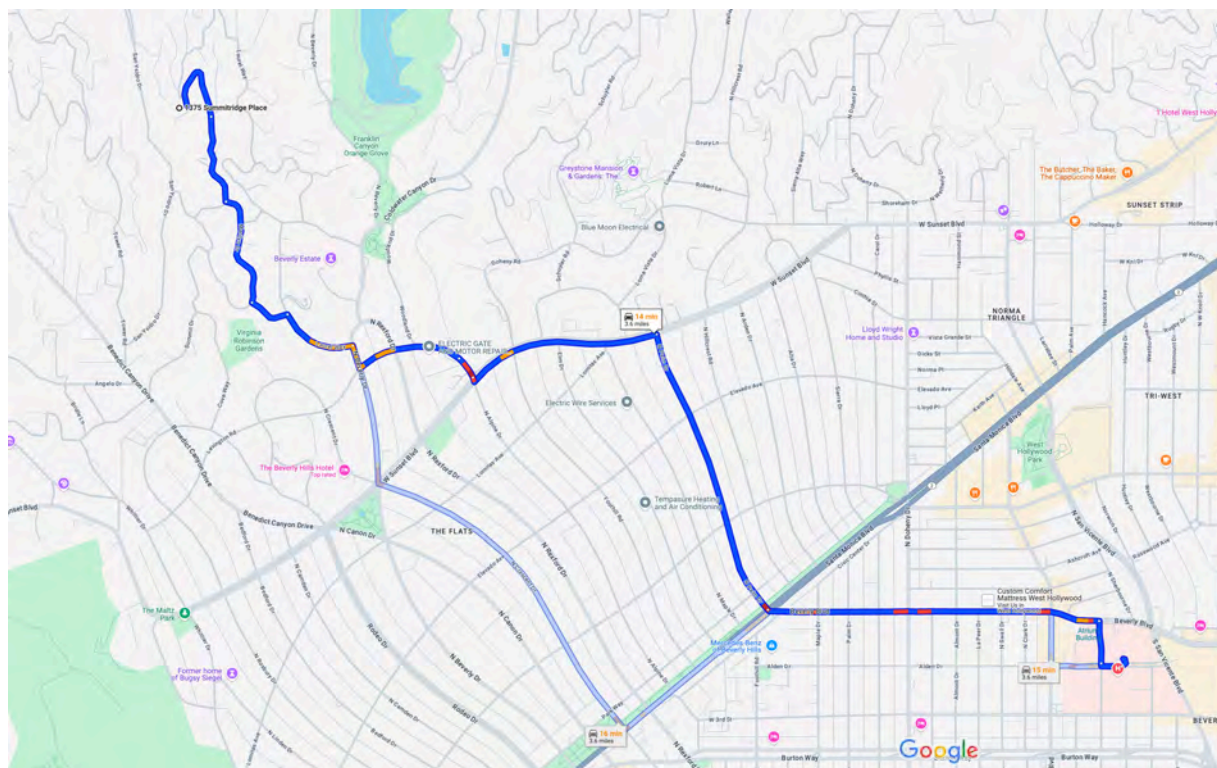
The nearest hospital emergency room to the Site is at Cedars-Sinai Medical Center.

Cedars-Sinai Medical Center Emergency Room  
8700 Beverly Blvd Tower North  
Los Angeles CA 90048  
+1 310 423 8780

In an emergency, dial 911.



1375 Summitridge Pl, Beverly Hills, CA 90210 to Cedars-Sinai Medical Drive 3.6 miles, 14 min  
Ctr Emergency Room, 8700 Beverly Blvd North Tower, Los Angeles, CA 90048



Map data ©2025 Google 500 ft

## Very High Fire Hazard Severity Zone.

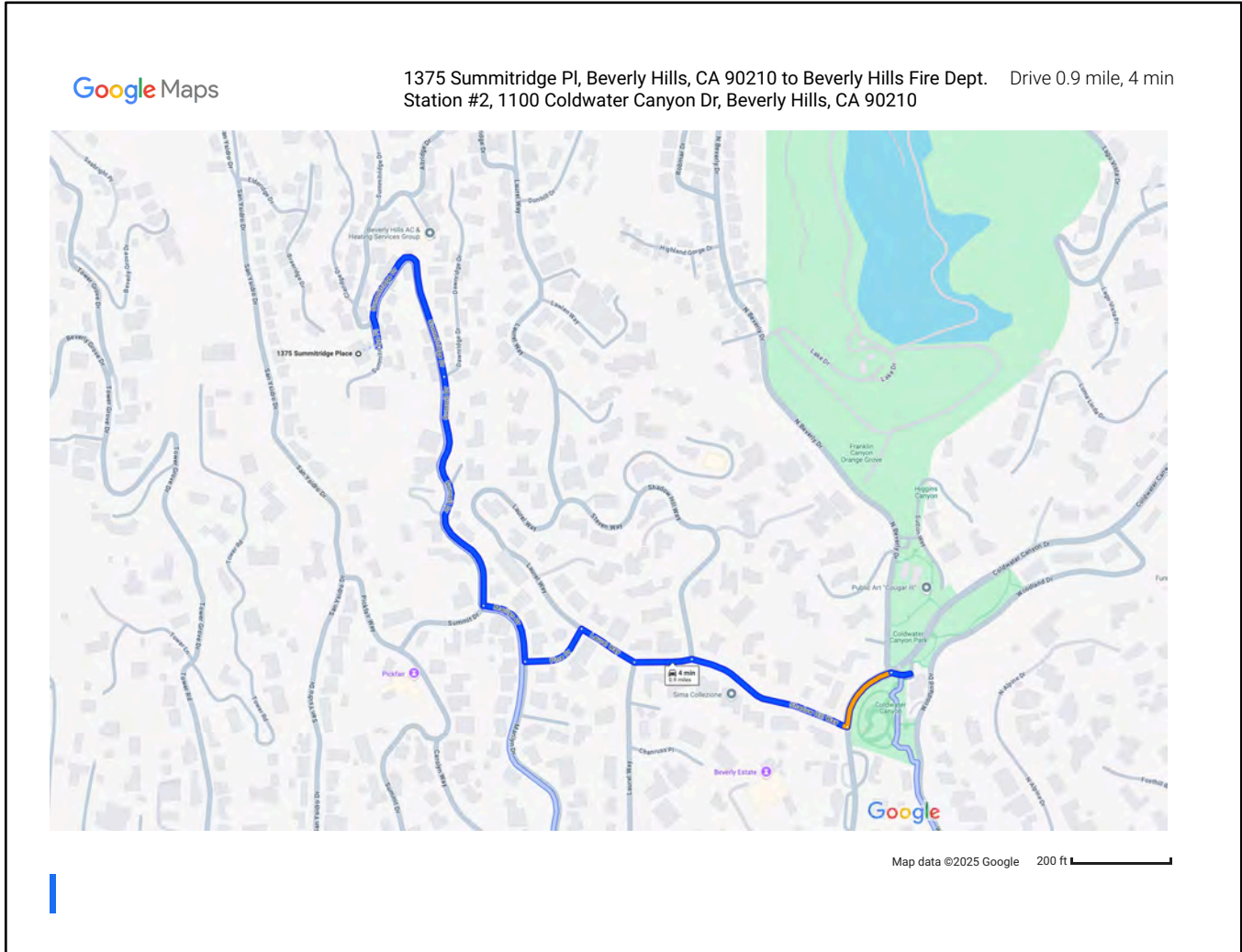
In accordance with LAMC § 57.322.1.1, the project will maintain the site and surrounding vicinity to minimize all fire dangers that could be caused by hazardous refuse, weeds, trees, or other vegetation that could constitute a potential fire risk. Additionally, grading and hauling activities will be discontinued during periods of high winds and Red Flag warning days as determined by the Los Angeles Fire Department.

## Nearest Fire Station.

Ownership and General Contractor will cooperate with the nearest fire station, Station 2 of the City of Beverly Hills Fire Department, to ensure that the project maintains fire safety and minimize fire hazards during construction.

Beverly Hills Fire Department Station 2: Coldwater Canyon  
1100 Coldwater Canyon Dr  
Beverly Hills CA 90210  
+1 310 285 1000

In an emergency, dial 911.



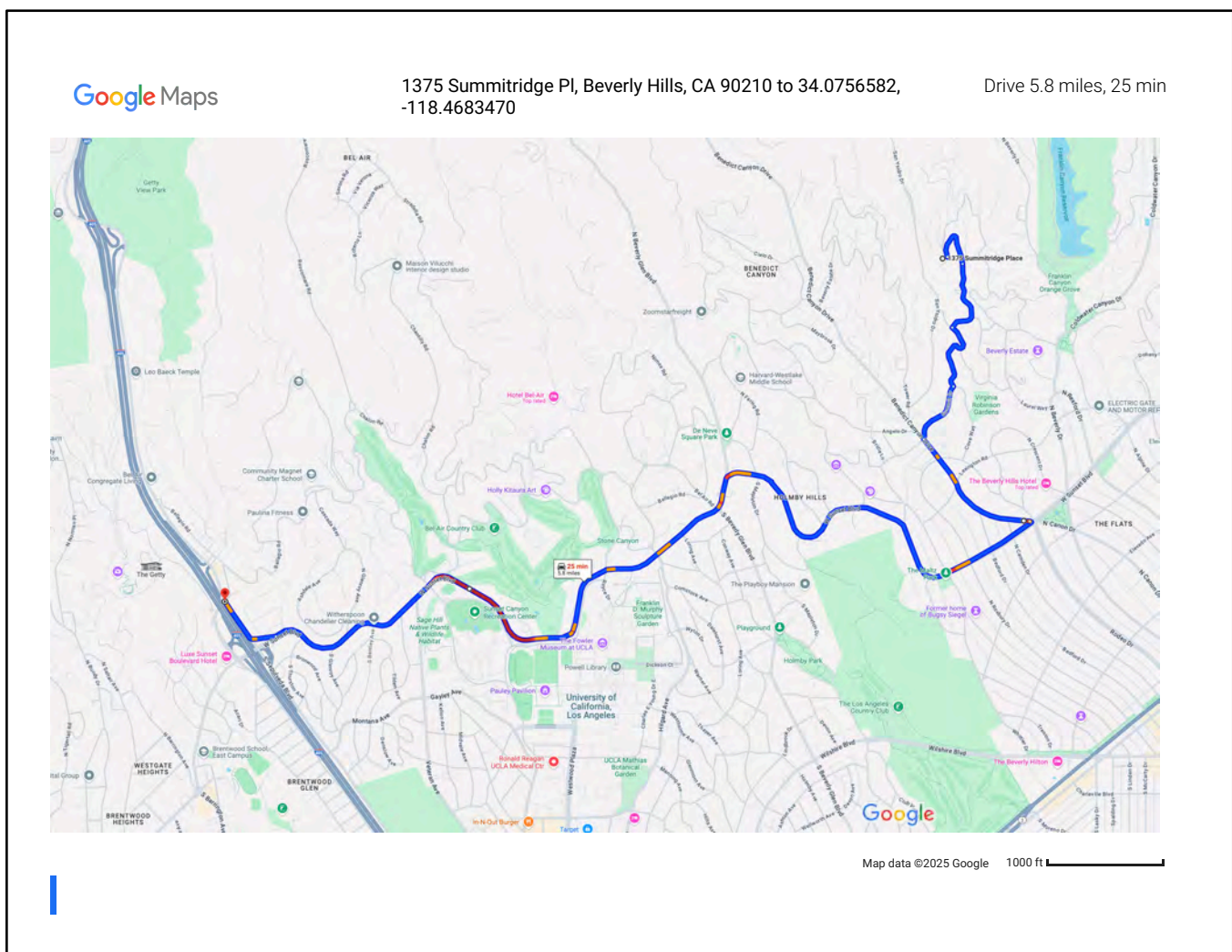
## Traffic Control Plans.

Upon requirement of the City of Los Angeles, the Ownership will obtain and provide LADOT-approved Worksite Traffic Control Plans (WTCP) for any lane closures, detours, on-street staging areas, and/or temporary changes in street traffic control that may be required during construction. Temporary traffic control procedures will be employed as appropriate to address circulation requirements. Potential WTCPs will identify the approximate locations for advance warning signs, tube delineators, barricades, temporary “No Parking” zones, sidewalk closure signs and other traffic control devices as may be deemed necessary to facilitate a safe and efficient environment for public vehicles and pedestrians, including construction

personnel, throughout periods that necessitate the use of the public right-of-way for such construction-related uses. These plans will be developed in accordance with the most current California Manual on Uniform Traffic Control Devices, Work Area Traffic Control Handbook, and any other guidelines required by the City of Los Angeles.

## Truck Access Route.

All vehicle access to the Site will occur along its frontage at N Summitridge Pl. N Summitridge Pl accesses N Summitridge Pl, which accesses Summit Dr, which accesses N Benedict Canyon Dr, which accesses Sunset Blvd, which then accesses Interstate 405, which provides access to outside of the general Site area.



### **Truck Access Safety.**

Where necessary, flagmen with communication devices will be used to coordinate hauling activities, including directing traffic and assisting traffic operations at intersections and/or locations within residential neighborhoods that exhibit narrow roadways or other physical constraints that could be encountered by large construction-related vehicles. It is anticipated that the previously described access route will be used for all vehicles traveling both to and from the Site.

Should it be necessary during the construction process, permits for oversized or overweight loads will be obtained from the Los Angeles Department of Public Works Bureau of Street Services (BSS) and the California Department of Transportation (Caltrans) if utilizing any state highway. Such permitted loads will be subject to the conditions of the permit.

### **Truck Access Hours.**

To the extent feasible, the arrival and departure of construction trucks will occur outside of afternoon peak commute hours or otherwise be minimized when such scheduling is not feasible. To avoid generating trips during the weekday afternoon peak commute periods, construction vehicle trips will be scheduled during the first eight hours (7:00 AM to 3:00 PM) of the permitted construction work period on weekdays.

However, pursuant to LAMC § 13.20.D.6, if importing or exporting 1,000 cubic yards or more of material, haul truck trips will be scheduled during the hours of 9:00 AM to 3:00 PM Monday through Friday only. Unless otherwise authorized by special permit from the appropriate City agency, hauling is not to take place on Sundays or federally recognized holidays.

To ensure that trucks do not impede traffic flows on the surrounding streets while waiting to approach the Site, construction material deliveries, as well as equipment delivery and/or removal from the site, will be coordinated to reduce the potential for trucks to wait to load or unload on public or private streets for extended periods of time.

### **Construction Employee Parking and Material Staging.**

As discussed above, when Phase 1 grading is completed to a point that will accommodate it, all employee parking will take place on-site. Should the demand exceed the availability of onsite parking during any phase, including during Phase 1, the General Contractor will secure an off-site parking area for workers to

park their personal vehicles, and shuttle vans/vehicles will be utilized to transport workers to and from the Site and remote parking area.

The General Contractor will provide all construction contractors with written information regarding where their workers and subcontractors are permitted to park, including clear identification of consequences to construction personnel who fail to follow these regulations. Material deliveries will not take place until Phase 1 grading has provided adequate space for the storage of construction materials. The General Contractor will provide specific information to vendors delivering materials regarding where materials are to be offloaded and stored/staged on the Site.

The General Contractor will be responsible for informing all subcontractors, construction workers, vendors and other construction-related personnel of these requirements and will monitor and enforce the compliance of these policies.

### **Vehicle Air Quality Measures.**

All loads will be secured by trimming or watering or may be covered to prevent spilling or blowing of earth material or other debris from loaded vehicles. Pursuant to California Vehicle Code Section 23114(e)(4), vehicles transporting loads of aggregate materials are not required to cover their loads if the loads, where it contacts all sides of the cargo container area, remains at least six inches from the upper edge of the container, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area.

Trucks and loads are to be watered at the Site to prevent blowing dirt and dust and are to be cleaned of loose earth at the Site to prevent spilling of material on the area roadways.

Adjacent streets will be swept as needed to remove dirt and/or debris dropped by the construction vehicles, or mud that would otherwise be carried off the Site by departing trucks.

Stationary vehicles (staging, loading, unloading, etc.) both on-site and off-site will not be permitted to idle their engines in excess of five minutes.

### **Vehicle Water Quality Measures.**

Where truck traffic is frequent, gravel approaches will be used to reduce soil compaction and limit the tracking of sediment into streets.

All vehicle/equipment maintenance, repair, and washing will be conducted away from storm drains. All major repair work for any construction vehicles or equipment will be conducted off-site. Drip pans or drop cloths will be used to catch drips and spills.

## Nearby Construction & Permitting Activity.

To address the potential cumulative effects of the project's construction-related traffic on nearby neighborhood streets, the Transportation Assessment Guidelines requires the identification of other known development activities (by-right and discretionary) that are located within a one-half mile radius of the proposed project. The following is an assessment of the nearby construction and permit activity near the Site. This list includes projects that are in plan process, approved, or currently under construction.

This list is current as of April 21, 2026, and should be updated within one month of the start of construction.

- 1261 N TOWER GROVE DR  
ENV-2022-9454-EAF, ZA-2022-9453-ZAD-ZAA  
"REMODEL OF EXISTING 2-STORY SFD INTO A 1-STORY, 6,755 SQ FT SFD INCL ADDITIONS TO THE EXISTING SFD FOOTPRINT; NEW 2330 SQ FT ALQ; AND HAUL ROUTE REQUEST IN THE RE20-1-H-HCR ZONE."  
Approved with Conditions 2024 September 23.
- 1335 N TOWER GROVE DR, ENV-2020-3629-CE  
"REQUEST FOR A HAUL ROUTE TO EXPORT 3000 CUBIC YARDS OF EARTH TO ALLOW THE CONSTRUCTION OF A NEW 2-STORY SFD WITH A BASEMENT AND A PROPOSED FLOOR AREA OF 16,150 SQ. FT. IN THE HCR AREA".  
Notice of Exemption Filed 28 2021 January 28.
- 1373 N LAUREL WAY  
ENV-2025-676-EAF  
"STANDALONE EAF FOR HAUL ROUTE of approx. 1,697 Cubic Yards of soil for the construction of a two-story, single-family dwelling plus basement and attached ADU 26' in height."  
Filed on 2025 February 04.
- 1450 N SEABRIGHT PL  
AA-2025-1722-COC, AA-2025-1723-DPS  
[NO DESCRIPTION]  
Filed 2025 March 26.
- 1463 N CLARIDGE DR  
AA-2021-5808-DPS  
"MAJOR RENOVATION OF EXISTING SFD, TWO NEW RETAINING WALLS, NEW ACCESSORY LIVING QUARTERS, NEW COVERED PARKING, NEW GRADING."  
Approved 2021 July 27.
- 1470 N BLUERIDGE DR  
ENV-2023-1003-CE  
"VACATE A PUBLIC STREET AND MAKE IT A PRIVATE STREET."  
Filed 2023 February 13.
- 1500 N SEABRIGHT PL  
ENV-2024-1401-EAF, ZA-2024-1400-CU1  
"REMODEL AND ADDITION TO AN EXISTING SFD WITH A SUBSTANDARD HILLSIDE LIMITED STREET FRONTAGE".  
Filed 2024 February 29.

1541 N SUMMITRIDGE DR  
ENV-2024-304-EAF  
"HAUL ROUTE FOR THE EXPORT OF 3,234 CY OF EARTH FOR NEW SFD/ADU".  
Filed 2024 January 12.

9926 W BEVERLY GROVE DR  
AA-2023-3616-DPS  
ENV-2023-3406-EAF  
ENV-2023-3617-CE  
ZA-2023-3405-ZAD  
"A zoning administrators' determination to allow for the major remodel of an (E) single family dwelling on a substandard hillside street of less than 20' and haul route for 3913 cubic yards of grading."  
Filed 2023 May 18.

Ownership and the General Contractor will exercise a good faith attempt to work with all other projects within the immediate vicinity in order to coordinate deliveries, hauling and other major construction-related traffic activities to minimize the cumulative effects that the proposed project and other construction projects could exhibit.

Please do not hesitate to contact us with any questions or concerns.

Sincerely,



Alexander van Gaalen, President

City of Los Angeles <b>DEPARTMENT OF TRANSPORTATION</b> Metro Development Review	
<b>APPROVED FOR:</b>	
The Construction Traffic Management Plan as described in this document.	
Approved By (Signature):	
Hamid Ghaemmaghami	
DATE: April 28, 2025	
NOTE:	APPROVAL MAY NOT BE VALID IF APPROVED PRIOR TO ACTION DATE OF ANY PUBLIC HEARING INVOLVING THE SUBJECT PROPERTY / PROJECT. ANY PREVIOUSLY APPROVED CONDITIONS OR REQUIREMENTS IMPOSED ON THE PROPERTY / PROJECT CONCERNING THE DEPARTMENT OF TRANSPORTATION SHOULD BE PRESENTED TO THE DEPARTMENT PRIOR TO APPROVAL.