

**ARMBRUSTER GOLDSMITH & DELVAC LLP**

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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June 4, 2020

VIA E-MAIL and U.S. MAIL

The Los Angeles City Council  
200 North Spring Street, Room 395  
Los Angeles, CA 90012-4801

Sharon.gin@lacity.org  
Erika.pulst@lacity.org

Re: Council File No. 20-0105 and 20-0105-S1, 2110 Jade Street

Honorable Council Members:

This law firm represents Bay Capital Fund LLC in the above referenced matter concerning the 2110 Bay Street Project (Project). Pending before you are two appeals of the same Project – one concerning the approval of the Vesting Tentative Tract Map and the other concerning the approval of the General Plan Amendment, Vesting Zone Change (VTT-74564-1A) and Height District Change, and Site Plan Review (Case No. CPC-2016-3479-GPA-VZC-HD-SPR). The appeals were brought by the same entity, Blue Arch Investments, and are based on an identical justification. The May 26, 2020 Staff Appeal Response appropriately concluded that “the appellants have failed to establish that the City erred or abused its agency discretion” and contains a detailed point by point response to each of the appeal points.

On May 22, 2020 Dan Silver of Endangered Habitats League (EHL) provided comments regarding potential impacts to roosts of bats at the Project location in support of the pending appeals. The commenter asserted, without evidence, that the Project site might contain habitat for roosting bats and that a bat survey needed to be undertaken. The comment further claimed that the EIR’s determination of no significant impact to sensitive species habitat was without support. On May 26, 2020, CAJA Environmental Services, LLC, provided a response stating that numerous site inspections have been undertaken and no habitat was observed nor were birds or bats observed. CAJA concluded that given the absence of any evidence of impacts to biological resources, additional focused surveys were not necessary.

Attached hereto is a Habitat Assessment and Focused Surveys for Roosting Bats report (Report) prepared by Tony Bomkamp of Glenn Lukos Associates (GLA) in further response to

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The Los Angeles City Council

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the EHL comment. As described in the GLA Report, the Project site was subject to a thorough habitat assessment and surveyed for bats at the beginning of June 2020. As reported, “the results of the daytime surveys and passive detector are consistent in leading to the conclusion that the subject site does not presently support roosting bats, including common and special-status species.” As such there is no merit to the comment about impacts to bat roosts and there is more than substantial evidence to support the no impact determination.

We respectfully request that the appeals be denied as recommended by the May 26, 2020 Staff Appeal Response.

Sincerely,



Damon P. Mamalakis

cc: Sergio Ibarra

Attachment: Habitat Assessment and Focused Surveys for Roosting Bats For 2110 Bay Street Mixed Use Project, Glenn Lukos Associates, June 4, 2020

# ATTACHMENT

GLENN LUKOS ASSOCIATES

Regulatory Services



June 4, 2020

Damon P. Mamalakis  
Armbruster Goldsmith & Delvac LLP  
12100 Wilshire Boulevard, Suite 1600  
Los Angeles, California 90025

**SUBJECT:** Habitat Assessment and Focused Surveys for Roosting Bats for 2110 Bay Street Mixed Use Project in the City of Los Angeles, Los Angeles County, California

Dear Mr. Mamalakis:

Glenn Lukos Associates, Inc. (GLA) conducted a habitat assessment and focused surveys for roosting bats at the above referenced property. Surveys were conducted on June 2 and 3, 2020 as discussed in more detail in the methods section below. The surveys were conducted by GLA Senior Wildlife Biologist Jeff Ahrens and GLA Wildlife Biologist Stephanie Cashin.

## **SUMMARY OF RESULTS**

Roosting bats were not detected using the site, and the site does not exhibit potential for supporting maternity roosts of special-status bats.

## **BUILDING/SURVEY AREA DESCRIPTION**

The Site is in southeast Downtown Los Angeles, approximately 550 feet west of the Los Angeles River and 15 miles east of the Pacific Ocean [Exhibits 1-3]. The Site is located within the Central City North Community Plan (CCNCP). The CCNCP contains 2,005 acres, which is approximately less than one percent of the land in the City of Los Angeles. The plan area is adjacent to downtown Los Angeles (Downtown) and bounded by the Los Angeles River to the east, the City of Vernon to the south, Alameda Street, Cesar Chavez Avenue, Sunset Boulevard, and Marview Avenue to the west, and Stadium Way, Lilac Terrace, and North Broadway to the north. The plan area is surrounded by the Community Plan areas of Silverlake-Echo Park, Central City, Boyle Heights, and Northeast Los Angeles.

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There were two buildings subject to the habitat assessment and focused surveys for roosting bats. This included an industrial, shed-like structure [Exhibit 4, Photograph 1]. It is generally rectangular and covered with corrugated metal. The roof is composed of several sections. The north section, facing Bay Street, consists of a shed-style roof sloping toward the street. The center sections consist of a row of front gable roofs arranged in a north-south orientation. At the rear, south of the building, there is a higher, flat roof. The building can be separated into two sections: a larger main section that comprises most of the building, and a smaller section along the east elevation that has a separate, lower roof. The two sections are open to each other in the building's interior.

The second building second is a smaller enclosed building at the southeast corner of the property that at one point appears to have been partially used as a cold storage as indicated by portions of the lower floors were insulated with some reflective surface {Exhibit 4, Photograph 5}. The second building contained the attic space that was also subject to the habitat assessment and surveys.

## METHODOLOGY

GLA Wildlife Biologists Jeff Ahrens and Stephanie Cashin conducted a habitat assessment and daytime survey for roosting bats on June 2 and June 3, 2020 between 9:30 and 1:00 and 9:00 a.m. and 11:00 a.m., respectively. During both visits, Mr. Ahrens conducted a detailed survey that included a visual inspection of the open shed structure in the northern half of the Project site and the smaller enclosed building located in the southeastern corner of the Project site, including an attic area. The habitat assessment and focused survey consisted of various components:

1. Searching for "sign" consisting of guano, which accumulates below roosts, as well as urine staining, which can also be evident beneath roost sites;
2. Visual observations of surfaces where bats could roost as well as searching for other features such as cavities and attics where bats could roost; and
3. Listening for vocalizations, which are common in roosting areas and audible to the human ear.

The entire ceiling of the larger open-air building along with girders, joists, and other bracing material were visually scanned using binoculars from various vantage points to maximize detectability [Exhibit 4, Photographs 2-4].

During the June 2, 2020 survey, a Wildlife Acoustics Song Meter Mini Bat ultrasonic passive detector was deployed between the large open-air building and the smaller enclosed building to record bat activity and was recovered on June 3, 2020. During both surveys, the attic area and

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other potential spaces were thoroughly inspected for evidence of roosting with aid of a spotlight [Exhibit 4, Photographs 5-8]. During the June 3 survey, in addition to spotlights, Mr. Ahrens employed a Seek Compact Pro Thermal imager to assist in searching for heat signatures of roosting bats in dark areas.

Acoustic data collected on the Wildlife Acoustics Song Meter Mini Bat ultrasonic passive detector was analyzed with Sonobat 4.2.2 bat call analysis software using the California Southwest classifier. All acoustic calls were manually reviewed and vetted using multiple Sonobat acoustic reference libraries and reference materials including Echolocation Call Characteristics of California Bats (Humboldt State University, 2018) and Echolocation Call Characteristics of Western U.S. Bats (Humboldt State University, 2018).

## RESULTS

No roost sites, including maternity roost or daytime roosts were detected during the daytime survey on June 2, 2020 or during the more detailed survey of June 3, 2020. Specifically, no sign, including guano or urine staining was detected. Bats were not observed roosting on the ceiling or on any of the joists or other support structures. Roosting bats were not observed roosting in the attic areas or other enclosed areas. No vocalizations by bats were detected during the surveys on June 2 or June 3, 2020.

The Wildlife Acoustics Song Meter Mini Bat ultrasonic passive detector recorded 19 bat vocalizations between 10:04 p.m. and 4:19 a.m. All detections exhibited weak to very weak acoustic signals which generally implies that the bats recorded were not on the project site but rather at some distance (e.g. 100s of feet). All detections that were identifiable were of Mexican free-tailed bats (*Tadarida brasiliensis*), one of the most common species in southern California. This species generally roosts in colonies within bridges and other structures and can be heard vocalizing during the day. Importantly, there were no detections of bats at dusk or shortly after dusk when this species usually emerges from colonial roosts. Similarly, given the first acoustic detection was not recorded until after 10 p.m., and at a distance, is further evidence of an absence of roosting bats on the site.

Thus, results of the daytime surveys and passive detector are consistent in leading to the conclusion that the subject site does not presently support roosting bats, including common and special-status species.

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Should you have any questions regarding this Report please call me at (949) 340-7333.

Sincerely,

GLENN LUKOS ASSOCIATES, INC.

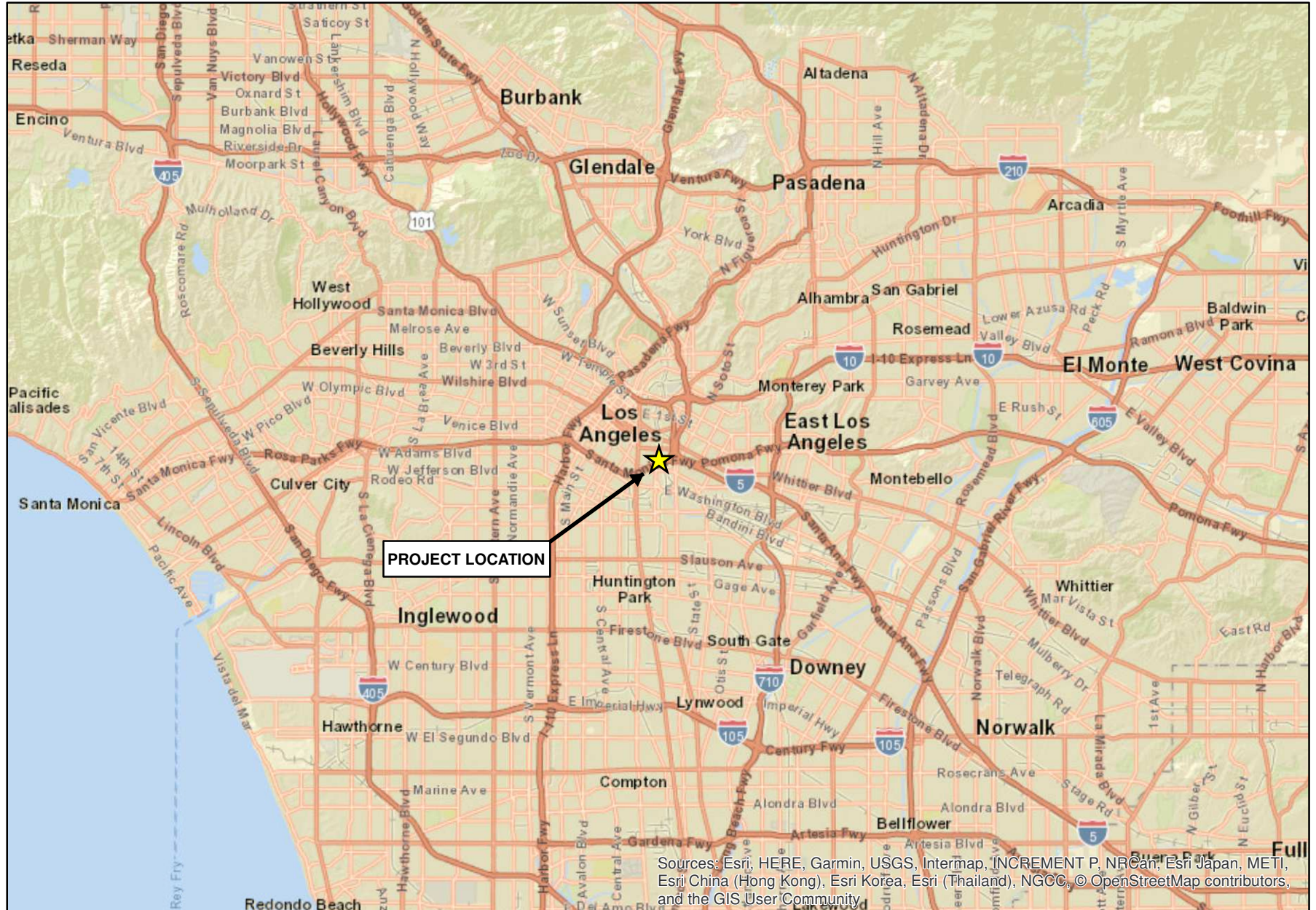
A handwritten signature in black ink, reading "Tony Bomkamp", enclosed in a thin black rectangular border.

Tony Bomkamp  
Technical Director

S:1115-8\_Bat Surveys\_060420.docx

ATTACHMENT

Source: ESRI World Street Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



**2110 BAY STREET**  
 Regional Map

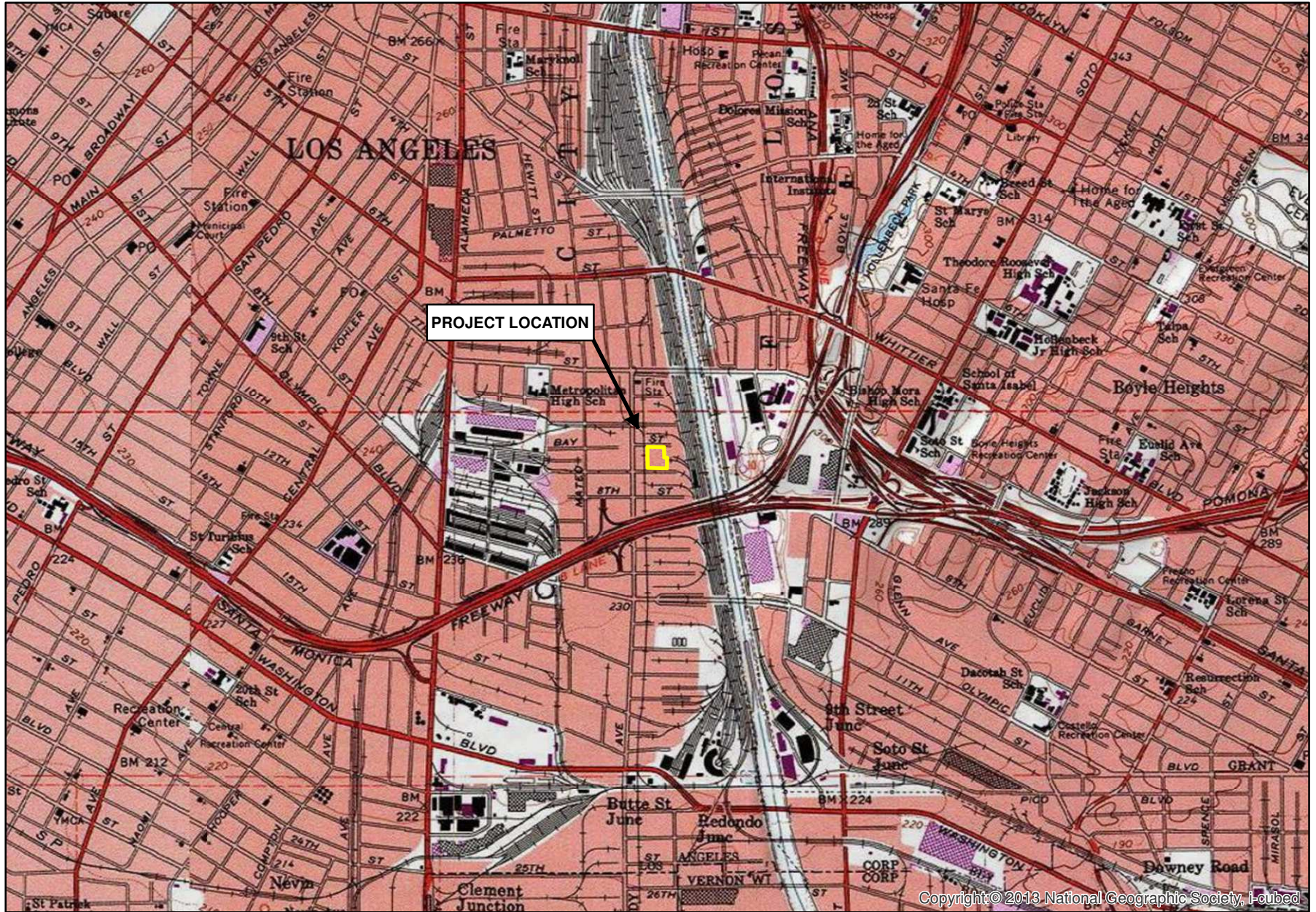
GLENN LUKOS ASSOCIATES



Exhibit 1

ATTACHMENT

Adapted from USGS Los Angeles, CA quadrangle



**2110 BAY STREET**

Vicinity Map

GLENN LUKOS ASSOCIATES




Exhibit 2



ATTACHMENT



 Study Area



0 25 50 100  
Feet

1 inch = 50 feet

Coordinate System: State Plane 6 NAD 83  
Projection: Lambert Conformal Conic  
Datum: NAD83  
Map Prepared by: B. Gale, GLA  
Date Prepared: June 3, 2020

**2110 BAY STREET**

Aerial Map

GLENN LUKOS ASSOCIATES



Exhibit 3

ATTACHMENT



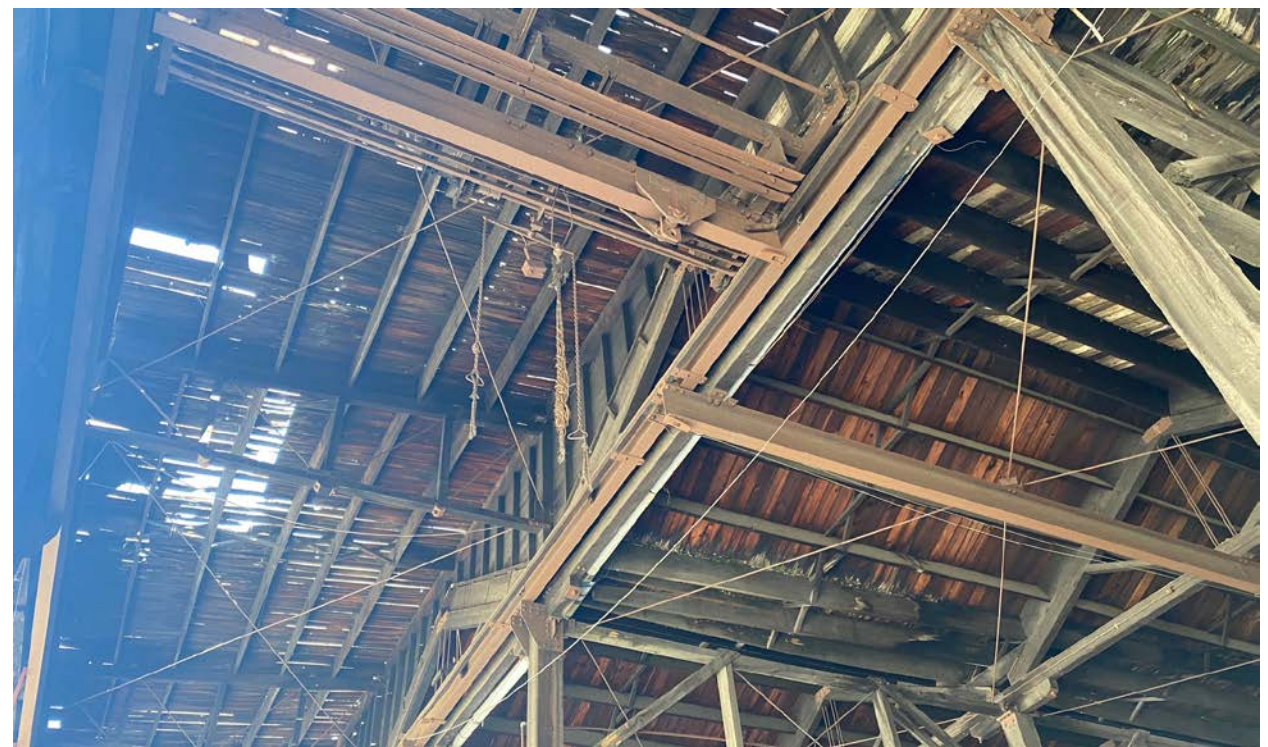
Photograph 1: View of Building subject to habitat assessment and focused surveys for roosting bats.



Photograph 2: View of ceiling with support columns, ceiling joists, braces and other surfaces examined for bat roosts.



Photograph 3: View of ceiling with support columns, ceiling joists, braces and other surfaces examined for bat roosts.



Photograph 4: View of ceiling with support columns, ceiling joists, braces and other surfaces examined for bat roosts.



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Photograph 5: View of interior of second building subject to habitat assessment and focused surveys for roosting bats.



Photograph 6: View of attic area in second building subject to habitat assessment and focused surveys for roosting bats. .



Photograph 7: View of enclosed area subject to habitat assessment and focused surveys for roosting bats.



Photograph 8: View of attic area in second building subject to habitat assessment and focused surveys for roosting bats.



**JEFF AHRENS**  
*Senior Biologist*

**YEARS OF EXPERIENCE**

Professional start date: 1999

Years at GLA: 21

**EDUCATION**

MS, Environmental Studies,  
California State University, Fullerton,  
2004

BS, Wildlife with Minor in Fisheries,  
California State University, Humboldt,  
1995

**CERTIFICATIONS**

SCP#5820, CDFW MOU for  
Southwestern Willow Flycatcher,  
Coastal California Gnatcatcher &  
Brown headed cowbird

USFWS 10(a)(1)(A) Recovery Permit  
#TE052159-5 for Southwestern Willow  
Flycatcher and Coastal California  
Gnatcatcher

**TRAININGS ATTENDED**

Bat Acoustics Workshop,  
TWS, James Reserve, 2018

Vernal Pool Branchiopods  
TWS, Davis CA, 2018

Fairy Shrimp Workshop  
TWS, San Diego, 2018

Flat-tailed Horned Lizard Workshop  
BLM, El Centro CA, 2017

CNDDDB/RareFind/BIOS Workshop,  
CDFW, Long Beach CA, 2016

Rare Pond Species Workshop 2016,  
Laguna de Santa Rosa Foundation

Yellow-billed Cuckoo,  
Kern River Preserve, 2012

**Continued (Page 4)**

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**GLENN LUKOS ASSOCIATES**



**PROFESSIONAL SUMMARY**

Jeff Ahrens is a Wildlife Biologist with an extensive background in wildlife ecology. He brings expertise in conducting biological investigations throughout Southern California including within Western Riverside County Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan areas and specializes in performing focused surveys for listed and sensitive wildlife species including coastal California gnatcatcher, least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, burrowing owl, desert tortoise, California red-legged frog, southwestern arroyo toad, western spadefoot toad, southwestern pond turtle, Belding's savannah sparrow, California legless lizard, coast horned lizard, arroyo chub, three-spine stickleback, large-scale wildlife movement studies using remote cameras and track stations; nesting bird and raptor foraging studies; and numerous bat presence/absence and emergence surveys.

Jeff has additionally conducted numerous burrowing owl passive relocation efforts, western spadefoot toad egg and tadpole relocation and monitoring, herpetofauna array trapping, and small mammal trapping; constructed more than 100 artificial owl burrows; sensitive plant and tree surveys, vegetation mapping, heronry monitoring; carried out and performed wetland delineations pursuant to Section 404 of the Clean Water Act and Section 1602 of the Fish and Game Code; and prepared biological technical reports and constraints analysis.

As part of his Master's thesis, Jeff studied the effects of traffic noise on scrub bird diversity and richness in fragmented areas of coastal sage scrub within southern California. Prior to working at GLA, Jeff conducted various wildlife work for the U.S. Fish and Wildlife Service, National Park Service, and private consulting in areas including in Alaska, California, Oregon, and Wyoming.

**SELECTED PROJECT EXPERIENCE**

**ADOBE SPRINGS = CITY OF MURRIETA, RIVERSIDE COUNTY, CALIFORNIA**

Served as Project Biologist. Conduct focused southwestern pond turtle surveys. Assist in preparation of avoidance and minimization plan.

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**ANDALUCIA DEVELOPMENT – WATERMARKE PROPERTIES, INC.; MISSION VIEJO, CALIFORNIA**

Served as Project Biologist. Conducted trapping and relocation of southwestern pond turtle. Performed focused surveys for least Bell's vireo, southwestern pond turtle, and southwestern willow flycatcher within the 7-acre study area.

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# ATTACHMENT

JEFF AHRENS | GLENN LUKOS ASSOCIATES

## **ARIZONA CROSSING OF SAN JUAN CREEK PROJECT – CITY OF SAN JUAN CAPISTRANO; SAN JUAN CAPISTRANO, CALIFORNIA**

Served as Project Biologist. Captured and relocated arroyo chub from culvert pipes at Arizona crossing. Conducted focused surveys for least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo. Performed qualitative surveys for arroyo toad, arroyo chub, and southwestern pond turtle.

## **BROAD BEACH PROPERTY – CITY OF MALIBU, LOS ANGELES COUNTY, CALIFORNIA.**

Served as Project Biologist. Conducted focused surveys at a 2-acre coastal dune area for the California legless lizard using coverboards and looking for tracks.

## **CORONA 720 PROJECT – VULCAN MATERIALS COMPANY; CORONA, CALIFORNIA**

Served as Project Biologist. Designed and conducted detailed six-month wildlife movement study using remotely-triggered trail cameras, scented track stations, global positioning system (GPS) equipment and by identifying wildlife species from tracks and scat in order to establish wildlife movement corridors and species diversity within the 720--acre property. Target species include mountain lion, bobcat and mule deer.

## **EAST ORANGE GENERAL PLAN COMMUNITY-THE IRVINE COMPANY, ORANGE COUNTY, CALIFORNIA**

Served as Project Biologist. Conducted focused surveys for arroyo toad, California gnatcatcher, and least Bell's vireo. Assisted in focused bat surveys and surveys for special-status plants. Assisted in capture and relocation of western spadefoot toad to on site created pools.

## **I-5 IMPROVEMENTS OVER SAN JUAN CREEK – KEETON KREITZER CONSULTING; SAN JUAN CAPISTRANO, CALIFORNIA**

Served as Project Biologist. Performed surveys for arroyo toad, least Bell's vireo, southwestern pond turtle, southwestern willow flycatcher, and two-striped garter snake.

## **INLAND EMPIRE BRINE LINE PROTECTION PROJECT - ALBERT A. WEBB ASSOCIATES/RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT; WESTERN RIVERSIDE COUNTY, CALIFORNIA**

Served as Project Biologist. The project included the installation of 2,500 linear feet of protective sheet pile, including at the outlet of Aliso Canyon just before its confluence with the Santa Ana River. GLA's work included performance of biological surveys that would satisfy the requirements of the Western Riverside County MSHCP and CEQA and the preparation of required MSHCP biological documents. Specifically, GLA conducted general biological surveys, vegetation mapping, habitat assessments for special status plants and animals, and focused surveys for sensitive plants based on MSHCP survey requirements and the presence of suitable habitat. GLA also prepared a biological technical report for use in preparation of environmental documents pursuant to CEQA to demonstrate MSHCP compliance, including with riparian/riverine DBESP requirements and provided restoration support. Work included preparation of a jurisdictional delineation report and securing CWA Section 401 and 404 and FGC Section 1602 authorizations for the project.

## **LAKE FOREST DRIVE/BAKE PARKWAY EXTENSION PROJECT-THE IRVINE COMPANY; IRVINE, CALIFORNIA**

Served as Project Biologist. Conducted pre-construction protocol surveys for least Bell's vireo and southwestern pond turtles as well as seasonal monitoring of least Bell's vireo activity and sound monitoring during active construction.

## **LOST CANYONS DEVELOPMENT PROJECT – HILLWOOD CAPITAL; SIMI VALLEY, CALIFORNIA**

Served as Lead Coastal California Gnatcatcher Biologist. Performed focused surveys for coastal California gnatcatcher within the 1,775-acre site. Surveys were conducted in both 2013-2014 and 2016. The purpose of the 2013-2014 survey was to determine presence/absence and consisted of protocol surveys within three survey areas. Three coastal California gnatcatcher family groups, three potential pairs, and five individuals were detected within the survey area. The purpose of the 2016 survey was to determine presence only (i.e. not to confirm absence) in conservation lands and areas avoided by the project. As such, a deviation from the six-visit breeding season survey protocol was approved by the USFWS with a total of three visits being conducted per survey area unless the status (e.g., paired, unmated male) of CAGN was determined in an area, in which case no further visits occurred for that area. GLA detected a total of two gnatcatcher family

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JEFF AHRENS | GLENN LUKOS ASSOCIATES

groups, two gnatcatcher pairs, one single adult male gnatcatcher (likely paired), and one single adult gnatcatcher. Also conducted focused surveys for western spadefoot toad.

## **MARBLEHEAD COASTAL DEVELOPMENT PROJECT – R.J.MEADE CONSULTING; SAN CLEMENTE, CALIFORNIA**

Served as Project Biologist. Performed wildlife movement studies using scented track stations, GPS equipment and by identifying wildlife species from tracks and scat in order to establish wildlife movement corridors and species diversity. Conducted focused burrowing owl and California gnatcatcher surveys.

## **METROPOLITON WATER DISTRICT OF SOUTHERN CALIFORNIA – VARIOUS PROJECTS IN SOUTHERN CALIFORNIA**

Served as Project Biologist performing numerous biological tasks for MWD locations throughout southern California including; conduct focused desert tortoise and burrowing owl surveys for the Colorado River Aqueduct Structural Protection Project, Riverside County; perform 24-hour biological monitoring related to the 2012 Foothill Feeder Shutdown to ensure no “take” occurred to unarmored three-spined stickleback and compliance. Santa Clarita, Los Angeles County; perform biological support for permit compliance; Lake Skinner Routine Maintenance Projects; monitor arroyo chub at the Box Springs Feeder Shutdown Dewatering Project at Sycamore Canyon Wilderness Park, Riverside County; conduct western spadefoot toad pre-construction surveys for The San Diego Canal Olive Siphon Maintenance Project, Riverside County, California; biological support for permit compliance at the various locations at Lake Mathews, Riverside County.

## **MILLS LANDING PROJECT – JOHN LAING HOMES; HUNTINGTON BEACH, CALIFORNIA**

Served as Project Biologist. Conducted surveys and monitoring of Belding’s savannah sparrow during construction within the 24-acre property.

## **NEWPORT BANNING RANCH – NEWPORT BANNING RANCH, LLC; NEWPORT BEACH, CALIFORNIA**

Serving as Project Biologist. Conducted focused burrowing owl, coastal California gnatcatcher, cactus wren, least Bell’s vireo, southwestern willow flycatcher, and raptor surveys.

## **ORANGE COUNTY TRANSPORTATION AUTHORITY MEASURE M2 REGULATORY AND BIOLOGICAL SUPPORT**

Served as Project Biologist. Assist in providing support to OCTA to monitor biological resources for seven preserves totaling over 1,300 acres to determine threats and stressors that may impact Covered Species and natural communities. Main duty involved installing and monitoring numerous remote cameras to monitor wildlife movement and encroachment; document sensitive species including cactus wren, California gnatcatcher, coast horned lizard, and rare plants. Assist in invasive species monitoring. Conduct biological resources monitoring for the Preserves to determine threats and stressors that may impact Covered Species and natural communities; conducting overall assessments (e.g., invasive species, erosion, unauthorized trail cutting, and trail condition) to help determine areas of highest management priority; and documenting unauthorized activities and related effects to biological resources (e.g., encroachments and unauthorized trail cutting). Providing ongoing site visits, photo monitoring, and reporting, including annually, to address results of research and monitoring activities, recommend appropriate adaptive management actions, and discuss anticipated activities for the upcoming year. Work includes Invasive species mapping and preparation of an invasive species treatment plan to be approved by USFWS and California Department of Fish and Wildlife.

## **ROAD CROSSING OF THE SAN JACINTO RIVER BETWEEN GOETZ ROAD AND 2,500 LINEAR FEET SOUTHERLY OF ETHANAC ROAD – RICHLAND COMMUNITIES; CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA**

Served as Project Biologist. The project consists of construction of a road crossing over the San Jacinto River between Goetz Road and 2,500 linear feet southerly of Ethanac Road. GLA’s work included focused southwestern willow flycatcher surveys and preparation of a Biological Technical Report and a jurisdictional delineation report to satisfy the requirements of CEQA and regulatory agency permitting requirements.

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JEFF AHRENS | GLENN LUKOS ASSOCIATES

## **SAN JACINTO RIVER STAGE 4 LEVEE PROJECT—ALBERT A. WEBB ASSOCIATES/RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT; WESTERN RIVERSIDE COUNTY, CALIFORNIA**

Served as Project Biologist. The project consists of levee improvements associated with an approximately 3-mile reach of the San Jacinto River totaling approximately 585 acres. GLA performed biological work to support the CEQA document including vegetation mapping, rare plant habitat assessment and rare plant surveys, and focused surveys for least Bell's vireo and southern willow flycatcher. Work also included preparation of an MSHCP consistency analysis and two determination of biological equivalent or superior preservation (DBESP) analyses for impacts to riparian habitat including least Bell's vireo and Los Angeles pocket mouse habitat. GLA also conducted burrowing owl surveys for the project. GLA prepared a jurisdictional delineation report and is currently coordinating processing CWA Section 401 and 404 and FGC Section 1602 authorizations.

## **SAN JUAN CREEK ROAD WIDENING PROJECT – KEETON KREITZER CONSULTING; SAN JUAN CAPISTRANO, CALIFORNIA**

Served as Project Biologist. Conducted focused protocol surveys for coastal California gnatcatcher and pre-construction surveys for roosting bats.

## **TENNIS ESTATES HOMEOWNERS ASSOCIATION, CITY OF HUNTINGTON BEACH**

Served as lead Project Biologist for over 10 years. Main duties include conduct yearly heron/egret monitoring; prepare tree replacement and five-year mitigation monitoring plans and reports; monitor the health of all mitigation trees; prepare the Tree Trimming Management Plan as part of Coastal Development Permit; coordinate with the City of Huntington Beach, California Coastal Commission; arborist and tree trimming contractors; monitor trimming activities and prepare post trimming reports.

## **UPPER NEWPORT BAY BLOWOFF STRUCTURE REHABILITATION PROJECT – METROPOLITAN WATER DISTRICT; NEWPORT BEACH, ORANGE COUNTY, CALIFORNIA**

Served as Project Biologist. Performed focused surveys for least Bell's vireo, coastal California gnatcatcher, and southwestern willow flycatcher. Assist with light-footed clapper rail surveys

## **WESTERN SNOWY PLOVER MANAGEMENT PLAN ON THE BALBOA PENINSULA, NEWPORT BEACH, ORANGE COUNTY, CALIFORNIA**

Served as Project Biologist. Assisted in preparation of the Western Snowy Plover Management Plan for East Balboa Peninsula Beaches. Participated in meetings with the public, City of Newport Beach and various public agencies. Conducted monitoring of western snowy plovers.

## **ADDITIONAL TRAININGS ATTENED (NOT ON PAGE 1)**

- Advanced Bird Banding, Starr Ranch Sanctuary, 2010
- Arid West Supplement, Wetland Training Institute, 2001/2007
- Desert Tortoise, Desert Tortoise Council, Kern CA, 2005
- Fairy Shrimp Identification, Santa Rosa Ecological Reserve, 2004
- California Burrowing Owl Symposium, Sacramento CA, 2004
- Southwestern Willow Flycatcher Workshop, Audubon Society, Kern Preserve, 2003
- Southwestern Willow Flycatcher Workshop, (USFWS), Prado Basin, 2003
- Storm Water Compliance, Management and Inspection (SWPPP) Training (2003)
- Wetland Delineation Training (Wetland Training Institute) (2001)
- Planning for Biodiversity: Bringing research and management together (2000)

**STEPHANIE  
CASHIN**  
*Associate Biologist*

**YEARS OF EXPERIENCE**

Professional start date: 2000

Years at GLA: 6

**EDUCATION**

MS, Environmental Studies,  
California State University, Fullerton,  
2012

BS, Biology with Minor in Zoology,  
California Polytechnic State  
University, Pomona,  
1999

**TEACHING EXPERIENCE**

Ecology and Physiology Lab,  
California State University, Fullerton,  
2005

**TRAININGS ATTENDED**

Rare Pond Species Workshop,  
Laguna de Santa Rosa Foundation,  
2016

Reptiles and Amphibians  
Conference, Laguna de Santa Rosa  
Foundation,  
2015

Wetland Delineation Course,  
Wetland Training Institute,  
2013

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**GLENN LUKOS ASSOCIATES**



**PROFESSIONAL SUMMARY**

Stephanie Cashin is a Field Biologist and Regulatory Specialist with expertise in field biology, herpetology, biological monitoring, and habitat restoration. Stephanie has served as a Project Biologist throughout Southern California and specializes in conducting focused wildlife surveys, including conducting habitat assessments and pre-construction bat surveys in Orange and Los Angeles Counties, focused plant surveys including for sensitive species (e.g., many-stemmed dudleya, intermediate mariposa lily, Catalina mariposa lily, slender mariposa lily, Palmer's grapplinghook, short-joint beavertail cactus, Peirson's morning-glory), habitat assessments, and preparing biological constraints and biological technical reports. She has supported wetland delineations pursuant to the 1987 Corps delineation manual, prepared Clean Water Act Section 401 and 404 as well as Fish and Game Code Section 1602 notification packages, and performed construction monitoring with a competent understanding of ensuring compliance with resource agency permit conditions while maintaining the benefit of natural resources within or adjacent to existing development areas.

Stephanie's strengths in working with complex projects include her extensive scientific background and analytical capacity. She is extremely skilled in collecting and organizing data and finding resolution to issues requiring direct action. Stephanie's biological experience spans 16 years.

**SELECTED PROJECT EXPERIENCE**

**SPECIAL AREA MANAGEMENT PLAN, VARIOUS PLANNING AREAS, AND INFRASTRUCTURE – RANCHO MISSION VIEJO; SAN JUAN CAPISTRANO, CALIFORNIA**

Serving as Project Biologist. Provide biological support relevant to California Environmental Quality Act (CEQA) and National Environmental Policy Act in addition to regulatory and mitigation support. The project has included delineating approximately 8,000 acres of the 23,000-acre special area management plan study area associated with Rancho Mission Viejo's "Ranch Plan" (i.e., environmental impact report (EIR)) study area. Review the jurisdictional delineation report. Conduct pre-construction and construction surveys and monitoring. Perform rare plant surveys, nesting raptor surveys, and Global positioning system mapping throughout the study area. Assist in designing and implementing protocols for a rare plant translocation program including for many-stemmed dudleya, intermediate mariposa lily, thread-leaved brodiaea, and southern tarplant. Prepare a habitat mitigation and monitoring plan (HMMP). Collect soil samples for southern tarplant and study thin-leaved brodiaea phenology. Conduct surveys to verify population locations for rare plant monitoring plots, implement rare plant installation and a five-year management action plan for thread-leaved brodiaea,



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well as a large-scale many-stemmed dudleya restoration project with five receptor sites and more than 3,100 plants installed, which are meeting success criteria. Collect rare plant seed and harvest rare plants for use in restoration. Coordinate with the landscape contractor. Conduct qualitative and quantitative monitoring surveys and photograph restoration areas. Prepare memoranda, annual monitoring reports, and photo exhibits documenting findings. The County of Orange has approved the Ranch Plan and certified the EIR.

## **TAPIA CANYON DEVELOPMENT PROJECT – THE PLANNING ASSOCIATES; SANTA CLARITA, CALIFORNIA**

Serving as Project Biologist. Provide biological and regulatory support specifically for preparation of biological technical and a jurisdictional delineation reports to satisfy CEQA requirements. Conduct general biological surveys, focused plant surveys including for slender mariposa lily and Pierson's morning glory, focused surveys for western spadefoot toad, least Bell's vireo, and burrowing owl; habitat assessments, and an updated jurisdictional delineation. Perform vegetation mapping for off-site bridge, road, and trail areas as well as expanded vegetation mapping for alternative alignments. Prepare a biological technical report and revise the jurisdictional delineation report. Provide support for obtaining 401, 404, and 1602 authorizations from the Regional Board, Corps, and CDFW as well as coordination with the County of Los Angeles and CDFW.

## **NBC UNIVERSAL PROJECTS – NBC UNIVERSAL; UNIVERSAL CITY, CALIFORNIA**

Serving as Project Biologist. Provide biological support services for multiple NBC Universal projects. Attend pre-construction meetings and perform pre-construction surveys. Conduct nesting bird and bat surveys and prepare reports documenting findings. Perform habitat assessments for nesting birds, reptiles, and various special-status plant and wildlife species. Prepare biological assessments and various mitigation compliance letters. Coordinate with various project teams.

## **THE CANYON AT PEACE PARK PROJECT – THE CANYON AT PEACE PARK; MALIBU, CALIFORNIA**

Serving as Project Biologist. Monitor demolition of on-site structures in preparation for native habitat restoration. Conduct biological monitoring including for nesting birds and biological surveys pertaining to potential environmentally sensitive habitat areas. Perform focused raptor surveys. Prepare a vegetation map, biological technical report, biological memoranda, and photo exhibits for review by project attorney and California Coastal Commission (CCC). Conduct qualitative and quantitative monitoring surveys of restoration areas.

## **SKYLINE RANCH DEVELOPMENT PROJECT – PARDEE HOMES; UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA**

Serving as Project Biologist. Conduct extensive focused burrowing owl surveys, photograph the site to document site conditions, and coordinate with the project team regarding preparation of burrowing owl relocation and protection plans. GLA was additionally tasked with conducting a jurisdictional delineation and preparing a jurisdictional delineation report; formulating a habitat mitigation and monitoring plan; preparing an alternatives analysis, preparing a Section 404 application, and responding to comments; preparing Section 401 water quality certification and Section 1602 streambed alteration agreement; coordinating processing for the regulatory authorizations; preparing a notice of exemption; monitoring soil survey activities; conducting a functional assessment and preparing a report; coordinating preparation of the EIR and responding to EIR comments; coordinating regarding the biological assessment and Section 7 consultation; managing a mitigation area exchange; preparing a constraints analysis and memoranda; attending public hearings; conducting site visits; resolving mineral rights reservations and excess grading concerns; establishing a contract with an energy consultant; conducting coastal sage scrub vegetation mapping; overseeing coastal sage scrub maintenance activities; and conducting nesting bird surveys.

## **WETLANDS MITIGATION SUPPORT PROJECT FOR LOS ANGELES WORLD AIRPORTS – CDM SMITH; LOS ANGELES, CALIFORNIA**

Serving as Project Biologist. Attend a pre-construction meeting and conduct pre-construction nesting bird surveys. Review construction permits and perform construction monitoring. Prepare compliance and completion memoranda, photo exhibits, and a Regional Water Quality Control Board annual monitoring report. Outside of the abovementioned scope, GLA additionally provided task management, initial technical support, and regulatory support; conducted burrowing owl and Lewis' evening primrose surveys; and developed and implemented contractor training.

# ATTACHMENT

STEPHANIE CASHIN | GLENN LUKOS ASSOCIATES

## **NEWPORT BANNING RANCH PROJECT – NEWPORT BANNING RANCH, LLC; NEWPORT BEACH, CALIFORNIA**

Serving as Project Biologist and Assistant Habitat Restoration Specialist. Conduct biological work required for CEQA authorization including vegetation mapping; general biological surveys; rare plant surveys; and focused least Bell's vireo, cactus wren, raptor, burrowing owl surveys. The project additionally has involved performing focused fairy shrimp, coastal California gnatcatcher, and southwestern willow flycatcher surveys; preparing a biological technical report for use in preparation of draft and final EIRs pursuant to CEQA as well as responses to comments on the final EIR; preparing a jurisdictional delineation report; and directing and participating in public outreach at public workshops. The City of Newport Beach has approved the project and certified the EIR. Prepare planning documents for mitigation implementation for 1.66-acre and 0.35-acre mitigation areas within the project site. Conduct qualitative and quantitative monitoring to assess germination of hand-seeded species, establishment of native container plantings, natural recruitment, and presence of non-native species. Prepare memoranda, reports, and exhibits. Conduct data analyses and report documented findings to the client and regulatory agencies including the CCC. The mitigation areas are exceeding 5-year success criteria.

## **JOHN WAYNE GULCH AND SUNSET RIDGE PARK PROJECTS – CITY OF NEWPORT BEACH; NEWPORT BEACH, CALIFORNIA**

Serving as Assistant Habitat Restoration Specialist. Provide habitat restoration support for the 0.48-acre John Wayne Gulch and 1.5-acre Sunset Ridge Park mitigation sites. Conduct qualitative and quantitative monitoring to assess establishment of native plantings, natural recruitment, and presence of non-natives. Prepare memoranda, reports, and exhibits. Conduct data analyses and report documented findings to the client and regulatory agencies including the CCC. Both mitigation sites are exceeding 5-year success criteria.

## **SPRING CANYON DEVELOPMENT PROJECT – RAINTREE INVESTMENT CORPORATION; SANTA CLARITA, CALIFORNIA**

Serving as Project Biologist and Assistant Habitat Restoration Specialist. Support preparation the HMMP and conduct mariposa lily surveys to document population locations, assess phenology, and flag populations for translocation and harvest. Salvage mariposa lily bulbs and flag receptor plots.

## **GOLDEN VALLEY RANCH PROJECT – TRIPONTE GROUP; SANTA CLARITA, CALIFORNIA**

Serving as Project Biologist and Assistant Habitat Restoration Specialist. Provide regulatory, biological, and habitat restoration support. Attend site meeting to review riparian mitigation site progress as well as a worker education meeting. Coordinate with the landscape contractor regarding weed abatement progress. Prepare a riparian mitigation plant palette, seed mix for riparian and alluvial mitigation areas, and mitigation area exhibit. Maintain a record of site photos.

## **EMPLOYMENT HISTORY**

Glenn Lukos Associates. Associate Biologist. Lake Forest, California. 2013 – Present.

Fullerton College. Biological Sciences Laboratory Manager. Fullerton, California. 2000 – 2013.