Appendix E

Biologist's Letter

Sapphos environmental inc.

July 1, 2026
Job Number: 2798-005
Village Christian School Project

City of Los Angeles Department of City Planning
201 N Figueroa Street
Los Angeles, CA 90012

SUBJECT: CPC-2025-6478-CU3-SPPC [Technical Studies]

To the City of Los Angeles Planning Department:

This letter serves as an attachment to the Biologist's Statement of Biological Resources conducted September 2025 to provide additional review of twelve (12) subject areas to confirm whether the Village Christian School Project (Project) site and proposed scope of work are located in, nor will have any impact on, these resources.

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Review area	Project site located in?	Proposed scope located in?	Will the scope result in Impacts?
L.A. County Sensitive Ecological Areas (SEA)	No	No	No. The Project site and scope are outside the SEA as well as within existing developed areas.
Village Avenue Trail	No	No	Mt. Latuna Trail, Trailhead is located at the end of Village Ave. The Project scope will repave and widen the end of Village Ave for vehicle access and safety. Paving will not impact trail which continues outside of the Project site. See Enclosure 1, *Figures*: Figure 1.
Official Equestrian Trails (per LA county department of parks and recreation)	No	No	No. The Project site is located 2.3 miles west of closest official trail, La Tuna Canyon. It is understood Mt. Latuna Trail also has equestrian use, and safety improvements to Village Ave will provide a flush transition to the trail for continued use.
Non-Public Equestrian Trails	No	No	See response above. No other private or semi-private equestrian trails, exclusive equestrian clubs, or private ranches occur within the Project site or scope.
Hiking Trails	No	No	See response above. The next closest official hiking trail is La Tuna Canyon located 2.3 miles west of the Project site.
State and Federal wetlands (as shown on the National Wetlands Inventory mapper)	No	No	NWI map depicts 3 Riverine (R4SBJ) features on south of the Project site (See Enclosure 2, *NWI Map*). Additional notes on these features states "habitats in this area were photo interpreted using 1 meter (or less) digital, true color imagery from 2006 and a site survey maybe needed to confirm extent/location of features." From recent site photos and Google images these areas appear to be depressions in topography between hills. While they may convey flow during storm events the vegetation is dry upland species and does not meet the California Fish and Game Code § 2785 definition of riparian habitat. See Enclosure 1: Figures 2–4. La Tuna Canyon Lateral (R4SBCr) is located along the north boundary of the property within a manmade concrete-lined channel that will not be impacted by the Project scope.

Review area	Project site located in?	Proposed scope located in?	Will the scope result in Impacts?
Riparian Habitats (3 riverine habitats shown classified as R4SBJ)	No	No	See response above.
Watercourse	No	No	See response above. Although buffer zones surround mapped watercourses, they will not be impacted by the Project scope.
Biological Resource Potential	Yes/High (per ZIMAS)	No	The Project scope will all be within currently developed or paved areas. The Project will not remove or affect protected trees or shrubs. The Biologist's Statement provided on 9/2/25 states the Project site will not remove or possibly create a sustainable effect to biological resources.
Mountain Lion Potential	Yes/High (per ZIMAS)	Not within habitat	Although marked "yes" the site is fully developed and the Project scope will have no significant impacts to any mountain lions or their habitat.
300-Foot Habitat Buffer	Yes (per ZIMAS)	Yes	The Department of City Planning has identified habitat areas and mapped a 300-foot buffer around these areas. The property is flagged as "Yes" as it falls within that 300-foot buffer, and mitigation measures may apply to ensure no significant impacts.
Criterion 1 Protected Areas for Wildlife	Yes (per ZIMAS)	No	This shows parcels with any portion of the parcel lying within the Criterion 1 Protected Areas for Wildlife (PAWs), identified in the PAWs Report prepared by Environmental Science Associates for the Department of City Planning. The City should use the recommendations outlined in Section 5.3 (https://planning.lacity.gov/odocument/13de48cd-2fae-4ce7-ab4b-3ae213020b87/2021-02-26_ESA_PAW-WMP_Final_Report.pdf) as ecological considerations to inform policies and regulations that can be used as the basis for development standards to avoid and minimize impacts to PAWs and WMPs.

The findings, conclusions, and recommendations presented in this review are based on a review of available public records, historical data, scientific literature, and remote sensing/geographic information systems (GIS) where applicable. While reasonable efforts have been made to ensure the accuracy and reliability of the information utilized, the author does not guarantee the completeness, currentness, or absolute validity of the third-party data sources. Biological conditions, including the presence or absence of specific species and habitats, are inherently dynamic and subject to change. This desktop review is not a substitute for comprehensive, on-the-ground field surveys. Actual site conditions may vary from the information documented in this report.

Respectfully submitted,

SAPPHOS ENVIRONMENTAL, INC.

Paulette Porrazzo
Biological Resources Manager

Enclosure: 1. Figures
2. NWI Map

ENCLOSURE 1
FIGURES

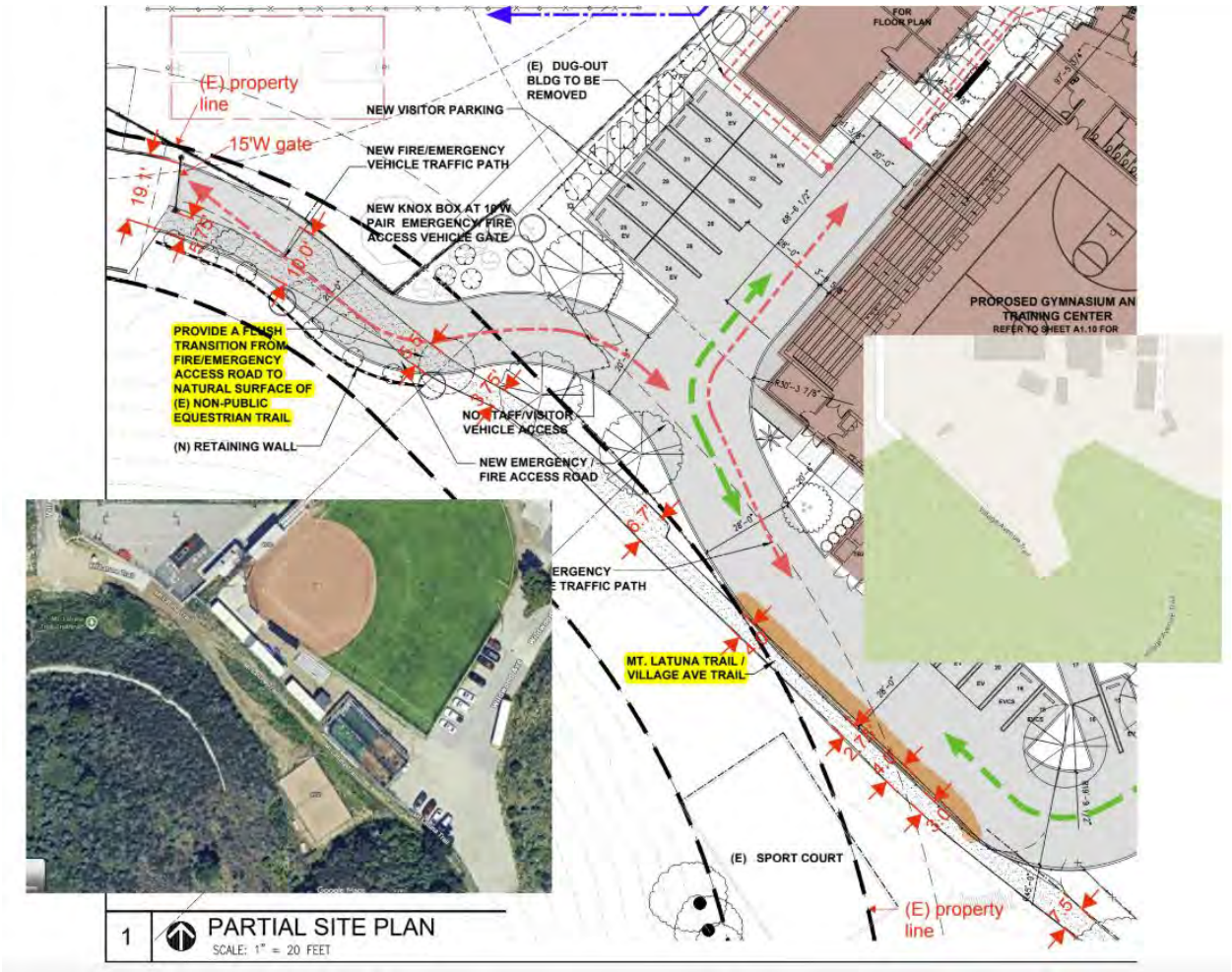

Figure 1. Site plan overlayed with Google images to show Village Ave improvements and adjacent trail

SOURCE: *Sapphos Environmental, Inc., 2026*

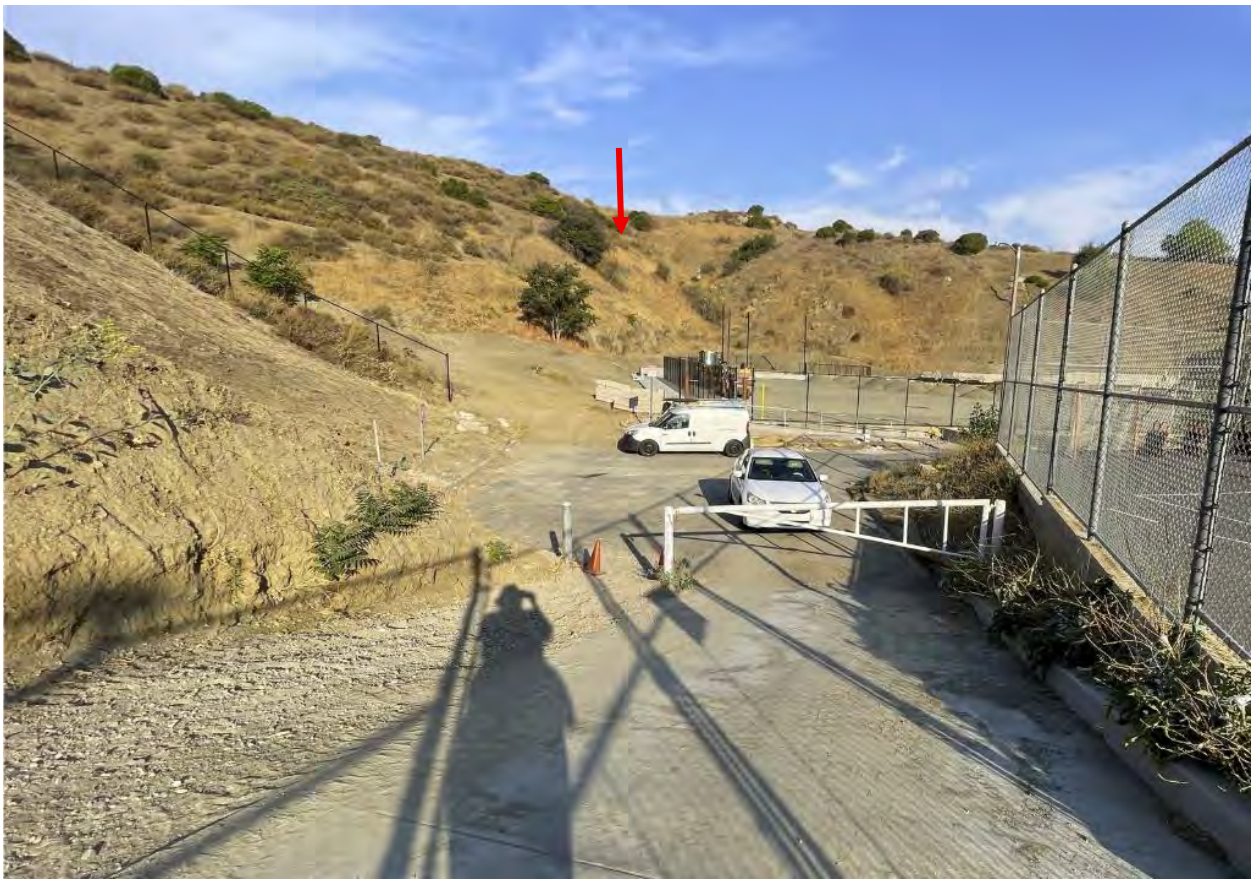

Figure 2. Approximate location of NWI Feature 1, looking west from the trailhead
SOURCE: *Sapphos Environmental, Inc., 2026*

Figure 3. Approximate location of NWI Feature 2, looking south from the trail.
SOURCE: *Google Earth, 2026*

Figure 4. Approximate location of NWI Feature 3, looking south from the trail
SOURCE: *Google Earth, 2026*

ENCLOSURE 2
NWI MAP

U.S. Fish and Wildlife Service
National Wetlands Inventory

Village Christian School Inquiry

June 26, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.