CPC-2025-6505-DB-DRB-SPPC-PR-VHCA
Received by City Planning on
April 22, 2026

EXHIBIT C

April 1st 2026

CPC-2025-6505-DB-DRB-SPPC-PR-VHCA
Received by City Planning on
April 22, 2026

Hernandez Environmental Services

Jeremy Ogulnick
RW WHCC, LLC
240 Newport Center Dr Ste
200 Newport Beach, CA 92660

Subject: Further Amended Biologist Statement of Habitat and Biological Resources Assessment for a 19.9-acre portion of the Woodland Hills Country Club in the city of Los Angeles, Los Angeles County, California.

Mr. Ogulnick,

Hernandez Environmental Services (HES) conducted a Biological Resources Assessment (BRA) for the approximately 19.9-acre site located within the Woodland Hills Country Club, Woodland Hills, CA 91364 ("Project Site). We drafted an initial statement on July 15, 2025, and made certain revisions based on feedback from the City of Los Angeles, Planning Department – specifically a letter issued by the City dated December 18, 2025, that required certain clarifications. We have now made additional changes based on further correspondence, dated March 17, 2026, from the Los Angeles Planning Department – namely a further demand from the City that we provide a bat study as well as certain claims by the City that seems to misconstrue the language used in our reports. The purpose of this amended BRA is to document the biological resources identified as present or potentially present on the project site; identify potential biological resource impacts resulting from the proposed project; give details as to why certain species are not present on the Project Site and why they would not be expected to be present on such a site, why there is no area on the Project Site that could be defined as "habitat" and therefore no mitigation is necessary and recommend measures to avoid and , minimize any significant impacts consistent with federal, state, and local rules and regulations, including the California Environmental Quality Act (CEQA).

Project Site Location

The 19.9-acre site consists of a portion of the Woodland Hills Country Club located south of Dumetz Road and west and east of Canoga Avenue (Figure 1, Location Map). The Project Site is situated within the neighborhood of Woodland Hills and City of Los Angeles in Los Angeles County (Figure 2, Vicinity Map).

The site consists of a portion of Assessor's Identification Number (AIN) 2172-002-002. Specifically, the proposed Project Site is located within Ex Mission de San Fernando land grant, San Bernardino Base Meridian, United States Geological Survey Canoga Park 7.5-Minute Quadrangle. The approximate center of the project site is located at 34° 09' 22.5846" N, 118° 35' 37.6486" W.

Literature Review

HES conducted a literature search and reviewed aerial photographs and topographic maps of the project location and surrounding areas. The USGS 7.5-Minute Topographic Canoga Park Quadrangle and eight surrounding quadrangles were used to query the California Natural Diversity Database (CNDDB). In addition, the California Native Plant Society (CNPS) On-line Inventory of Rare, Threatened, and Endangered Plants, the United States Fish and Wildlife Service (USFWS) Critical Habitat and Environmental Conservation Online System (ECOS) Threatened/Endangered Species lists, the Los Angeles County Tree Ordinance, and the County of Los Angeles General Plan Significant Ecological Areas (SEA) were reviewed to obtain species information for the project area.

Existing Conditions and Results

A field survey was performed on July 7, 2025, by HES biologists Carissa Gomez and Sarah Vasquez. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, assess the presence of critical habitat, and, if present, assess for the presence of critical habitat constituent elements.

The entire 19.9-acre project site was surveyed. Where accessible, linear transects approximately 30 feet apart were walked for 100 percent coverage. All species observed were recorded and GPS waypoints were taken to delineate specific habitat types, species locations, state or federal waters, or any other pertinent locational information.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Wildlife field guides and photographs were used to assist with the identification of wildlife species during the field survey, as necessary.

Assessments of presence/absence were made based on the presence or absence of any suitable habitat to support the species, diagnostic signs (burrows, scat, tracks, vocalizations and nests), known records or occurrence within the area, known distribution and elevation range, and habitat utilization from the relevant literature.

A comprehensive list of all plant and wildlife species that were detected during the field survey within the project site is included in Appendix A. Sensitive plant and wildlife species with the potential to occur within the project area are listed in Appendix B. Representative site photographs were taken and are included within Appendix C.

Per the City's demand on March 17th, 2026, Blackhawk Environmental conducted a "Roosting Bat Survey Biological Memo Report" on the Project Site by two biologists, Kris Alberts and Zack Fenske.

According to the survey, "No bats or active bat roosts were observed during the diurnal portions of the surveys. Few trees in the Project site were identified to have cavities, loose bark, or dense foliage suitable for bat roosting, and no bat sign was observed in association with any of the trees surveyed in the Project area. No other bat sign was detected in any structure or other areas within the Project site, no bats were observed, and no bat calls were detected either by ear, or by the Echo Meter Touch 2 device during the nocturnal surveys." A complete copy of the survey and its findings is included as Appendix D.

Environmental Setting

The approximately 19.9-acre Project Site is used as a country club and golf course. The entire Project Site is developed with an active golf course. The majority of plants on site are ornamental, even the native trees throughout the site appear to be planted in an arrangement or design one would expect on a large golf course. Onsite elevation ranges from 975 feet above mean sea level (AMSL) to 1015 feet AMSL. Land use surrounding the project site consist of golf course facilities and residential development to the north, west, east, and south.

Soils

Three soil classes are identified to occur on the project site by the USDA Web Soil Survey (Appendix D). Soils at the project site are classified as:

- Cropley-Urban land complex, 0 to 2 percent slopes;
- Xerorthents-Urban land-Balcom complex, 5 to 15 percent slopes;
- Xerorthents-Urban land-Balcom complex, 15 to 30 percent slopes; and, Plant and

Habitat Communities

The Project Site consists of approximately 19.9 acres of developed areas associated with the Woodland Hills Country Club (Figure 3). The Project Site has on-going landscaping activities and is dominated by maintained golf course grasses and sand pits. There are maintained swales that direct storm water throughout the site. The landscaping on site consists of a wide variety of native and non-native plant species. Some of the ornamental plants on site include Lily-of-the-Nile (Agapanthus africanus), holly leaf cherry (*Prunus ilicifolia*), toyon (*Heteromeles arbutifolia*), laurel sumac (*Malosma laurina*), heartleaf keckelia (*Keckiella cordifolia*), oleander (*Nerium oleander*), firethorn (Pyracantha sp.), crimson fountain grass (*Cenchrus setaceus*), Japanese privet (*Ligustrum japonicum*), laurel sumac (*Malosma laurina*), society garlic *(Tulbaghia violacea*), common lantana (*Lantana camara*), English ivy (*Hedra helix*), bougainvillea (*Bougainvillea* sp.), Brazilian pepper tree (*Schinus terebinthifolia*), and honeysuckle (*Tecoma capensis*).

The Project Site contains ornamental trees along the paved trails all throughout the site. The trees on site consist of native and non-native species, such as: native coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobota*), western sycamore (*Platanus racemosa*), non-native silver dollar gum (*Eucalyptus polyanthemos*), gum tree (*Eucalyptus* sp.), Italian cypress (*Cupressus sempervirens*), magnolia (*Magnolia grandiflora*), pine trees (*Pinus* sp.), Peruvian pepper tree (*Schinus molle*), silky oak (*Grevillea robusta*). The locations of the trees on site suggest that they were planted as part of the landscaping and certain historic aerials of the surrounding areas seem to confirm this as there were few, if any, mature trees in this area shown in the reviewed historical aerials and pictures. There are clusters of native trees throughout the site. The understory of trees in these areas is maintained for the most part and is either cleared of vegetation or consist of maintained golf course grasses. This habitat onsite has low potential to support Sensitive plant and animal species.

Due to the project site being a golf course, these ornamental trees and shrubs would not be considered ideal habitat for Sensitive animal species. Sensitive animal species require specific native shrub and tree communities such as coastal sage scrub, chaparral, or riparian woodlands. Furthermore, the constant anthropomorphic use of the golf course would make a very unsafe environment for Sensitive species.

Wildlife

Wildlife observed within the property, include western gray squirrel (*Sciurus grisseus*), acorn woodpecker (*Melanerpes formicivorus*), American robin (*Turdus migratorius*),

Anna's hummingbird (Calypte anna), bushPt (*Psaltriparus minimus*), California scrub-jay (*Aphelocoma californica*), marsh wren (*Cistothorus palustris*), mallard (*Anas platyrhynchos*), red-tailed hawk (*Buteo jamaicensis*), Say's phoebe (*Sayornis saya*), Northern rough-winged swallow (*Stelgidopteryx serripennis*), and Cassin's kingbird (*Tyrannus vociferans*).

Regional Connectivity/ Wildlife Movement

Wildlife movement corridors can be local or regional in scale; their functions may vary temporally and spatially based on conditions and species present. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are open hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. They provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations.

The project site was evaluated for its function as a wildlife corridor. The project site is not located within a designated wildlife corridor or linkage. The project site consists of a maintained golf course surrounded by residential development and does not connect to any adjacent undeveloped land. It is not likely the project site serves a function in local wildlife movement.

The project site is a golf course. Though wildlife may use golf courses to forage, golf courses are typically not considered wildlife movement or regional conductivity areas. There is too much anthropomorphic disturbance, and it tends to expose Sensitive species to danger on a regular basis.

Serrania Park which is half a mile to the east of the project site, would be a safer and more protected wildlife connectivity and movement corridor for wildlife. The golf course is not. Wildlife is inclined to use the safer route and avoid highly disturbed areas such as the project site. Further, there is a developed housing community with hundreds of homes located within the multiple streets that separate the golf course from Serrania Park that would impede wildlife movement between the two areas.

Mountain Lion Habitat

Ideal mountain lion habitat is described shaped by the species' need for cover, prey, space, water, and connectivity. These areas are usually dense with vegetative cover such as coastal

sage scrub, chaparral, oak woodlands, or riparian corridors. They also have rugged and varied terrain with an abundant prey source like deer. The project site is a golf course and doesn't offer any ideal habitat as described here. Therefore, it has been determined that the golf course would not be considered ideal mountain lion habitat. Further, during the July 7, 2025 field survey, no indication of a mountain lion was observed by the field team such as any burrow, scat, or tracks that would indicate the presence of a mountain lion on the Project Site.

Critical Habitat

Critical habitat is defined as areas of land, water, and air space that contain the physical and biological features essential for the survival and recovery of endangered and threatened species. Designated critical habitat includes sites for breeding and rearing, movement or migration, feeding, roosting, cover, and shelter. Critical habitat is designated by USFWS for endangered and threatened species per the federal ESA (16 U.S.C. § 1533 (a)(3)), and to the extent prudent and determinable. Special management of critical habitat, including measures for water quality and quantity, host animals and plants, food availability, pollinators, sunlight, and specific soil types is required to ensure the long-term survival and recovery of the identified species. Critical habitat designation delineates all suitable habitat for the species, whether or not it is occupied.

The project site is not located within or adjacent to any designated critical habitat for any endangered and/or threatened species. Further, during the July 7, 2025 field survey, the team did not observe either any critical habitat or species on the Project Site.

Sensitive Plant Species

Species with the potential to occur on site were analyzed based on distribution habitat requirements, and existing site conditions. A total of 41 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; are listed plants on the CNPS Rare Plan Inventory; or have been found to have a potential to occur on the project site. Sensitive plant species with the potential to occur within the project area are listed in Appendix B. No Sensitive plant species recorded in the CNDDB occur within 500 feet of the project site. Based upon literature review and field surveys, no Sensitive plant species were determined to have the potential to occur on the Project Site.

Sensitive Habitats

A total of 13 Sensitive habitats have the potential to occur on the project site, including Cismontane Woodland, Riversidean Alluvial Fan Sage Scrub, Southern California Coastal Lagoon, Southern California Steelhead Stream, Southern Coast Live Oak Riparian Forest, Southern Coastal Salt Marsh, Southern Cottonwood Riparian Forest, Southern Mixed Riparian Woodland, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, Southern Willow Scrub, Valley Needlegrass Grassland, and Valley Oak Woodland. Based upon the literature review and actual field surveys, no Sensitive habitats were determined to have the potential to occur on the Project Site.

The Project Site is a golf course that is landscaped and maintained. It is used extensively by the public nearly every day of the year. Due to the high anthropomorphic disturbance and constant maintenance activity, there is no possible way this Project Site would contain any Sensitive habitats. Sensitive habitats such as Cismontane Woodland, Riversidean Alluvial Fan Sage Scrub, Southern California Coastal Lagoon, Southern California Steelhead Stream, Southern Coast Live Oak Riparian Forest, Southern Coastal Salt Marsh, Southern Cottonwood Riparian Forest, Southern Mixed Riparian Woodland, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, Southern Willow Scrub, Valley Needlegrass Grassland, and Valley Oak Woodland., **are not found on this golf course.**

Sensitive Wildlife Species

Species with the potential to occur on site were analyzed based on distribution, habitat requirements, and existing site conditions. A total of 57 wildlife species are listed as state and/or federal Endangered, Threatened and Candidate were identified to have a potential to occur on the project site. Sensitive wildlife species with the potential to occur within the project area are listed in Appendix B. Based upon the literature review and field surveys, no wildlife species are listed as state and/or federal Endangered, Threatened and Candidate were identified to have a potential to occur on the project site.

As mentioned in the Sensitive Habitat section above, the site is a golf course with constant anthropomorphic use. Recreational golf, maintenance, and landscaping are not conducive to Sensitive wildlife species that are protected under state/federal laws. Sensitive wildlife species require very specific native habitat, and **they are not found on a golf course.**

Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Section 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. The project site contains trees and shrubs that can be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15.

It is recommended that vegetation removal be conducted during the non-nesting season for migratory birds to avoid direct impacts. The nesting season is between February 1 and September 15. If vegetation removal occurs during the migratory bird nesting season, between February 1 and September 15, it is recommended that preconstruction nesting bird surveys be performed within three days prior to vegetation removal. If active nests are found during nesting bird surveys, they shall be flagged, and an appropriate buffer shall be fenced around the nests. A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no nesting birds are being impacted.

Roosting Bats

As stated above, on March 30, 2026, Blackhawk Environmental conducted a “Roosting Bat Survey Biological Memo Report” on the Project Site by two biologists, Kris Alberts and Zack Fenske. According to the survey, “No bats or active bat roosts were observed during the diurnal portions of the surveys. Few trees in the Project site were identified to have cavities, loose bark, or dense foliage suitable for bat roosting, and not bat sign was observed in association with any of the trees surveyed in the Project area. No other bat sign was detected in any structure or other areas within the Project site. …no bats were observed, and no bat calls were detected either by ear, or by the Echo Meter Touch 2 device during the nocturnal surveys.” A complete copy of the survey and its findings is included as Appendix D.

The ornamental shrubs and trees on the project site are not being used as Roosting habitat by any bats. Moreover, local ornamental shrubs and trees are not considered to be protective Sensitive bat habitat under CEQA.

Jurisdictional Drainages

The project site does not contain waters or wetlands that would fall under the jurisdiction of state and federal agencies such as the CDFW, the Regional Water Quality Control Board (RWQCB), and the United States Army Corps of Engineers (USACE). Further, there are no wetlands on the project site that meet the definition of United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

Los Angeles Protected Trees

The City of Los Angeles Protected Tree Ordinance (Chapter IV, Article 6, of the Los Angeles Municipal Code) regulates the relocation or removal of "Protected Trees or Shrubs". Per Article 6, Section 46.01 of the Los Angeles Municipal Code "Protected Tree or Shrub means any of the following Southern California indigenous tree species which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the of the following Southern California indigenous shrub species which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

a) Oak tree including coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*), or any other tree in the oak genus native to California,

b) western sycamore (Platanus racemosa),

c) Southern California black walnut (Juglans californica var. californica),

d) California bay laurel (Umbellularia californica).

Protected Shrubs:

a) Mexican Elderberry (*Sambucus mexicana*)

b) Toyon (Heteromeles arbutifolia)

The definition shall not include "any tree or shrub grown or held for sale by a licensed nursery, or trees planted or grown as part of a tree planting program."

The project site contains indigenous trees and shrubs. An inventory of trees and shrubs on site should be conducted by a tree expert to determine which trees and shrubs are protected under the City's ordinance. Per Section 46.00 of Article 6 of the Los Angeles Municipal Code "No

protected tree or shrub may be relocated or removed except as provided in Article 7 of Chapter I of the Code".

The project site does not support habitat for any protected species and the proposed project site development will not impact or interfere with the habitat for candidate, Sensitive, or any special status species.

Please feel free to contact me via email at Juan@hernandezenvironmental.com or by telephone at 909 772-9009 if you have any questions regarding the findings of this report.

Sincerely,

Juan J Hernandez

Principal Biologist

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 04/15/2026 Signed _____

Principal Biologist

Fieldwork Performed By:

Sarah Vasquez, Biologist

_____

Carissa Gomez, Assistant Biologist

_____

BLACKHAWK Environmental

4337 Sheridan Lane
San Diego, CA, 92120
Phone: 619.972.7932
Phone: 619.972.8714
www.blackhawkenv.com

March 30, 2026

Huffman Consulting
Attn.: Garrett Huffman
PO Box 2024
Julian CA 92036

Roosting Bat Survey Biological Memo Report
Woodland Hills Country Club Project
Woodland Hills, Los Angeles County, California

Dear Mr. Huffman:

Blackhawk Environmental Inc. (Blackhawk) was contracted by Huffman Consulting to conduct diurnal and nocturnal surveys for tree-roosting bats the Woodland Hills Country Club Project (Project) located on one Project site totaling 19.9 acres in the City of Woodland Hills, Los Angeles County, California (Attachment 1, Figure 1). The Project site is bounded by Dumetz Road to the north, Escobedo Drive to the east, Rios Avenue to the south, and Canoga Avenue to the west. The Project will be constructed upon an existing and previously developed golf course. The Project site exists entirely within the golf course and contains landscaped ornamental shrubs, trees, maintained grass, pond features, and a shade structure. The Project site is surrounded on all sides by suburban residential areas with landscaped ornamental vegetation. Blackhawk conducted a focused tree-roosting bat survey of the entire Project site, consisting of a diurnal roost inspection survey and nocturnal acoustic survey, on March 23, 2026. **No active roosts or bat sign (such as guano, urine staining, and/or the presence of bats) were observed within the Project site and/or Survey Area.** This report describes the Project, methodology, results, and conclusion for the roosting bat survey.

PROJECT DESCRIPTION & BACKGROUND

The Project will ultimately develop 19.9 acres of the existing golf course area at the Woodland Hills Country Club.

SURVEY METHODS

Blackhawk biologists Kris Alberts and Zach Fenske conducted a focused roosting bat survey on March 23, 2026. The Survey Areas included all potential bat roosting trees and structures in the

Project area.

All surveyed trees and structures were first searched during the day either directly and/or with the aid of binoculars for any bat sign, such as guano, urine staining, and/or the presence of bats. Trees were examined for bat sign around and below cavities, areas of loose bark, and dense foliage that could support roosting bats. Surveyed structures were examined outside for bat sign, including under eaves and loose roof shingles.

After nightfall, the biologists returned to perform nocturnal surveys of all trees that had potential for bat roosting within the Project area. Trees and other structures that did not show potential for bat roosting during the diurnal surveys were not included in the nocturnal surveys, though the equipment used would have detected bats if they were anywhere within the Project area. Nocturnal surveys were conducted using an Echo Meter Touch 2 device and flashlights to determine the presence/absence of bats in the area. The Echo Meter Touch 2 detects and records ultrasonic bat calls and then alerts the device operator by playing a tone and generating a color spectrogram of the recorded call that may be used to identify the bat species. Night-vision goggles and a thermal monocular were also used to check potential roosting sites and the surrounding areas for bat presence. Potential bat entry/exit points noted in suitable trees during the diurnal surveys were revisited during the nocturnal surveys. Suitable crevices, loose bark, thick foliage, and/or other cavities that could provide ingress/egress opportunities and/or suitable day and/or night roosting habitat for bats were closely observed for bat activity using flashlights, night-vision goggles, and the thermal monocular while the biologists also listened for bat calls by ear and using the Echo Meter Touch 2 device. Biologists also closely observed areas surrounding the pond feature for any foraging activity.

Table 1. Survey Conditions

Biologist(s)	Date	Time	Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Kris Alberts Zach Fenske	3/23/2026	1350-1610	80-88	1-4	10%	None
Kris Alberts Zach Fenske	3/23/2026	1920-2130	72-68	0-2	5%	None

SURVEY RESULTS

No bats or active bat roosts were observed during the diurnal portions of the surveys. Few trees in the Project site were identified to have cavities, loose bark, or dense foliage suitable for bat roosting, and no bat sign was observed in association with any of the trees surveyed in the Project area. No other bat sign was detected in any structure or other areas within the Project

site.

Nocturnal surveys were focused on trees identified during the diurnal survey to have cavities, loose bark, or dense foliage suitable for roosting bats. However, no bats were observed, and no bat calls were detected either by ear, or by the Echo Meter Touch 2 device during the nocturnal surveys.

Table 2. Potentially Suitable Bat Roosting Trees within the Survey Area

Scientific Name	Common Name	Quantity Observed
Eucalyptus globulus	blue gum	1
Grevillea robusta	silk oak	3
Pinus sp.	pine sp.	1
Quercus agrifolia	coast live oak	1
Quercus lobata	valley oak	1

The trees with the highest potential to contain bat species day roosts and/or maternity roosts included a blue gum with loose bark and dense foliage and a valley oak with suitably sized cavities present on the tree. In addition, cavities that were observed on three silk oaks, one pine tree, and one coast live oak offered only limited, additional day roosting and/or maternity roosting opportunities. However, no bats or bat sign were found anywhere within the Project area. Other trees observed within the Project area included acacia (*Acacia sp.*), sweet gum (*Liquidambar styraciflua*), western sycamore (*Platanus racemosa*), southern magnolia (*Magnolia grandiflora*), Italian cypress (*Cupressus sempervirens*), ficus (*Ficus sp.*), Peruvian pepper (*Schinus molle*), and swamp mahogany (*Eucalyptus robusta*).

CONCLUSION

Due to the extremely limited roosting opportunities and the lack of observed bats, bat sign, or active roosts, roosting bats are assumed absent from within the Project area. Roosting opportunities are limited to small areas on just a few trees within the Project area in the form of peeling bark, thicker foliage of larger trees such as eucalyptus, and several small holes or crevices. The probability of roosting bats within the Project area is assumed as absent.

No further follow-up acoustic surveys or exclusionary procedures are necessary.

For questions or concerns about the findings or conclusions stated in this report, please call 619-972-8714 or e-mail me at kris@blackhawkenv.com.

Sincerely,

Kris Alberts
Blackhawk Environmental, Inc.
Principal Biologist

ATTACHMENTS

A: Figures

B: Photo Pages

ATTACHMENT A

Figures

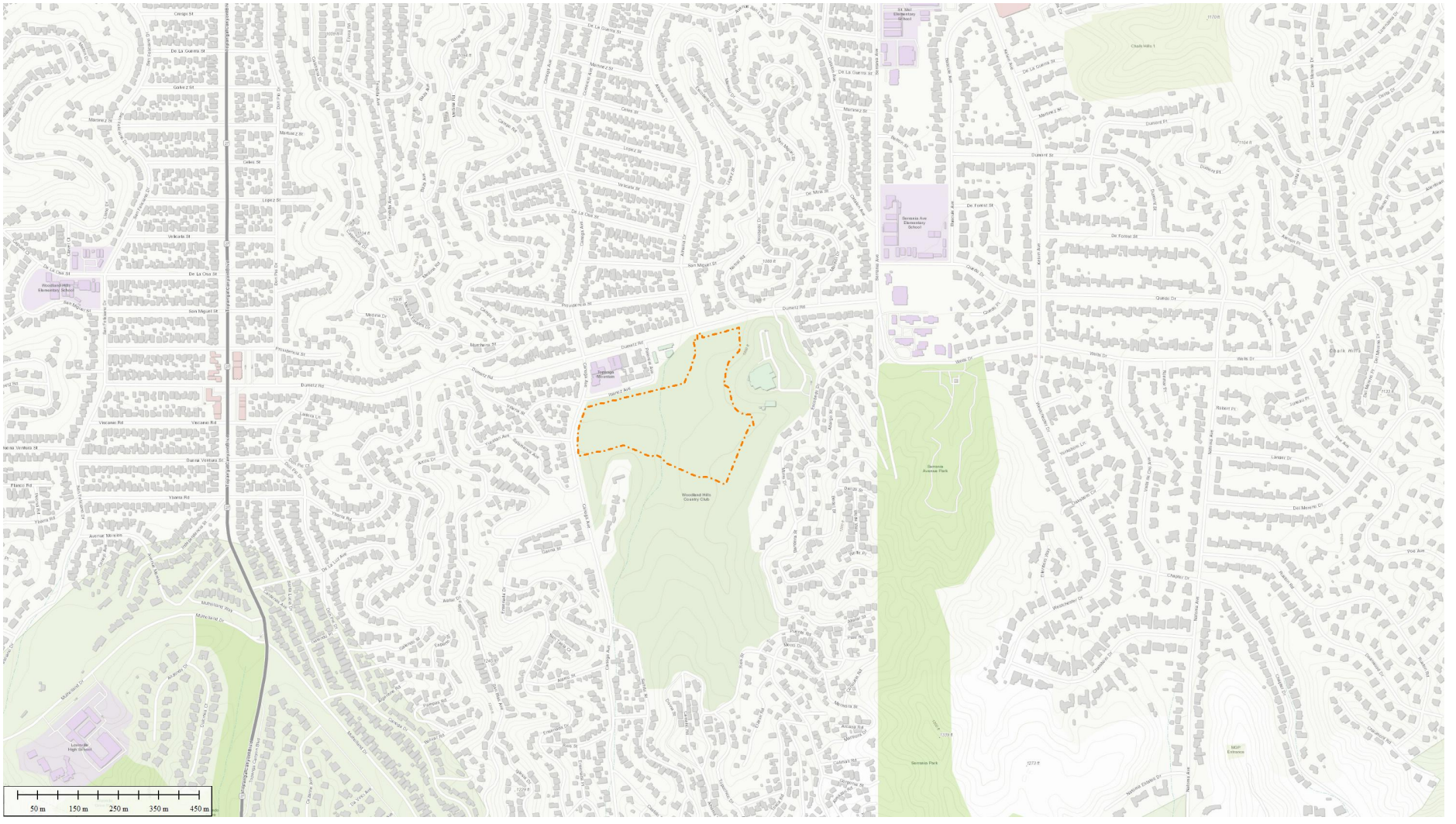


Figure 1
Location Map
Woodland Hills Country Club
City of Woodland Hills,
Los Angeles County, California

Legend

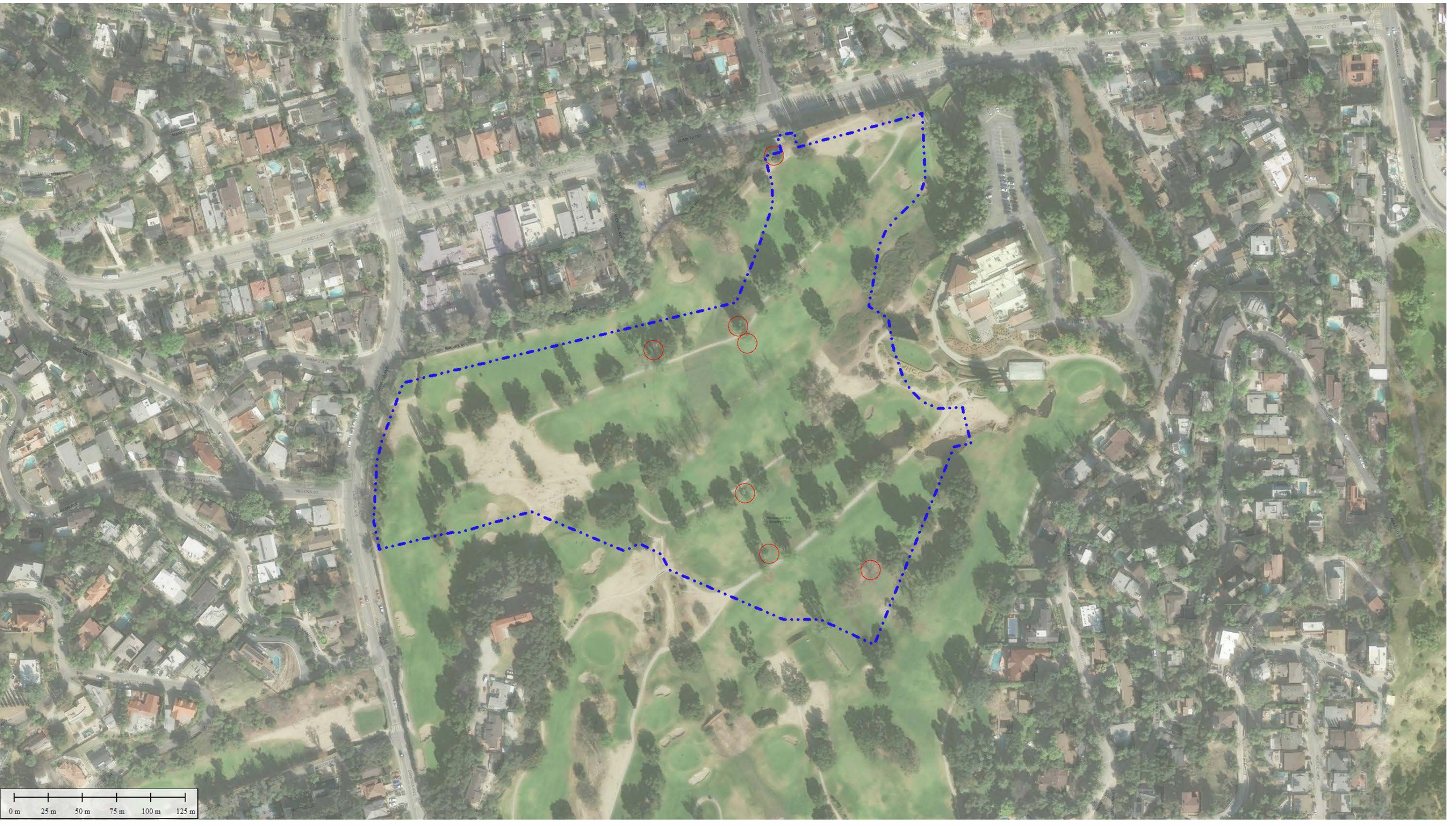
Project Site

N

Hernandez Environmental Services

ATTACHMENT B

Photo Pages



Potentially suitable bat roost trees

RW WHCC, LLC
DVER 18 WHCC, LLC

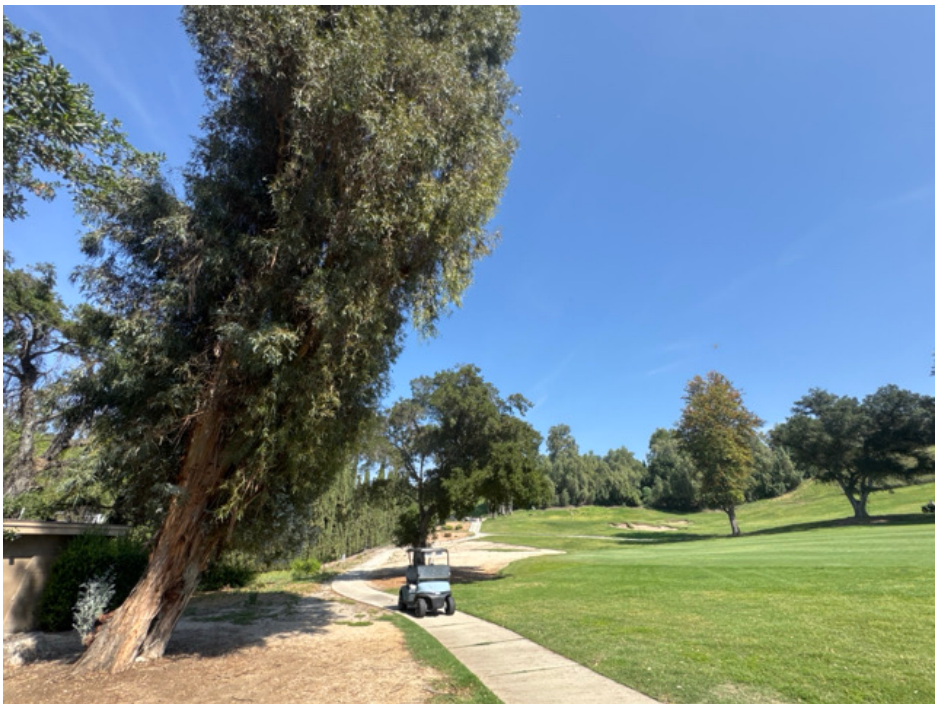
4868 CANOGA AVENUE

WOODLAND HILLS, CA

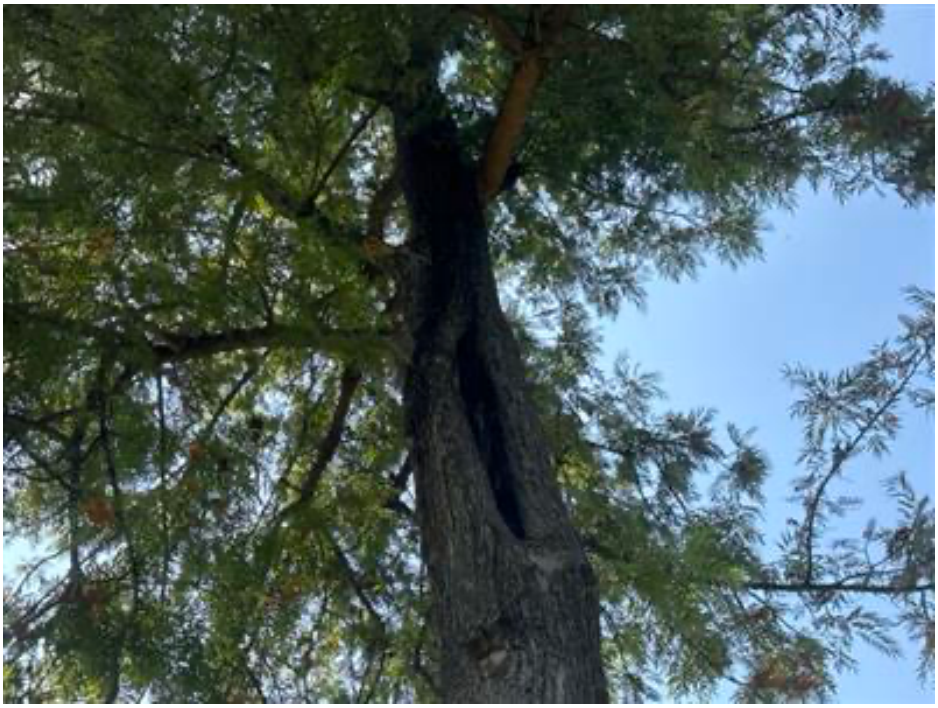
AERIAL SITE PHOTOGRAPH

A3

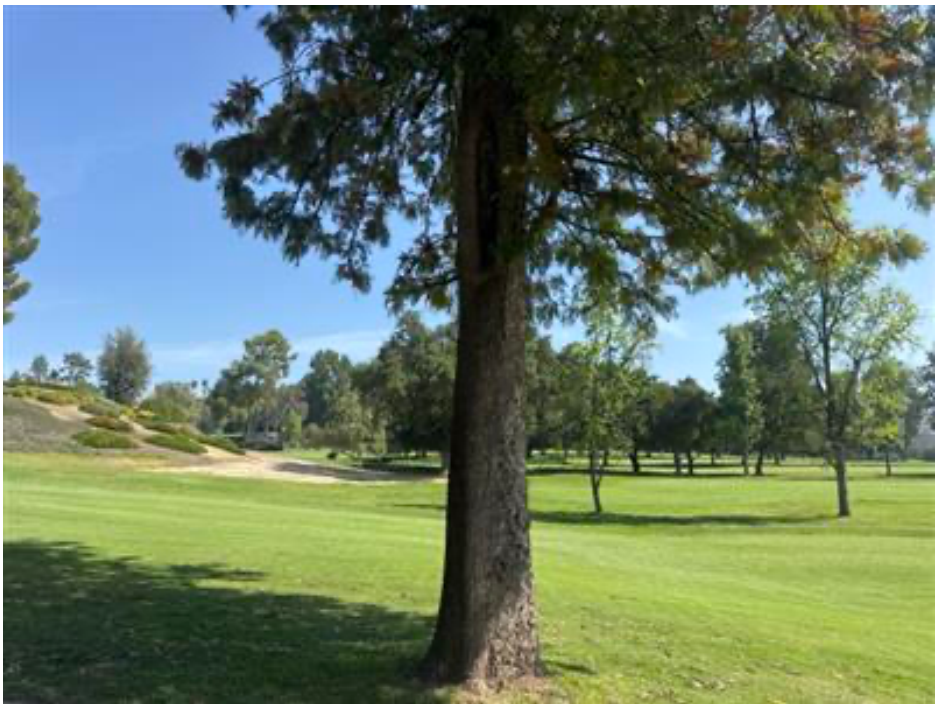
JOB NO. 2025-0136
DATE 02-17-2026



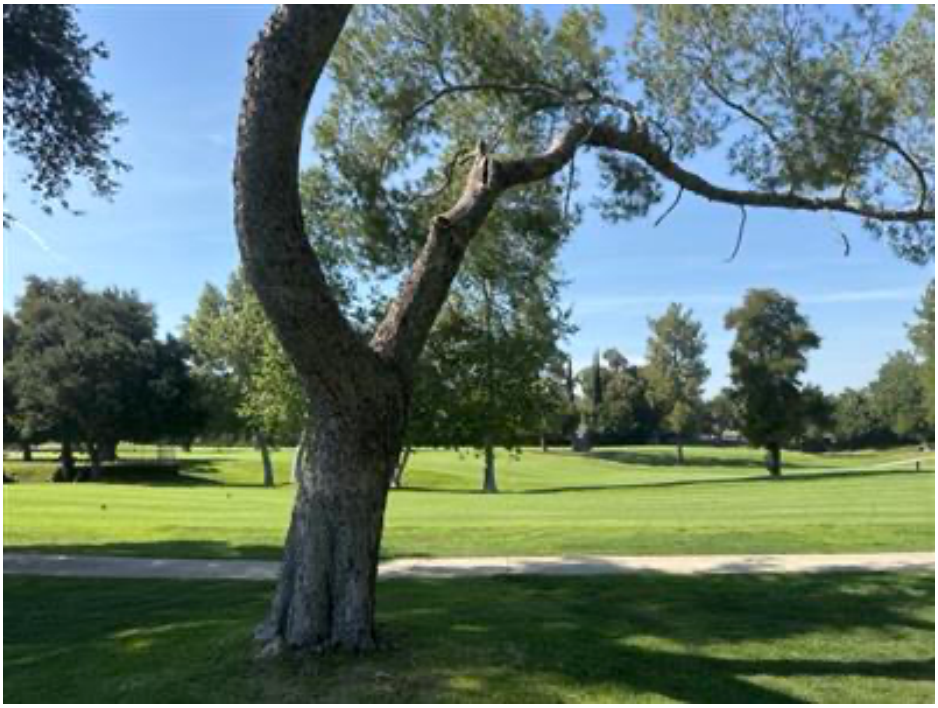
Photograph 1: Northeast-facing photo of blue gum tree in the northern edge of the Project site with loose bark and the potential for foliage roosting.



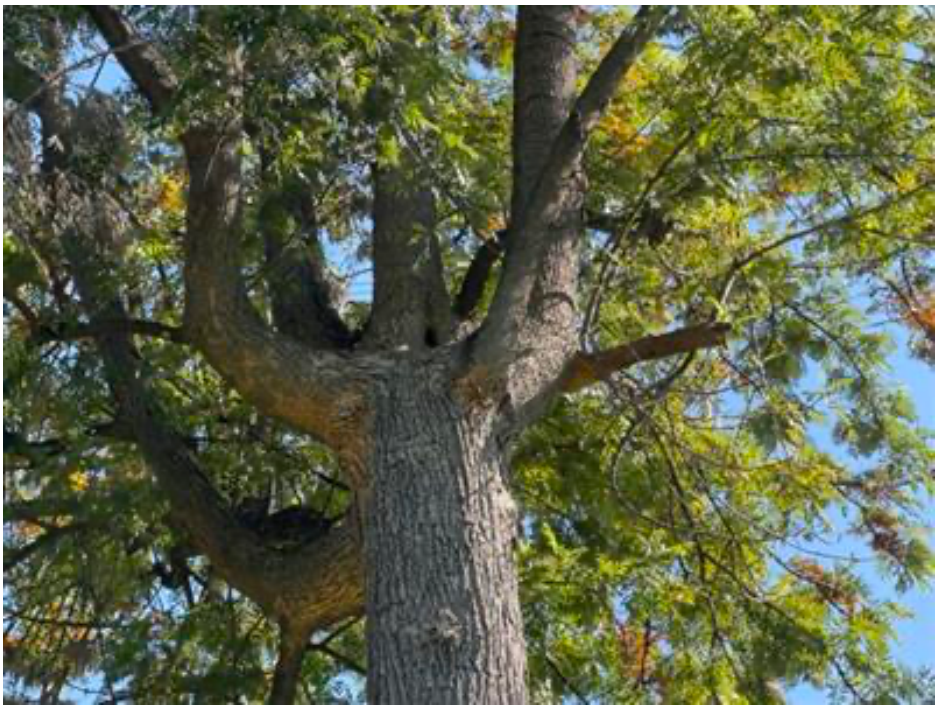
Photograph 2: West-facing photo of cavity within silk oak that represents suitable roosting habitat in the central portion of the Project site.



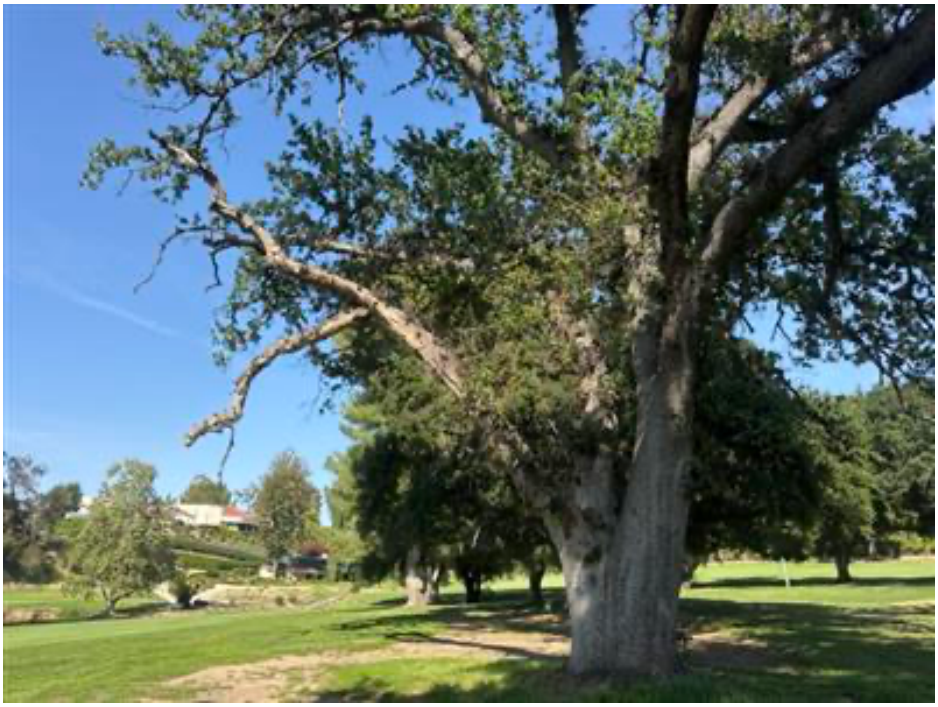
Photograph 3: South-facing photo of cavity within silk oak that represents suitable roosting habitat in the central portion of the Project site.



Photograph 4: North-facing photo of a pine tree with a cavity that is suitable for roosting in the southeast portion of the Project site.



Photograph 5: Southeast-facing photo of a silk oak with a cavity that is suitable for roosting in the southeast portion of the Project site.



Photograph 6: Northeast-facing photo of valley oak with multiple cavities suitable for roosting in the southeast portion of the Project site.