BIOLOGICAL ASSESSMENT
616 COLD CANYON ROAD, CALABASAS
MONTE NIDO RURAL VILLAGE
RPPL-2023005937

APN 4465-019-010, -020, -021, -024, -025, -029

Prepared for:

Padriac Hannon
616 Cold Canyon Road
Calabasas, California 91302

Prepared by:

Matt Ingamells, Padre Associates, Inc.
1861 Knoll Drive
Ventura, California 93003
805/644-2220, 805/644-2050 (fax)
mingamells@padreinc.com

November 2024
Revised May 2025

Project No. 2102-4491

TABLE OF CONTENTS

TABLE OF CONTENTS (Continued)

TABLES

FIGURES

APPENDICES

Santa Monica Mountains Biological Assessment Checklist	Page	Initials
Title Page		
A. Project name.	Cover	MTI
B. County identification numbers (Project number, Permit number, APNs)	Cover	MTI
C. Applicant name and contact information	Cover	MTI
D. Name and affiliation of preparer.	Cover	MTI
E. Date.	Cover	MTI
I. Project and Survey Description		
A. Project description.		
1. Project name, type of report, address of project.	1	MTI
2. County application identification numbers including APNs.	Cover, 3	MTI
3. Applicant name and contact information.	Cover	MTI
4. Parcel and acreage information.	3	MTI
5. Location.		
a. Map of regional features showing project location, including watershed boundaries, proximity to public lands, streams, drainages, and roads in region.	16	MTI
b. Color aerial photograph(s) showing regional context of project, project parcel(s), existing development, open space, etc.	16,18	MTI
6. Detailed description of proposed project, including area of vegetation removal, modification, or disturbance, grading volumes, etc.	3	MTI
B. Description of major natural features. 1. Landforms and geomorphology. 2. Drainage and wetland features. 3. Soils (soil/geological map optional).	4	MTI
C. Methodology of biological survey. 1. Date(s) of survey(s). 2. Detailed description of survey methods.	4	MTI
II. Biological Characteristics of the Site		
A. Flora.		
1. Map of vegetation communities, specifying system used (the use of Sawyer et al. 2009 is recommended)	18	MTI
2. Map of project site showing the habitat areas (HI, H2, H2 "High Scrutiny", H3 Habitat) from the LUP Biological Resources map.	17	MTI
3. Vegetation cover table, with acreages of each vegetation type (can be a legend in map)	18	
4. Location, trunk diameter, and canopy extent mapped for each protected tree (oak, sycamore, walnut, bay) that is within 25 feet of any portion of the proposed development (on-site or off-site). Note: for protected oaks (>5" DBH) on or within 200' of property, an oak tree report is required. Include oak tree reports in an appendix.	6, Appendix C	MTI
B. Fauna.		
1. Discussion of species observed; description of wildlife community.	10-12	MTI

Santa Monica Mountains Biological Assessment Checklist	Page	Initials
C. Sensitive species.		
1. Table of possible sensitive species and possible sensitive vegetation, including brief description of potential impacts to any sensitive species.	6, 11-12 Appendix B & D	MTI
2. Maps of occurrence for sensitive species observed	NA	MTI
D. List of flora and fauna observed or known from site –	Appendix A & C	MTI
E. Survey Checklist (see Part B, Survey checklist above)	Iii	MTI
III. Bibliography		
A. Bibliography of references cited in text	14	MTI
IV. Appendices		
A. Site photographs (color)	19	MTI
B. Qualifications of biologists and other contributors	4	MTI
C. Oak tree report for sites with jurisdictional native oak trees (if applicable)	Appendix C	MTI
D. Lists of plants and animals observed	Appendix A & C	MTI

*Digital copies of biological assessments must be provided to DRP as .pdf for final version, including georeferenced files of vegetative data and sensitive species occurrences.

1.0 PROJECT DESCRIPTION

1.1 STUDY PURPOSE

The purpose of this Biological Assessment (BA) is to provide biological information in support of coastal permitting for proposed improvements to 616 Cold Canyon Road (APN 4456-019-029). This BA has been prepared according to the requirements listed in Section 22.44.1870.B of the County's Santa Monica Mountains Local Coastal Plan Local Implementation Plan (LIP).

1.2 BIOLOGICAL REPORT HISTORY

A Biological Inventory was prepared for the property in December 2021 and was submitted to the Los Angeles County Department of Regional Planning (DRP). The applicant was provided comments on the Biological Inventory from DRP dated April 1, 2024. A revised Biological Inventory was prepared in July 2024 to address comments from Regional Planning. Comments on the July 2024 Biological Inventory included the requirement to prepare BA.

A BA was prepared and submitted to DRP in November 2024 for review and to determine compliance with the LIP, including the BA checklist (LIP Section 22.44.1870.C.5). DRP provided comments on March 3, 2025 and the BA was revised in May 2025 and resubmitted to DRP. The following is a summary of the comments and responses.

Page 7 Comments. The project description must include all project components, match the tree report, evaluate impacts for the leach field, clarify if fences will be removed or modified, discuss compliance with the requirements of the LCP.

Response. The project description has been updated and includes all components based on the most recent plans provided by the architect, including a newly proposed pool. The arborist has provided a letter reply to County comments which is included in Appendix C. The leach field is existing and an extension is not proposed. All fences (now shown in Figure 3) will remain in place to avoid impacts to oak trees. The BA complies with the content requirements of the LCP LIP as listed in the checklist in Section 22.44.1870 of the LIP (see attached completed checklist). The project would not result in impacts to SERA or wetlands, removal of protected trees or include any new fences that could affect wildlife movement.

Page 13 Comments. Summarize the jurisdictional limits of all resource agencies that may have jurisdiction over the drainages and riparian habitat.

Response. Text has been added to the wetlands section (2.12) of the BA discussing the potential jurisdiction of the California Department of Fish and Wildlife and U.S. Army Corps of Engineers.

Page 14 Comments. Consider the potential for Monarch butterfly, Crotch's bumblebee, migratory birds, bats and mountain lion to occur at the project site. Clarify if the chain-link fence and masonry walls pose a barrier to wildlife movement.

Response. The text in Appendix E has been revised to discuss the potential for Monarch butterfly, Crotch's bumblebee, migratory birds, bats and mountain lion to be present at the project site. Text has been added to the wildlife corridors section (2.14) discussing the potential for existing fencing to affect wildlife movement.

Page 15 Comments. Clarify if removal of the large branch of Tree no. 41 would impact the tree's health. Clarify the impacts of removal of the fence, storage building, retaining wall and leach field on H1 habitat.

Response. Text has been added to address impacts to the health of Tree no. 41. Removal of any fencing, the storage building or walls, or extension of the leach field is not currently proposed. Removal of fencing was determined by the project arborist to adversely affect adjacent oak trees and is not currently proposed (see Appendix C). As discussed in Section 2.6, areas occupied by existing development and associated fuel modification areas (not including riparian areas along the Dark Canyon drainage) do not meet the criteria for H1 habitat.

Page 16 Comments. Include a measure for nesting bird surveys and monitoring during construction. Mention that a tree protection plan will be prepared. Explain how overall impacts would be beneficial. Include recommendations for avoidance and minimization measures.

Response. Measures for nesting bird surveys and other avoidance and minimization measures have been added to Section 3.0 of the BA. A tree protection plan is provided in the Arborist Report (Appendix C) and is mentioned in the revised text. The reference to beneficial impacts has been removed because the shed/storage building would remain in place.

Page 20 Comments. The area of oak woodland in the northeastern corner of the project site would likely stay H3 habitat.

Response. This is reflected in revised Figure 2.

Page 88 Comments (Appendix E). Bees could move through the site, but the site does not supply foraging habitat. The site does not appear to provide wintering habitat for Monarchs but could provide limited foraging habitat.

Response. The project site does not provide suitable nectar sources to attract Monarchs.

Comments on the Arborist Report. The arborist has provided a letter reply to County comments which is included in Appendix C.

1.3 PROJECT SITE LOCATION

The project site includes the developed parcel (APN 4456-019-029) and adjacent parcels to the south (APNs 4456-019-010, -020, -021, -024 and -025), and is located in an unincorporated area of Los Angeles County at 616 Cold Canyon Road (Monte Nido Rural Village) approximately 0.3 miles northeast of the Piuma Road/Cold Canyon Road intersection (see Figures 1 and 2). The elevation of the project site varies from approximately 594 feet near the northwest corner to 620 feet in the southeast corner. The Dark Canyon drainage is located in the southern portion of the project site. An aerial photograph of the project site and adjacent areas is included in Figure 3.

1.4 PROJECT SITE DESCRIPTION

The project site is composed of the following parcels:

- APN 4456-019-010: 0.09 acres
- APN 4456-019-020: 0.08 acres
- APN 4456-019-021: 0.07 acres
- APN 4456-019-024: 0.02 acres
- APN 4456-019-025: 0.04 acres
- APN 4456-019-029: 0.54 acres

The project site is zoned R-C-10,000 (Rural-Coastal, one dwelling unit per 10,000 square feet), and slopes down to the northwest. The northern parcel (4456-019-029) is fully developed (residence, detached studio, garage, deck, lawn, driveway and landscaping) except for the Dark Canyon drainage which traverses the property from southeast to northwest along the southern margin of the northern parcel. The other parcels are not developed. Site photographs are provided as Figure 4.

1.5 PROPOSED PROJECT

The proposed project is comprised of an addition to the existing single-story single-family residence at 616 Cold Canyon Road. The existing garage would be demolished, and a new 586 square foot garage and 436.5 square foot addition to the existing residence would be constructed. In addition, a new pool would be constructed with a total footprint of 360 square feet.

Project name	616 Cold Canyon Road Addition
Project no.	RPPL 2023-005937
Parcel nos.	4456-019-010, -20, -21, -24, -25, -29
Total parcel area	0.83 acres
Property owner/applicant	Padriac Hannon 616 Cold Canyon Road Calabasas, CA 91302

2.0 BIOLOGICAL SETTING

2.1 SUMMARY OF BIOLOGICAL SURVEYS

Mr. Matt Ingamells (holding a B.S. and M.A. in biology, with over 34 years of experience as a professional biologist) conducted a biological field survey of the project site on December 17, 2021. Mr. Ingamells conducted another biological survey on November 5, 2024 to update the 2021 field survey. In addition, a wetland delineation was conducted for the portion of the Dark Canyon drainage within the project site according to Section 22.44.1880 of the LIP on November 5, 2024.

2.2 GEOLOGY AND SOILS

The project site is underlain by Conejo Volcanics composed of basaltic breccia (Dibblee, 1993). Soils of the project site have been mapped as Urban land-Tongva complex, 0-15 percent slopes.

2.3 DRAINAGE FEATURES

The Dark Canyon drainage occurs in the southern portion of the project site. This ephemeral drainage is about 2.5 miles long and empties into Malibu Creek, approximately 0.3 miles southeast of the Malibu Creek Road/Piuma Road intersection. The Dark Canyon drainage enters the project site from a box culvert under Van Velsir Drive, extends through the project site and leaves the project site through a box culvert under a bridge on Cold Canyon Road.

2.4 REGIONAL OVERVIEW

The subject project site lies on the southern slopes of the Santa Monica Mountains, within the Cold Canyon Creek watershed (a tributary of Malibu Creek). The project site is part of a small, developed area (Monte Nido Rural Village) composed of residences along Cold Canyon Road and adjacent streets. Areas east of this community supports intact native vegetation, as part of Malibu Creek State Park. The project site lies within the County-designated Santa Monica Mountains Coastal Resource Area. A project overview map is provided as Figure 1, showing the location of the project site relative to parks and open space areas.

2.5 VEGETATION

The northern portion of the project site is entirely developed (structures, pavement, landscaping). The southern portion of the project site supports coast live oak woodland (see Figure 3) along the Dark Canyon drainage and in the northeastern corner of the project site (near the existing studio). Coast live oak woodland is dominated by coast live oaks with scattered western sycamores (*Platanus racemosa*). The woodland understory is composed of widely scattered greater periwinkle (*Vinca major*). Vegetation under the oak canopy along the Dark Canyon drainage consisted of about five percent cover, dominated by smilo grass (*Stipa miliacea*), greater periwinkle and mugwort (*Artemisia douglasiana*).

An area in the southern portion of the project site is mostly unvegetated (excluding small patches of weedy annual plant species). A large coast live oak had recently died and been removed in this area. This area has been mapped as H3 habitat on Figure 3.

2.6 SIGNIFICANT ENVIRONMENTAL RESOURCE AREAS

All H1 and H2 habitat areas are considered as Significant Environmental Resource Areas pursuant to Section 22.44.630 of the LIP. H1, H2, and H3 areas as defined in Section 22.44.1810 of the LIP occur within and adjacent to the project site. H1 habitat is defined as habitats of highest biological significance, rarity and significance, which includes alluvial scrub, coastal bluff scrub, dunes, wetlands, native grassland and native scrub with a strong component of native grasses and forbs, riparian, native oak, sycamore, walnut, bay woodland and rock outcrop habitat types. H2 habitat is defined as habitats of high biological significance, rarity and significance that are important for the ecological vitality and diversity of the Santa Monica Mountain Mediterranean Ecosystem, and includes large contiguous areas of coastal sage scrub and chaparral. H3 habitat is defined as areas that would be designated as H2 habitat, but native vegetation has been removed by lawfully established development. H3 habitat also includes stands of non-native trees and grasses, and fuel modification areas around existing development.

The project site had been mapped as H3 habitat due to existing and surrounding development. Coast live oak woodland along the Dark Canyon drainage on the project site has been mapped as H1 habitat (0.43 acres) as part of this BA (see Figure 2). Note that the fuel modification area around the existing structures in the northeastern corner of the property is not mapped as H1 habitat pursuant to Section 22.44.1810.E of the LIP (see text below). Areas near the Dark Canyon drainage are mapped as H1 habitat as they would be subject to minimal fuel modification measures.

> *The areas occupied by existing, legally established structures, agricultural uses, and confined animal facilities do not meet the criteria of the H1 or H2 Habitat categories. Additionally, the fuel modification areas required by the County Fire Department for existing, lawfully established structures do not meet the criteria of the H1 or H2 habitat categories, with the exception of the areas subject to the minimal fuel modification measures that are required in riparian or woodland habitats (e.g., removal of deadwood). In the latter areas, the habitat maintains its biological significance, rarity, and sensitivity and shall be accorded all the protection provided for the H1 habitat category in the LCP.*

2.7 BOTANICAL INVENTORY

A botanical survey was conducted to develop a botanical inventory and identify special-status plant species that may be affected. A total of 15 vascular plant species, including four native species (27 percent) were observed. Eleven non-native plant species were observed, including nine species planted as landscaping. Other landscaping plant species were observed but could not be readily identified. A list of all plant species observed on the project site during the field survey is provided as Appendix A. One plant species rated as “moderately invasive” (greater periwinkle) by the California Invasive Plant Council occurs on the project site, and one species rated as “limited invasiveness” (smilo grass) also occurs here.

2.8 SPECIAL-STATUS PLANTS

Special-status plant species are those that are listed as endangered, threatened, or candidates for listing under the Federal or California Endangered Species Acts, rare under the California Native Plant Protection Act, or are considered to be rare (but are not formally listed) by federal, state, and local resource agencies, professional organizations (i.e., California Native Plant Society), and the scientific community.

The literature search conducted for this BA indicates that 49 special-status plant species have been reported from the project area (encompassed by the 7.5-minute topographic quadrangle maps surrounding the project site). The literature search included review of the California Natural Diversity Data Base, Consortium of California Herbaria, California Native Plant Society on-line inventory of rare and endangered plants and biological studies prepared for other projects in the area. Appendix B lists these species, their current status, habitat requirements, flowering period, the nearest known location relative to the project site, and provides a brief discussion of the potential for each species to occur at the project site.

Based on the results of the botanical surveys of the project site, two special-status plant species were found at the project site: coast live oak and western sycamore. Of the other 47 special-status plant species reported from the region, suitable habitat for these species does not occur on the project site and/or they were not found during botanical surveys (see Appendix B).

2.9 PROTECTED TREES

Section 22.44.1920.K of the LIP prohibits damage or removal of native oak, walnut, sycamore, bay or other native trees which are 6 inches or more in diameter measured at 4.5 feet above mean natural grade (or 8 inches in diameter for any two trunks of a multiple-trunked tree). An Arborist Report was prepared for the project site by LA Johnny dated November 17, 2024, which identified 47 protected coast live oak trees (two on an adjacent property) and nine protected western sycamore trees. No protected trees are proposed for removal; however, two protected coast live oak trees (nos. 41 and 43) would be substantially encroached by the proposed residential addition. The location of these trees is provided in the attached Arborist Report (Appendix C). The trunk diameters at breast height, aesthetic/health rating of these trees is provided in Table 1. The locations of protected trees within and adjacent to the project site is provided on Figure 3.

Table 1. Protected Oak and Native Tree Data

Tree Number	Species	Trunk Diameter (“, dbh)	Aesthetic Rating (A-F)	Vigor Rating (A-F)	Health Rating (A-F)
1	*Platanus racemosa*	10	C	B	B
2	*Platanus racemosa*	16	B	B	B
3	*Platanus racemosa*	10	C	C	C
4	*Platanus racemosa*	14	C	C	C
5	*Platanus racemosa*	18	C	B	B
6	*Quercus agrifolia*	15	C	B	B

Tree Number	Species	Trunk Diameter (“, dbh)	Aesthetic Rating (A-F)	Vigor Rating (A-F)	Health Rating (A-F)
7	*Quercus agrifolia*	12	C	C	C
8	*Quercus agrifolia*	17	B	C	D
9	*Quercus agrifolia*	10	D	D	C
10	*Quercus agrifolia*	18	C	C	B
11	*Quercus agrifolia*	25	B	B	B
12	*Quercus agrifolia*	27	C	B	B
13	*Quercus agrifolia*	20	B	B	B
14	*Quercus agrifolia*	20	C	B	B
15	*Quercus agrifolia*	14	B	B	B
16	*Quercus agrifolia*	20	C	B	B
17	*Quercus agrifolia*	20	B	B	B
18	*Quercus agrifolia*	22	C	B	B
19	*Quercus agrifolia*	7	B	B	B
20	*Quercus agrifolia*	6	C	B	B
21	*Quercus agrifolia*	6	C	C	B
22	*Quercus agrifolia*	20	B	B	B
23	*Quercus agrifolia*	15	C	B	B
24	*Platanus racemosa*	24	B	B	B
25	*Quercus agrifolia*	26	B	B	B
26	*Platanus racemosa*	25	B	B	B
27	*Platanus racemosa*	7	D	C	C
28	*Quercus agrifolia*	21	C	C	C
29	*Quercus agrifolia*	11	C	D	C
30	*Platanus racemosa*	35	B	B	B
31	*Quercus agrifolia*	15	C	C	C
32	*Quercus agrifolia*	9	C	C	C
33	*Quercus agrifolia*	27	B	B	B
34	*Quercus agrifolia*	34	A	A	B
35	*Quercus agrifolia*	18	B	B	B
36	*Quercus agrifolia*	6	C	C	C
37	*Quercus agrifolia*	6	C	C	C
38	*Quercus agrifolia*	6	C	C	C
39	*Quercus agrifolia*	12	B	B	B

Tree Number	Species	Trunk Diameter (“, dbh)	Aesthetic Rating (A-F)	Vigor Rating (A-F)	Health Rating (A-F)
40	*Quercus agrifolia*	12	B	B	B
41	*Quercus agrifolia*	34	B	B	B
42	*Quercus agrifolia*	18	B	B	B
43	*Quercus agrifolia*	26	B	B	B
44	*Quercus agrifolia*	20	B	B-	B-
45	*Quercus agrifolia*	24	B	B	B
46	*Quercus agrifolia*	7	D	C	C
47	*Quercus agrifolia*	12	B	B	B
48	*Quercus agrifolia*	28	B	B	B
49	*Quercus agrifolia*	7	C	B	B
50	*Quercus agrifolia*	9	C	C	B
51	*Quercus agrifolia*	12	B	B	B
52	*Quercus agrifolia*	13	C	C	C
53	*Quercus agrifolia*	10	C	C	C
54	*Quercus agrifolia*	9	C	B	B
55	*Quercus agrifolia*	Multi-trunk	A	B	B
56	*Quercus agrifolia*	Multi-trunk	B	B	B

2.10 OAK WOODLANDS

On October 7, 2001, the Governor approved the California Oak Woodlands Conservation Act (AB 242) which requires that Los Angeles County (County) develop an Oak Woodlands Conservation Management Plan to qualify for funding to preserve oak woodlands through the State of California’s Oak Woodlands Conservation Fund (Fund). Accordingly, the County Board of Supervisors adopted Motion 95-C on October 7, 2008, which directed the Resource Conservation District of the Santa Monica Mountains (RCD) to develop such a plan. The RCD assembled a group known as the Oak Woodlands Habitat Conservation Strategic Alliance (Alliance), consisting of biologists, arborists, environmentalists, foresters, planners, Building Industry Association representatives and academics. The Alliance completed the County’s Oak Woodlands Conservation Management Plan in May 2011 and the Board of Supervisors adopted Part 1 of the Plan on August 23, 2011.

Oak woodlands are defined by Section 1361(h) of the California Fish and Game Code and by the Plan as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover." The Oak Woodlands Conservation Management Plan Guide (Guide) was completed on March 18, 2014 and interprets the Plan's definition of an oak woodland as an oak stand, including its understory, which consists of two or more oak trees of at least five inches in diameter measured at 4.5 feet above mean natural grade, with greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover as early as January 1, 2005 (effective date of California Public Resources Code Section 21083.4).

The boundaries of oak woodland as defined in the Plan and Guide are the mapped oak tree canopy area increased by 10 times (as per Figure 2 of the Guide), or 3.2 times the canopy radius. Based on this definition, the entire project site would be considered oak woodland (see tree canopies as shown on the Tree Map in Appendix C). **Note that habitat mapping as described in Section 22.44.1810 of the LIP is based on oak woodland cover and not an extension of oak tree canopies by 3.2 times the canopy radius. Therefore, SERA mapping as shown on Figure 2 is based on the extent of oak tree canopies**.

2.11 NATIVE TREES

Section 22.44.1920.K of the LIP requires new development to be sited and designed to preserve native oak, walnut, sycamore, bay, or other native trees, that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade, to the maximum extent feasible. Native trees meeting this definition are limited to coast live oak and western sycamore (see Table 1).

2.12 WETLANDS

Section 22.44.1880 of the LIP requires that a delineation of all wetland areas on the project site be submitted if the biological inventory indicates the presence of wetland species or indicators.

Section 22.44.1880 states:

Wetland delineations will be conducted according to the definitions of wetland boundaries contained in Section 13577(b) of Title 14 of the California Code of Regulations. A preponderance of hydric soils or a preponderance of wetland plant indicator species will be considered presumptive evidence of wetland conditions.

Section 13577(b) defines the upland limit of wetlands as:

1. Boundary between land with predominantly hydrophytic cover (vegetation) and land with predominantly mesophytic or xerophytic cover.
2. Boundary between soil that is predominantly hydric and soil that is predominantly non-hydric.
3. In areas without vegetation or soils (or poorly developed soil), boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not.

Section 22.44.1880 states:

The delineation report will include at a minimum: (1) a map at a scale of one-inch to 200 feet or larger with polygons delineating all wetland areas, polygons delineating all areas of vegetation with a preponderance of wetland indicator species, and the location of sampling points; and (2) a description of the surface indicators used for delineating the wetland polygons. Paired sample points will be placed inside and outside of vegetation polygons and wetland polygons identified by the consultant doing the delineation.

A coastal wetland delineation was conducted at the project site on November 5, 2024 (see Appendix F). Approximately 0.04 acres of coastal wetlands occur within the Dark Canyon drainage at the project site.

The Dark Canyon drainage is subject to Section 1602 of the California Fish and Game Code and within the jurisdiction of California Department of Fish and Wildlife (CDFW), with approximately 0.16 acres of jurisdictional area within the project site. The Dark Canyon drainage is unlikely to be considered a water of the United States (and subject to regulation under the Clean Water Act) because it does support relatively permanent surface flow and is not a tributary of waters used for interstate or foreign commerce, a territorial sea or interstate waters (see Title 40 Part 120.2 of the Code of Federal Regulations). However, if the U.S. Army Corps of Engineers takes jurisdiction over the Dark Canyon drainage under the Clean Water Act, approximately 0.04 acres of jurisdictional area would be located within the project site.

2.13 WILDLIFE

Nine bird species were observed on or adjacent to the project site during the field survey, including red-shouldered hawk (one in sycamore tree in the Dark Canyon drainage west of the project site), dark-eyed junco (about five observed), western scrub jay (about two observed), acorn woodpecker (about five observed), white-crowned sparrow (about five observed), American crow (about 10 observed), Swainson's thrush (one in the Dark Canyon drainage), rock pigeon (about 8 observed flying over the project site) and Cassin's kingbird (one heard calling during the wetland delineation).

Due to the late fall timing of the field surveys, only full-time residents and winter migrants may be present. Therefore, additional wildlife species are anticipated to be seasonally present in the vicinity of the project site. None of these species is considered to be rare, declining or sensitive. However, special-status species such as Monarch butterfly, Crotch's bumblebee, bats and mountain lion may occur occasionally in the project area. A list of all wildlife species observed on the project site during the field surveys is provided as Appendix D.

2.14 WILDLIFE CORRIDORS

Wildlife migration corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Migration corridors may be local, such as those between foraging and nesting or denning areas, or they may be regional in nature. Migration corridors are not unidirectional access routes; however, reference is usually made to source and receiver areas in discussions of wildlife movement networks.

"Habitat linkages" are migration corridors that contain contiguous strips of native vegetation between source and receiver areas. Habitat linkages provide cover and forage sufficient for temporary inhabitation by a variety of ground-dwelling animal species. Wildlife migration corridors are essential to the regional ecology of an area as they provide avenues of genetic exchange and allow animals to access alternative territories as fluctuating dispersal pressures dictate.

The project site is located within the Santa Monica Mountains, which comprises a habitat block of about 200 square miles without any multi-lane high speed roadways. Wildlife movement between habitat blocks likely occurs, including movement to the Sierra Madre Range via the Simi Hills (Penrod et al., 2006). Adjacent open space areas including Charmlee Wilderness Park and the Zuma-Trancas Canyons (see Figure 1) may function as a regional wildlife network, forming a genetic and population reservoir that is important in maintaining species and genetic diversity through migration between habitat blocks. However, U.S. Highway 101 likely restricts wildlife movement north towards the Simi Hills.

The project site is surrounded by chain-link fencing (southern project site boundary, portions of the eastern and western project site boundaries), wooden fencing (northern and portion of the western and eastern project site boundary) or masonry walls (portion of the western project site boundary). The fencing and masonry walls represent a barrier to medium-sized mammals that cannot jump the fence/walls or pass through the fence openings. However, due to their limited length, wildlife could pass around the fencing/walls onto adjacent parcels.

The box culverts (approximately 4 feet high by eight feet wide) at the upstream and downstream end of the Dark Canyon drainage at the project site are not conducive to regional movements by deer and mountain lion as they are likely to be avoided due their small size. However, coyotes, opossums, raccoons and rats may use these culverts for movement through the project site.

2.15 SPECIAL-STATUS WILDLIFE

A number of wildlife species have been afforded special status by the Federal government, State of California or other monitoring organizations due to declining populations and loss of habitat. Special-status wildlife species include any of the following:

- Animals listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (50 CFR 17.11 for listed animals and various notices in the Federal Register for proposed species).
- Animals that are candidates for possible future listing as threatened or endangered under the Federal Endangered Species Act (Federal Register, June 27, 2023).
- Animals that meet the definitions of rare or endangered species under the CEQA Guidelines (Section 15380).
- Animals listed or proposed for listing by the State of California as threatened and endangered under the California Endangered Species Act (14 CCR 670.5).
- Animal species of special concern listed by CDFW.
- Animal species that are fully protected in California (California Fish and Game Code, Section 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

- Birds of Los Angeles County considered sensitive by the Los Angeles County Audubon Society.

Appendix E provides a summary of known occurrences of special-status wildlife species in the project region. The potential for special-status wildlife species to occur in the vicinity of the project site was determined by review of sight records from the California Natural Diversity Data Base, other environmental documents and range maps including Zeiner et al. (1988, 1990a, 1990b). Based on the results of the literature search and wildlife surveys of the project site, these special-status wildlife species are not expected to occur at the project site.

3.0 POTENTIAL IMPACTS AND PROPOSED AVOIDANCE MEASURES

3.1 VEGETATION

The proposed addition would not result in the loss of vegetation. However, a large branch (eight inches in diameter) of protected tree no. 41 would need to be removed. Due to the large size of this tree (34-inch trunk diameter, 60-foot canopy diameter), the removal of this branch is not anticipated to affect its health.

3.2 INVASIVE PLANTS

The project site supports one plant species rated as “moderately invasive” (greater periwinkle) and one species rated as “limited invasiveness” (smilo grass). Most of these plants occur along the Dark Canyon drainage. Any new landscaping to be used for the proposed addition would be primarily composed of native species as recommended by the California Native Plant Society (2007) and not include invasive plant species.

3.3 SIGNIFICANT ENVIRONMENTAL RESOURCE AREAS (SERA)

This BA has determined that the SERA classification of some portions of the project site supporting oak woodland should be changed from H3 to H1 (see Figure 2). Note that the oak woodland located within the fuel modification area of the existing structures in the northeastern corner of the project site should remain H3 habitat per Section 22.44.1810.E of the LIP.

The proposed residential addition would not result in the loss of any oak trees or existing H1 habitat. Assuming existing H3 habitat was mapped as H1 habitat as recommended in this BA, impacts to H1 habitat would be limited to encroachment into the protected zone of tree nos. 41 and 43, which would be mitigated as discussed in Section 3.7.

3.4 SPECIAL-STATUS PLANT SPECIES

Excluding protected trees (addressed in Section 3.7 below), special-status plant species were not found on the project site and none would be adversely affected.

3.5 SPECIAL-STATUS WILDLIFE SPECIES

Special-status wildlife species were not found or expected to occur on the project site and none would be adversely affected. Breeding birds are addressed below.

3.6 BREEDING NATIVE BIRD SPECIES

Construction activities during the nesting season may cause direct removal of bird nests or cause abandonment or failure of nests (through noise, dust, equipment and motor vehicle activity), which would be inconsistent with the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code.

Breeding Bird Avoidance. No earlier than 14 days prior to ground or vegetation disturbing activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a County-approved qualified biologist should perform the first of two (2) field surveys to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 200 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey will be conducted within three days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys will be submitted to DRP and CDFW prior to commencement of project activities.

If an active migratory bird nest is found within the survey area, site preparation, construction, and fuel modification activities will stop until consultation with DRP, and when applicable CDFW and U.S. Fish and Wildlife Service, is conducted and an appropriate setback buffer can be established. The buffer will be demarcated and project activities within the buffer will be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by monitoring by the biologist, and there is no evidence of a second attempt at nesting.

3.7 PROTECTED TREES

The proposed addition would not result in the removal of any protected trees. However, a large branch (eight inches in diameter) of protected tree no. 41 would need to be removed. In addition, the protected zone of trees no. 41 and 43 would be encroached from 10 to 30 percent.

Tree Protection and Replacement. Protected trees should be trimmed as recommended in the Arborist Report. Protective fencing should be installed and maintained around the outer limits of the protected zones during the construction period as discussed under Tree Protection Plan in the Arborist Report (see pages 25 through 29).

Section 22.44.1920.K of the LIP requires a 5:1 tree mitigation ratio for a 10 to 30 percent encroachment into the protected zone. Therefore, ten coast live oak trees should be planted and maintained at the project site. The proposed planting area is identified on Figure 3.

Section 22.44.1920.K of the LIP also states:

Where development encroaches into less than 30 percent of the protected zone of native trees, each affected tree shall be monitored annually for a period of not less than 10 years. An annual monitoring report shall be submitted for review by the County for each of the 10 years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts at a 10:1 ratio with seedling-sized trees.

Therefore, these affected trees should be monitored as required by LIP.

3.8 OAK WOODLANDS

The proposed project would be mostly located within the existing developed area and include the removal of the studio in the northeastern corner of the property which is located within oak woodland. The encroachment of the proposed development into the protected zone of tree nos. 41 and 43 would be offset by removal of the studio. In addition, mitigation (coast live oak tree planting) would be provided to offset encroachment into the protected zone of tree nos. 41 and 43 (see Section 3.7).

3.9 COASTAL WETLANDS

A coastal wetlands delineation was conducted and is provided as Appendix F. Approximately 0.04 acres of coastal wetlands occur within the Dark Canyon drainage on the project site. These wetlands would not be directly affected by the proposed development. Run-off from the project site into the Dark Canyon drainage following completion of the proposed project would not increase because the area of impervious surfaces would decrease as the existing studio and walkway would be demolished.

4.0 REFERENCES

California Natural Diversity Data Base (CNDDB). 2025. RAREFIND and BIOS output for the Malibu Beach, Point Dume, Topanga, Calabasas, Thousand Oaks and Canoga Park 7.5-minute quadrangle maps. California Department of Fish and Wildlife. Sacramento, CA.

California Native Plant Society. 2007. *Recommended List of Native Plants for Landscaping in the Santa Monica Mountains*.

California Native Plant Society. 2025. *Inventory of Rare and Endangered Plants of California* (accessed on-line 7/23/24).

De Lisle, H., G. Cantu, J. Feldner, R. Horne, P. O'Connor, M. Peterson and B. Robertson. 1986. *The Present Status of the Herpetofauna of the Santa Monica Mountains*. Prepared under the auspices of the Southwestern Herpetologists Society and the Society for the Study of Amphibians and Reptiles.

Dibblee, T. Jr. 1993. *Geologic Map of the Malibu Beach Quadrangle, Ventura and Los Angeles Counties, California*.

Garrett, K. and J. Dunn. 1981. *Birds of Southern California, Status and Distribution*. Los Angeles Audubon Society. Los Angeles, CA.

LA Johnny. 2024. *Arborist Report 616 Cold Canyon Road, Calabasas, CA (LA County)*.

Los Angeles County Department of Regional Planning. 2018. *Santa Monica Mountains Local Implementation Program*. A component of the Local Coastal Program.

Padre Associates, Inc. 2024. *Biological Assessment, 2570 Encinal Canyon Road, Santa Monica Mountains*.

PCR Services Corporation. 2000. *Biological Resources Assessment of the Proposed Santa Monica Mountains Significant Ecological Area*. Prepared for the Los Angeles County Department of Regional Planning

Raven, P., H. Thompson and B. Prigge. 1966 (revised 1986). *Flora of the Santa Monica Mountains, California*. Southern California Botanists Special Publication no. 2.

Sawyer, J.O., T. Keeler-Wolf and J.M. Evens. 2009. *A Manual of California Vegetation, Second Edition*. Prepared for the California Native Plant Society and California Department of Fish and Game.

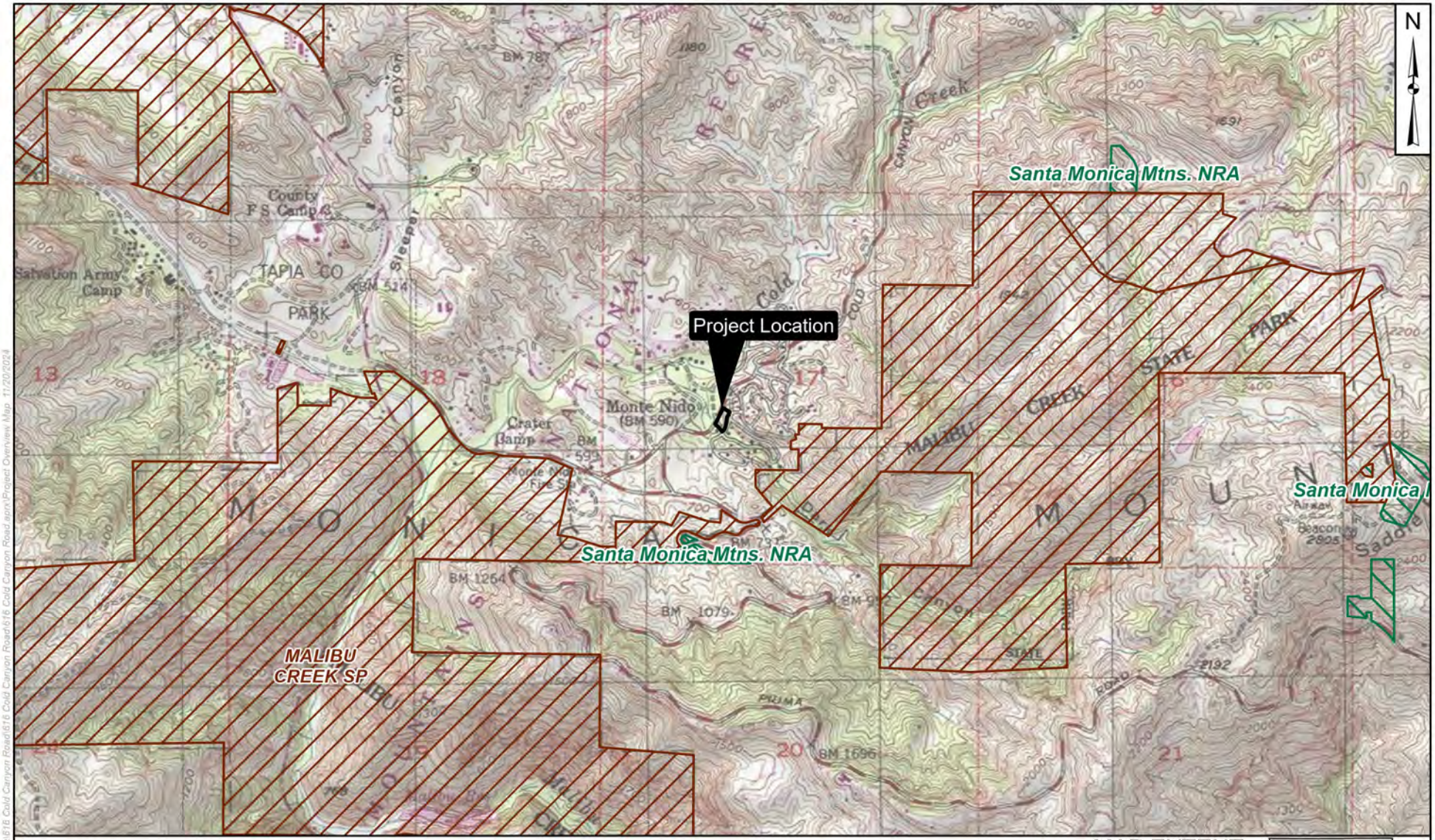
Tree Case Management, Inc. 2019. *Oak Tree Report 616 Cold Canyon Road, Calabasas, CA*.

Tree Case Management, Inc. 2024. *Oak Tree Report 616 Cold Canyon Road, Calabasas, CA*.

Zeiner, D., W. Laudenslayer, Jr. and K. Mayer. 1988. *California's Wildlife, Volume I, Amphibians and Reptiles*. California Department of Fish and Game. Sacramento, CA.

Zeiner, D., W. Laudenslayer, Jr., K. Mayer, and M. White. 1990a. *California's Wildlife, Volume II, Birds*. California Department of Fish and Game. Sacramento, CA.

Zeiner, D., W. Laudenslayer, Jr., K. Mayer, and M. White. 1990b. *California's Wildlife, Volume III, Mammals*. California Department of Fish and Game. Sacramento, CA.



LEGEND:

- Project Boundary
- Los Angeles County Park
- California State Park

Source: 7.5' USGS Topo Quad
Coordinate System:NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

0 1,000 2,000
FEET

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: 616 COLD CANYON ROAD, CALABASAS LOS ANGELES COUNTY, CA

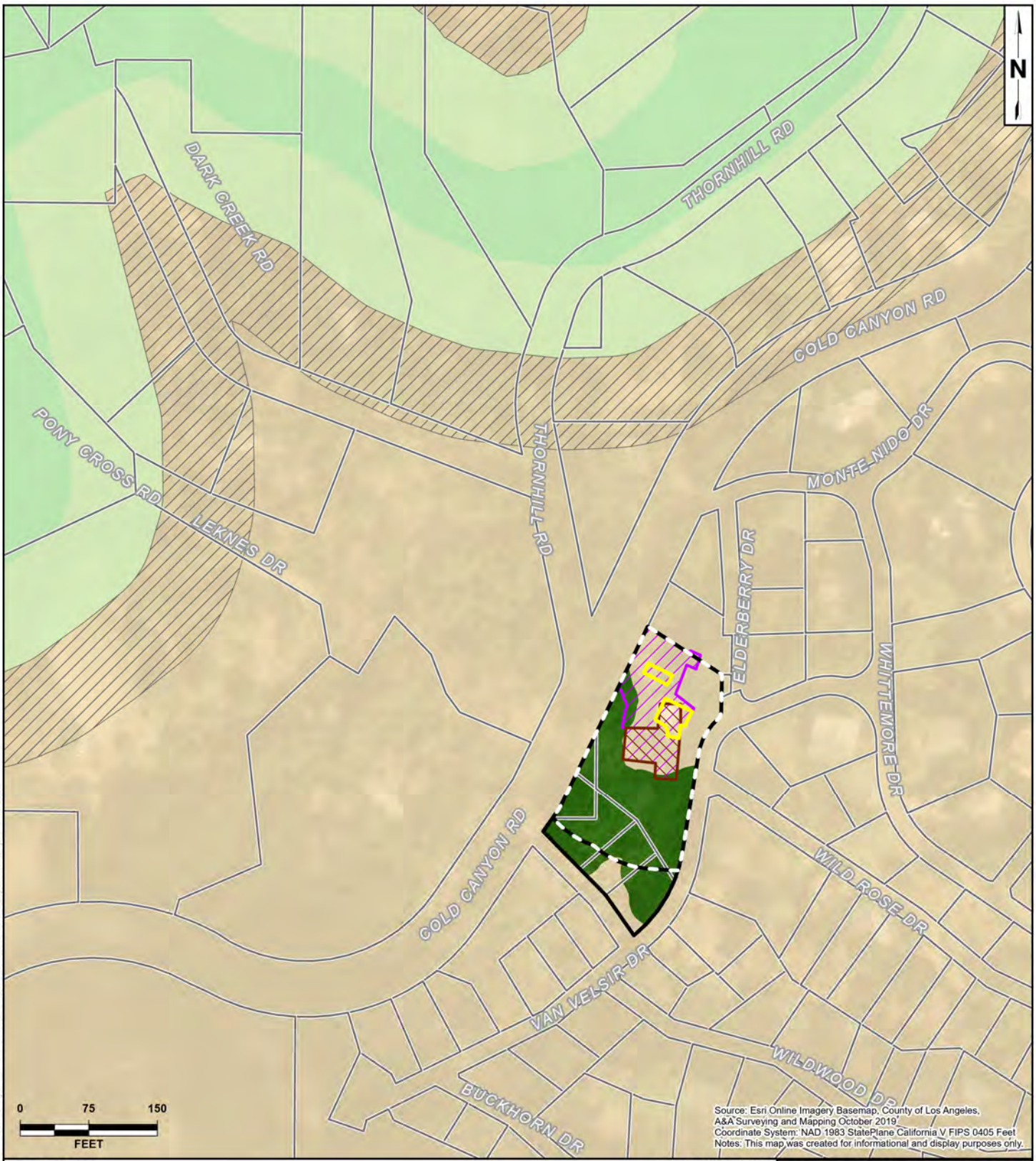
PROJECT NUMBER: 2102-4491

DATE: November 2024

PROJECT OVERVIEW MAP

FIGURE 1

J:\GIS Projects\GIS Maps\GIS Data\Project Sites\Fig616 Cold Canyon Road\616 Cold Canyon Road aprx\Project Overview Map 11.20.2024



LEGEND:

- Existing Structures (residence and garage)
- 100ft Fuel Modification
- Existing Development
- Proposed Addition
- Project Boundary
- Assessor Parcel Boundary
- H1 Habitat (previously mapped)
- H1 Habitat (newly mapped)
- H1 Habitat 100-Foot Buffer
- H1 Habitat Quiet Zone
- H3 Habitat

MAP EXTENT:

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: 616 COLD CANYON ROAD, CALABASAS LOS ANGELES COUNTY, CA

PROJECT NUMBER: 2102-4491

DATE: May 2025

SIGNIFICANT ENVIRONMENTAL RESOURCE AREAS

FIGURE 2

LEGEND:

- Protected Tree Location
- Wetland Delineation Sample Point
- Wetland Delineation Transect
- Fence or Block Wall
- Dark Canyon Drainage
- Project Boundary
- Assessor Parcel Boundary
- Coast Live Oak Woodland (0.53ac)
- Disturbed, including developed areas (0.26ac)
- Existing Development
- Proposed Addition
- Coastal Wetlands
- Oak Tree Planting Area

MAP EXTENT:

0 25 50
FEET

Source: Google Earth Pro Imagery February 2021, County of Los Angeles, A&A Surveying and Mapping October 2019
Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: BIOLOGICAL INVENTORY FOR 616 COLD CANYON ROAD, CALABASAS LOS ANGELES COUNTY, CA
PROJECT NUMBER: 2102-4491
DATE: May 2025

VEGETATION, TREE AND WETLAND MAP

FIGURE 3

Z:\GIS Projects\GIS Maps\GIS Data\Project Specific\616 Cold Canyon Road\616 Cold Canyon Road.mxd 5/13/2025

a. Existing residence, facing north, Dark Canyon drainage in foreground

b. Upstream portion of the Dark Canyon drainage

c. Downstream portion of the Dark Canyon drainage, with bridge

d. Shed, to be demolished

SITE PHOTOGRAPHS
FIGURE 4

APPENDIX A

VASCULAR PLANT FLORA OBSERVED IN THE VICINITY OF 616 COLD CANYON ROAD, MONTE NIDO RURAL VILLAGE, LOS ANGELES COUNTY, CALIFORNIA

Appendix A

Vascular Plant Flora Observed in the Vicinity of 616 Cold Canyon Road
Los Angeles County, California

Scientific Name	Common Name	Habit	Family	Wetland Status	Invasiveness Rating
*Agave sp.***	Agave	S	Agavaceae	*	
Artemisia douglasiana	Mugwort	PH	Asteraceae	FAC	
*Echium candicans***	Pride of Madeira	S	Boraginaceae	*	
*Fescue (hybrid)***	Fescue	PG	Poaceae	*	
*Iris sp.***	Iris	PH	Iridaceae	*	
*Lavendula sp.***	Lavender	S	Lamiaceae	*	
*Ligustrum japonicum***	Japanese privet	S	Oleaceae	FACU	
Platanus racemosa	Western sycamore	T	Plantanaceae	FAC	
Quercus agrifolia var. agrifolia	Coast live oak	T	Fagaceae	UPL	
*Rosarinus officinalis***	Rosemary	S	Lamiaceae	*	
*Salvia leucantha***	Mexican sage	S	Lamiaceae	*	
Sambucus nigra ssp. caerulea	Blue elderberry	T	Adoxaceae	FACU	
*Senecio radicans***	Senecio	PV	Asteraceae	*	
*Stipa miliacea var. miliacea**	Smilo grass	PG	Poaceae	*	Limited
*Vinca major**	Periwinkle	PV	Apocynaceae	FACU	Moderate

Notes:
Scientific nomenclature follows The Jepson Manual Second Edition (Baldwin et al., 2012), including supplements.
An "*" indicates non-native species which have become naturalized or persist without cultivation.
An "**" indicates species which have been planted and may not persist without cultivation.

Habit Definitions:
- AF = annual fern or fern ally.
- AG = annual grass.
- AH = annual herb.
- BH = biennial herb.
- PF = perennial fern or fern ally.
- PG = perennial grass.
- PH = perennial herb.
- PV = perennial vine.
- S = shrub.
- T = tree.

Invasiveness Rating from the online database of the California Invasive Plant Council

Wetland Status from Arid West 2022 Regional Wetland Plant List

- OBL - Obligate wetland: almost always occurs in wetlands (>99% probability)
- FACW - Facultative-Wetland: usually occurs in wetlands (67-99% probability)
- FAC - Facultative: equally likely to occur in wetlands or non-wetlands (34-66% probability)
- FACU - Facultative-Upland: usually occurs in non-wetlands (1-33% probability)
- UPL - Upland: almost always occurs in non-wetlands (>99% probability)
- *: not addressed in the wetland plant list, non-wetland species

APPENDIX B

SPECIAL-STATUS PLANT SPECIES OF THE PROJECT REGION

Appendix B. Special-Status Plant Species of the Project Region*

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Red sand-verbena (*Abronia maritima*)	List 4	Coastal foredunes; 0-300' elevation/February-November	Point Dume (historic, 1959), 8.6 miles to the southwest (CCH, 2024)	Not Expected: suitable habitat is absent, site elevation is too high, not observed during botanical surveys
Western spleen-wort (*Asplenium vespertinum*)	List 4	Chaparral, woodland, coastal scrub; 600-3300' elevation/February-June	Near Lake Sherwood (historic, 1963), 10.8 miles to the northwest (CCH, 2024)	Not Expected: not reported near site, not observed during botanical surveys
Braunton's milk-vetch (*Astragalus brauntonii*)	FE, List 1B	Typically, sandstone-derived soils in chaparral, coastal scrub, grassland; 15-2100' elevation/March-July	Los Liones Canyon, 10.6 miles to the east (CNDDB, 2024)	Not Expected: suitable soils are absent, not observed during botanical surveys
Coulter's saltbush (*Atriplex coulteri*)	List 1B	Coastal scrub, coastal bluffs; <1,600' elevation/March-October	Malibu bluffs, 3.5 miles to the south (CNDDB, 2024)	Not Expected: site too far from coast, not observed during botanical surveys
Davidson's saltscale (*Atriplex serenana ssp. davidsonii*)	List 1B	Coastal bluff scrub, coastal scrub; <1,500' elevation/April-October	Point Dume, 8.7 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Malibu baccharis (*Baccharis malibuensis*)	List 1B	Grassy openings in chaparral; 150-1,000' elevation/August-September	Salvation Army Camp at Malibu Creek, 1.5 miles to the west-northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Plummer's baccharis (*Baccharis plummerae ssp. plummerae*)	List 4	Chaparral, oak woodland, moist coastal scrub; <6000' elevation/August-November	Dry Canyon, 4.5 miles to the southwest (CCH, 2024)	Not Expected: on-site oak woodland habitat is fragmented, not observed during botanical surveys
Catalina mariposa lily (*Calochortus catalinae*)	List 4	Grassland, coastal scrub; <2,300' elevation/March-May	Near Piuma Road, 0.8 miles to the west (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Club-haired mariposa lily (*Calochortus clavatus* var. *clavatus*)	List 4	Chaparral, coastal scrub, grassland; <3,300' elevation/April-June	Near Malibu Creek, 0.9 miles to the west-southwest (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Slender mariposa lily (*Calochortus clavatus* var. *gracilis*)	List 1B	Chaparral, coastal scrub, grassland; <3,300' elevation/May-June	Stokes Canyon, 1.9 miles to the north (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Plummer's mariposa lily (*Calochortus plummerae*)	List 4	Coastal scrub, chaparral, grassland; <5,600' elevation/May-July	Backbone Trail, 0.4 miles to the southeast (iNaturalist.org, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Lewis' evening primrose (*Camissoniopsis lewisii*)	List 3	Coastal scrub, grassland, woodland, coastal bluff scrub; <1,000' elevation/March-June	Point Dume (historic, 1951), 8.6 miles to the southwest (CCH, 2024)	Not Expected: on-site woodland habitat is fragmented by development, not observed during botanical surveys
Island mountain mahogany (*Cercocarpus betuloides* var. *blancheae*)	List 4	Chaparral, closed-cone coniferous forest; <2,000' elevation/March-April	Near Malibu Creek, 0.9 miles to the southwest (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Orcutt's pincushion (*Chaenactis glabruiscula* var. *orcuttiana*)	List 1B	Coastal bluff scrub, coastal dunes; 10-300' elevation/January-August	Leo Carrillo State Beach (historic, 1898), 14.1 miles to the west-southwest (CCH, 2024)	Not Expected: suitable habitat is absent, site elevation is too high, not observed during botanical surveys
Parry's spineflower (*Chorizanthe parryi var. parryi*)	List 1B	Coastal scrub, chaparral, grassland; 300-4000' elevation/May-June	Latigo Canyon (likely misidentification), 5.3 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
San Fernando spineflower (*Chorizanthe parryi ssp. fernandina*)	SE, List 1B	Coastal scrub, grassland; 50-3300' elevation/April-June	Laskey Mesa, 6.4 miles to the north (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Small-flowered morning glory (*Convolvulus simulans*)	List 4	Chaparral, coastal sage, grassland on clay or serpentine soils; 100-2,900' elevation/April-June	Encinal Canyon Road, 10.8 miles to the west (Padre, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Santa Susana tarplant (*Deinandra minthornii*)	SR, List 1B	Chaparral, coastal scrub on sandstone-derived soils; 650-2,600' elevation/June-November	Near Calabasas Peak, 2.8 miles to the northeast (CNDDB, 2024)	Not Expected: suitable soils are absent, not observed during botanical surveys
Dune larkspur (*Delphinium parryi ssp. blochmaniae*)	List 1B	Coastal dunes, chaparral; 60-1000' elevation/April-May	Near Lake Eleanor, 10.1 miles to the west-northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Western dichondra (*Dichondra occidentalis*)	List 4	Chaparral, coastal scrub, woodland, grassland; 160-1600' elevation/March-July	Leo Carrillo State Beach, 13.7 miles to the west-southwest (CCH,2024)	Not Expected: on-site woodland habitat is fragmented by development, not observed during botanical surveys
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	List 1B	Chaparral, coastal scrub, coastal bluff scrub, grassland; <1,500' elevation/April-June	Mouth of Winter Canyon, 2.9 miles to the south-southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Agoura Hills dudleya (*Dudleya cymosa ssp. agourensis*)	FT, List 1B	Volcanic slopes; <1,500' elevation/May-June	Near Triunfo Canyon Road/Lindero Road intersection, 8.5 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Marcescent dudleya (*Dudleya cymosa ssp. marcescens*)	FT, SR, List 1B	Shaded volcanic slopes, outcrops; 500-1,600' elevation/May-June	Malibu Creek State Park, 2.7 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Santa Monica Mountains dudleya (*Dudleya cymosa ssp. ovatifolia*)	FT, List 1B	Shaded volcanic slopes, outcrops; 500-1,600' elevation/May-June	Malibu Canyon, 1.4 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Many-stemmed dudleya (*Dudleya multicaulis*)	List 1B	Clay soils, rock outcrops in chaparral, coastal scrub, grassland; <2,000' elevation/May-June	Chatsworth Reservoir, 10.7 miles to the north-northwest (CNDB, 2024)	Not Expected: not reported near site, suitable habitat is absent, not observed during botanical surveys
Conejo dudleya (*Dudleya parva*)	FT, List 1B	Volcanic rock outcrops; 200-1500' elevation/May-July	Near Moorpark Road, 14.6 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Conejo buckwheat (*Eriogonum crocatum*)	SR, List 1B	Conejo volcanic outcrops; 300-2000' elevation/April-July	Near Lake Eleanor, 10.3 miles to the west-northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Mesa horkelia (*Horkelia cuneata* var. *puberula*)	List 1B	Chaparral, woodland, coastal scrub; 230-2,850' elevation/March-July	US 101/Las Virgenes Road interchange (historic, 1935), about 4.7 miles to the north (CNDB, 2024)	Not Expected: on-site woodland habitat is fragmented by development, not observed during botanical surveys
Decumbent goldenbush (*Isocoma menziesii var. decumbens*)	List 1B	Coastal scrub, chaparral; <650' elevation/July-November	General vicinity of Malibu (1975), three miles to the south (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Southern California black walnut (*Juglans californica*)	List 4	Woodland, chaparral, canyon bottoms; 100-3,000' elevation/March-May	Liberty Canyon, 2.1 miles to the northwest (CCH, 2024)	Not Expected: on-site woodland habitat is fragmented by development, not observed during botanical surveys

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Spiny rush (*Juncus acutus* var. *leopoldii*)	List 4	Floodplains, margins of marshes; <3000' elevation/June-August	Encinal Canyon Road, 10.8 miles to the west (Padre, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*)	List 1B	Coastal saltmarsh, playas, vernal pools; 3-4500' elevation/April-May	Malibu area (historic, 1933), 3.2 miles to the south (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Fragrant pitcher sage (*Lepechinia fragrans*)	List 4	Chaparral; 65-4300' elevation/March-October	Decker Road (historic, 1931), 12.0 miles to the west (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Ocellated Humboldt lily (*Lilium humboldtii* var. *occellatum*)	List 4	Chaparral, woodland, riparian woodland, coniferous forest; <5,900' elevation/May-August	Near Stunt Road, 2.4 miles to the east (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
White-veined monardella (*Monardella hypoleuca ssp. hypoleuca*)	List 1B	Chaparral, woodland; <4,900' elevation/May-October	Santa Ynez Canyon, 7.0 miles to the east- (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Ojai navarretia (*Navarretia ojaiensis*)	List 1B	Clay soils in coastal scrub, chaparral; 1,000-3,300' elevation/May-July	Newton Canyon Road, 6.2 miles to the west (CNDDB, 2024)	Not Expected: suitable habitat and soils are absent, not observed during botanical surveys
Chaparral nolina (*Nolina cismontana*)	List 1B	Chaparral, coastal scrub; 450-3600' elevation/May to July	Palo Comado Canyon, 8.2 miles to the north-northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
California orcutt grass (*Orcuttia californica*)	FE, SE, List 1B	Vernal pools; 30-2200' elevation/April-August	Near SR 23/Tierra Rejada Road intersection, 16 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Lyon's pentachaeta (*Pentacheata lyonii*)	FE, SE, List 1B	Coastal scrub, chaparral openings, grassland; <1,300' elevation/March-August	Stunt Ranch, 2.2 miles to the northeast (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Hubby's phacelia (*Phacelia hubbyi*)	List 4	Chaparral, coastal scrub, grassland; <3,300' elevation/April-July	Near Piuma Road, 0.8 miles to the west (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
South Coast branching phacelia (*Phacelia ramossissima var. austrolittoralis*)	List 3	Coastal dunes, saltmarsh, coastal bluffs; <1,000' elevation/April-October	Mouth of Las Flores Canyon (historic, 1943), 4.2 miles to the southeast (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys

Appendix B. Continued

Species	Status	Habitat Description/Flowering Period	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Western sycamore (*Platanus racemosa)*	LACC, SMMLIP (6" dbh)	Streams, canyon bottoms; <6,500' elevation/February-April	Nine protected trees on the project site	Present
Coast live oak (*Quercus agrifolia*)	LACC, SMMLIP (6" dbh)	Chaparral, woodland;10-4000' elevation/March-April	47 protected trees found on the project site	Present
Nuttall's scrub oak (*Quercus dumosa*)	List 1B	Chaparral, coastal scrub, closed-cone conifer forest; 50-1300' elevation/February-April	Stunt Road, 1.8 miles to the east (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Fish's milkwort (*Rhinotropis cornuta var. fishae*)	List 4	Chaparral, oak woodland; 300-4200' elevation/May-August	Tapia Park. 0.5 miles to the southwest (CCH, 2024)	Not Expected: on-site woodland habitat is fragmented by development, not observed during botanical surveys
Coulter's Matilija poppy (*Romneya coulteri*)	List 4	Dry washes, canyons; <4000' elevation/March-July	Malibu Creek State Park, 2.7 miles to the northwest (CCH, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Chaparral ragwort (*Senecio aphanactis*)	List 2B	Chaparral, woodland, coastal scrub; 50-2600' elevation/January-April	Near Lake Eleanor, 10.0 miles to the northwest (CNDDB, 2024)	Not Expected: on-site woodland habitat is fragmented by development, not observed during botanical surveys
California screw moss (*Tortula californica*)	List 1B	Chenopod scrub, grassland; 150-2460' elevation	Newton Canyon 7.4 miles to the west (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys
Sonoran maiden fern (*Pelazoneuron puberula var. sonorensis*)	List 2	Streams, seeps; 160-2,600' elevation	Rustic Creek, 10.5 miles to the east (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during botanical surveys

*Defined as the area included with the 7.5' quadrangle topographic maps surrounding the project site

Status Codes:

FC	Federal Candidate for listing (USFWS)
FE	Federal Endangered (USFWS)
FT	Federal Threatened (USFWS)
LACC	Protected under Los Angeles County Code of Ordinances
List 1A	Presumed extirpated in California and either rare or extinct elsewhere
List 1B	Rare or endangered in California and elsewhere (California Native Plant Society {CNPS])
List 2:	Rare or endangered in California but more common elsewhere (CNPS)
List 3:	Plants about which we need more information, a review list (CNPS)
List 4:	Limited distribution, watch list (California Native Plant Society)
SE	State Endangered (CDFW)
SR	State Rare (CDFW)
SMMLIP	Santa Monica Mountains Local Implemental Plan development standard

Location Acronyms

CNDDB	California Natural Diversity Data Base
CCH	California Consortium of Herbaria

APPENDIX C

ARBORIST REPORT

LAJOHNNY

May 7, 2025

Padraic Hannon

616 Cold Canyon Rd.

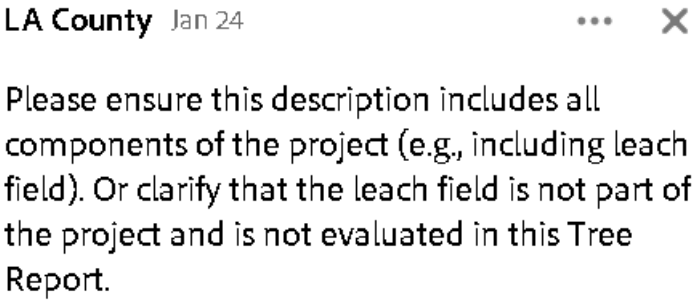
Calabasas, CA 91302

SUBJECT: Arborist Reply to LA County comments – 616 Cold Canyon Rd. Calabasas, CA

Dear Mr. Hannon,

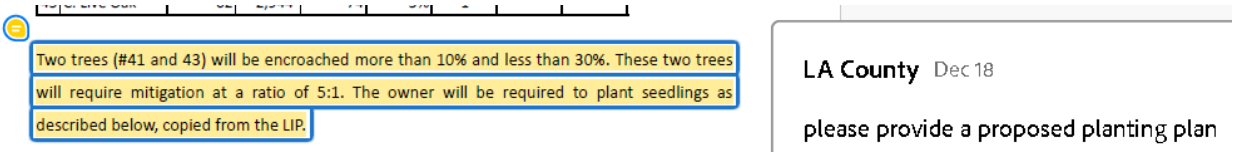
On April 8, 2025 I received an email from your architect David Hertz with comments from LA County regarding the BIOLOGICAL ASSESSMENT for your site at 616 Cold Canyon Road. My tree report was attached to the biological assessment report prepared by Matt Ingamells, Padre Associates, Inc. There were three minor questions raised by the planner concerning the tree report. This letter is my reply to the county planners' inquires and two questions from your architect.

First comment from the cover letter to my report.



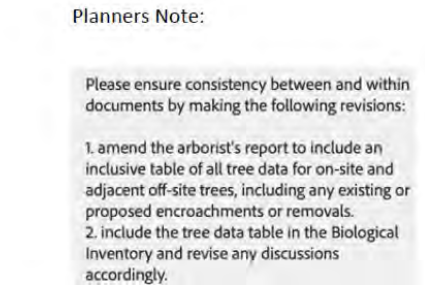
Arborist reply: the leach field is not part of the project and was not evaluated in my tree report dated November 17, 2024.

Second comment from page 11 of my report.



Arborist reply: the proposed planting plan is needed as part of the native tree replacement planting program. That plan will be prepared by others and is not part of the tree report.

Here is the third comment from page 32 of my report.



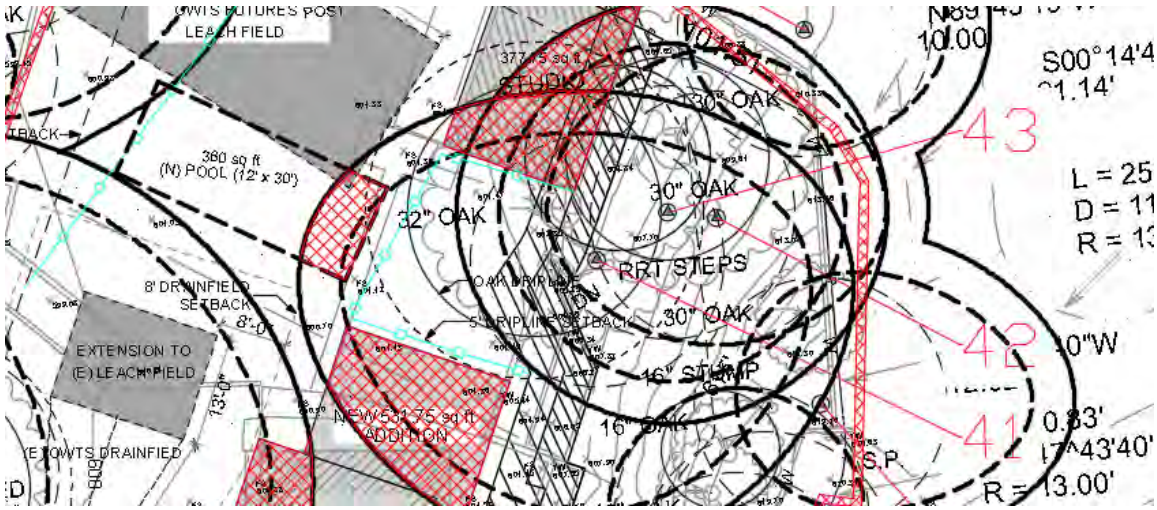
Arborist reply: the inclusive table of all tree data for on-site and adjacent off-site trees was actually included in the report on the pages following this comment. See this table on pages 33 through 42 of the tree report.

In addition to the three comments from the county, your architect David Hertz asked me to clarify a quote from him found on page 21 of my tree report. This quote was from an email and reads:

> discussions with the county, architect David Hertz reports "We have all agreed that the removal of the fences and the storage building and its retaining wall is less injurious to the Oak trees and better left intact instead of removal. . . It seems they are wanting to add that the retaining wall is also to be left intact at the storage buildings."

What David intended is that all agreed that **retention** of the of the fences and the storage building and its retaining wall is less injurious to the Oak trees and are better left intact instead of removal.

Finally, you have a change to the proposed site plan that was the basis for my tree report of November 17, 2024. That change will add a swimming pool. You asked me to analyze that proposed swimming pool to see if it will impact the protected trees. Below is a screen shot showing the proposed pool and its encroachment into the protected zone of tree 42. The proposed pool will encroach into the protected zone of tree #42 by ~73 square feet for a total encroachment of 498 square feet out of a protected zone of 2,786. That increases the percentage of encroachment from 15% to 17.9%. That small change will not affect the mitigation as calculated in the original report. The mitigation remains the same.



If you have questions, please let me know.

Sincerely

Landscape Architect & Registered Consulting Arborist
California Licensed Landscape Architect 5251
Registered Consulting Arborist #591

LAJOHNNY

November 17, 2024

Padraic Hannon
616 Cold Canyon Rd.
Calabasas, CA 91302

SUBJECT: Arborist Report– 616 Cold Canyon Rd. Calabasas, CA (LA County)

Dear Mr. Hannon,

Attached is my tree report for 616 Cold Canyon Rd. Calabasas, CA. This report is needed to apply for the permit for your existing fence, walls and storage and to apply for permits to make improvements as shown in the architects site plan dated 4/24/24. The report must comply with local government ordinances including Los Angeles County, Coastal Commission, and Santa Monica Mountains Local Implementation Plan. Any recommendations made in this report are provisional and must first be approved by the permitting authorities.

The local government ordinances prescribe which trees to include in this report including any native tree "within 25 feet of any structure or other development". Fifty-six trees (56) meet the requirements described in the regulations including two oak trees growing on adjacent property that are within 25 feet. The required observation for each tree can be seen in table form in Appendix A: Inclusive Table of all Tree Data. The county planner requested this format in comments provided by your architect. The written report that follows explains how this data impacts your plans to permit the existing fence, walls and storage and the improvements shown in the architects site plan.

The trees as a group are healthy, above average. Six trees should be monitored annually for any changes in compartmentalized decay. Two trees should be pruned to remove existing branch stubs. See the Recommendations section of the report for details.

Annual monitoring reports will likely be required for the seventeen trees affected by the existing improvements and such reports will be needed for ten more trees encroached upon by the proposed improvements. The regulations require monitoring for ten years.

Two trees will be encroached by a large enough amount that mitigation in the form of a planting plan will be required. For these trees the you will need to submit a native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist. To allow for the 532 square feet addition north of the garage, the lowest branch of one oak tree will need to be removed.

Tree protection fencing will be required to protect native trees during construction. No storage, parking or equipment can be used in the protected area below native trees. Because of the complex layout of these trees and the existing fences and structures, I have recommended fences be erected as shown in Appendix C Tree Protection Plan Architect Site Plan. The county will need to approve this layout. For work done within the tree protection zone, you will need to hire a tree monitor, a third party qualified independent biological consultant or arborist, approved by the Director.

If you have questions, please let me know.

Sincerely

Landscape Architect & Registered Consulting Arborist
California Licensed Landscape Architect 5251
Registered Consulting Arborist #591

ARBORIST REPORT TITLE:

616 Cold Canyon Rd. Calabasas, CA (LA County)

PREPARED FOR:

Padraic Hannon

PREPARED BY:

John Burke, Registered Consulting Arborist #591 ASCA

805-754-9393. John@LAJohnny.com

DATE:

November 17, 2024

PROJECT LOCATION: 616 Cold Canyon Rd. Calabasas, CA (LA County)

TABLE OF CONTENTS

Assignment & Introduction

Background

The owner lives in a house built about fifty years ago. The house also has an existing wooden privacy fence and retaining walls that surrounds the house on three sides. The fence follows the approximate location of the property lines. Those improvements were installed without the proper permits. This report is needed to apply for the permit for those existing features. In addition, the owner wishes to remodel portions of the existing house. This report is also needed to apply for permits to make improvements as shown in the architects site plan dated 4/24/24.

Assignment

Prepare a tree report for the home owner that will satisfy the regulatory requirement for a tree report as described in Chapter 22.174 - OAK TREE PERMITS of the Los Angeles County, CA Code of Ordinances. In addition to the county ordinance, the tree report must follow the requirements in 22.44.950 - Coastal Development Permit—Oak Tree Requirements, and Development Standards Santa Monica Mountains Local Implementation Plan 22.44.1920 subsection K Native Tree Protection.

Deliverables:

A tree report for the home owner that will satisfy the regulatory requirement for a tree report as described in relevant codes described in the assignment section above for the purposes of applying for existing features permit and for permits to make improvements as shown in the architects site plan dated 4/24/24.

Assumptions and Limits on the Assignment

- No legal advice is intended in this report.
- Tree assessments and recommendations are based on published industry standards and this arborists' training and experience.

EXCLUSIONS

- Aerial inspection of the canopy
- Root excavation
- Construction Monitoring
- Printing

PURPOSE AND USE OF THE REPORT

This report is intended for use by the owner for the existing improvements permit and for permits to remodel the house as shown in the architects site plan.

OBSERVATIONS

Field observations were made November 4 and 5, 2024.

Instructions for obtaining a Coastal Development Permit describe which trees to include in the tree report as follows: “all oak tree driplines/protected zones that are within 25 feet of any structure or other development”. In addition to oak trees the local implementation plan includes all native trees. It reads, “preserve native oak, walnut, sycamore, bay, or other native trees, that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter.” (K. Development Standards Santa Monica Mountains LIP 22.44.1920 subsection K Native Tree Protection)

The field observations identified fifty-six trees (56) meeting the requirements described in the preceding paragraph, including two (2) that are on adjacent property. The protected native trees include (47) coast live oaks (*Quercus agrifolia*) and (9) California sycamore (*Platanus racemosa*). None of the trees on the site met the size standard for a heritage oak.

EXISTING PRIVACY FENCE, WALLS, AND STORAGE

During our correspondence, the architect David Hertz discussed the existing privacy fence. Concerning a recent meeting with county officials, David Hertz wrote: “We have all agreed that

the removal of the fences and the storage building and its retaining wall is less injurious to the Oak trees and better left intact instead of removal. . . It seems they are wanting to add that the retaining wall is also to be left intact at the storage buildings."

Field observations included all protected trees affected by the existing privacy fence and other site improvements like walls and structures. All protected trees on the property were inventoried.

A list of the fifty-six site trees

#	Genus	Species	Common name	Trunk Circ.	Trunk Dia.
1	*Platanus*	*Racemosa*	CA sycamore	31	10
2	*Platanus*	*Racemosa*	CA sycamore	50	16
4	*Platanus*	*Racemosa*	CA sycamore	44	14
5	*Platanus*	*Racemosa*	CA sycamore	57	18
6	*Quercus*	*agrifolia*	C. Live Oak	47	15
7	*Quercus*	*agrifolia*	C. Live Oak	38	12
8	*Quercus*	*agrifolia*	C. Live Oak	53	17
9	*Quercus*	*agrifolia*	C. Live Oak	31	10
10	*Quercus*	*agrifolia*	C. Live Oak	57	18
11	*Quercus*	*agrifolia*	C. Live Oak	79	25
12	*Quercus*	*agrifolia*	C. Live Oak	85	27
13	*Quercus*	*agrifolia*	C. Live Oak	63	20
14	*Quercus*	*agrifolia*	C. Live Oak	63	20
15	*Platanus*	*Racemosa*	CA sycamore	44	14
16	*Quercus*	*agrifolia*	C. Live Oak	63	20
17	*Quercus*	*agrifolia*	C. Live Oak	63	20
18	*Quercus*	*agrifolia*	C. Live Oak	69	22
19	*Quercus*	*agrifolia*	C. Live Oak	22	7
20	*Quercus*	*agrifolia*	C. Live Oak	19	6
21	*Quercus*	*agrifolia*	C. Live Oak	19	6
22	*Quercus*	*agrifolia*	C. Live Oak	63	20
24	*Platanus*	*Racemosa*	CA sycamore	75	24
25	*Quercus*	*agrifolia*	C. Live Oak	82	26
26	*Platanus*	*Racemosa*	CA sycamore	79	25
27	*Platanus*	*Racemosa*	CA sycamore	22	7
28	*Quercus*	*agrifolia*	C. Live Oak	66	21

#	Genus	Species	Common name	Trunk Circ.	Trunk Dia.
29	*Quercus*	*agrifolia*	C. Live Oak	35	11
30	*Platanus*	*Racemosa*	CA sycamore	110	35
31	*Quercus*	*agrifolia*	C. Live Oak	47	15
33	*Quercus*	*agrifolia*	C. Live Oak	85	27
36	*Quercus*	*agrifolia*	C. Live Oak	19	6
37	*Quercus*	*agrifolia*	C. Live Oak	19	6
38	*Quercus*	*agrifolia*	C. Live Oak	19	6
39	*Quercus*	*agrifolia*	C. Live Oak	38	12
40	*Quercus*	*agrifolia*	C. Live Oak	38	12
41	*Quercus*	*agrifolia*	C. Live Oak	107	34
42	*Quercus*	*agrifolia*	C. Live Oak	57	18
43	*Quercus*	*agrifolia*	C. Live Oak	82	26
44	*Quercus*	*agrifolia*	C. Live Oak	63	20
45	*Quercus*	*agrifolia*	C. Live Oak	75	24
46	*Quercus*	*agrifolia*	C. Live Oak	22	7
47	*Quercus*	*agrifolia*	C. Live Oak	38	12
48	*Quercus*	*agrifolia*	C. Live Oak	88	28
49	*Quercus*	*agrifolia*	C. Live Oak	22	7
50	*Quercus*	*agrifolia*	C. Live Oak	28	9
51	*Quercus*	*agrifolia*	C. Live Oak	38	12
52	*Quercus*	*agrifolia*	C. Live Oak	41	13
53	*Quercus*	*agrifolia*	C. Live Oak	31	10
54	*Quercus*	*agrifolia*	C. Live Oak	28	9
55	*Quercus*	*agrifolia*	C. Live Oak		MULTI
56	*Quercus*	*agrifolia*	C. Live Oak		MULTI

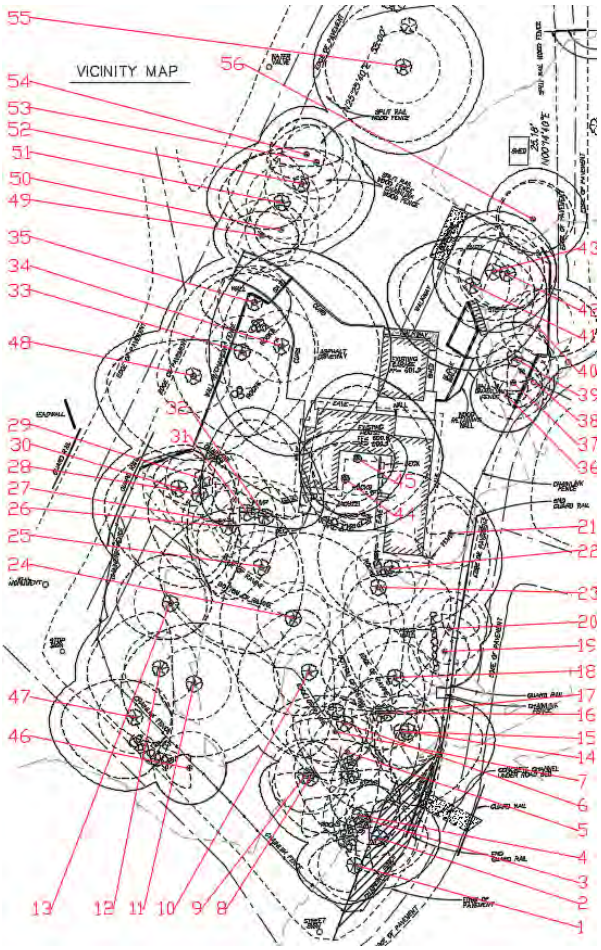
Observations required by all regulatory ordinances can be seen in **Appendix A: Inclusive Table of all Tree Data**. Required data is listed in a column on the left and columns to the right show specific data for each tree.

ANALYSIS

TREE MAP SOURCE AND METHODOLOGY

Data recorded in the field was transferred to the tree map using AutoCAD. The site survey by GEORGE DARVASAN-STANCIU from June 2015 was used as the field map and the base for CAD. Existing trees were marked and numbered using the survey. Changes have occurred since 2015 including oaks that have grown to be of ordinances size. Non-native landscape trees were not inventoried. Canopy dimensions were recorded in the field and transferred to the tree map. Fifty-six protected native trees were shown on the survey to create the tree map. See **Appendix B Tree Map Survey** a 24x36 inch sheet.

Above: left Aerial Photo of site.



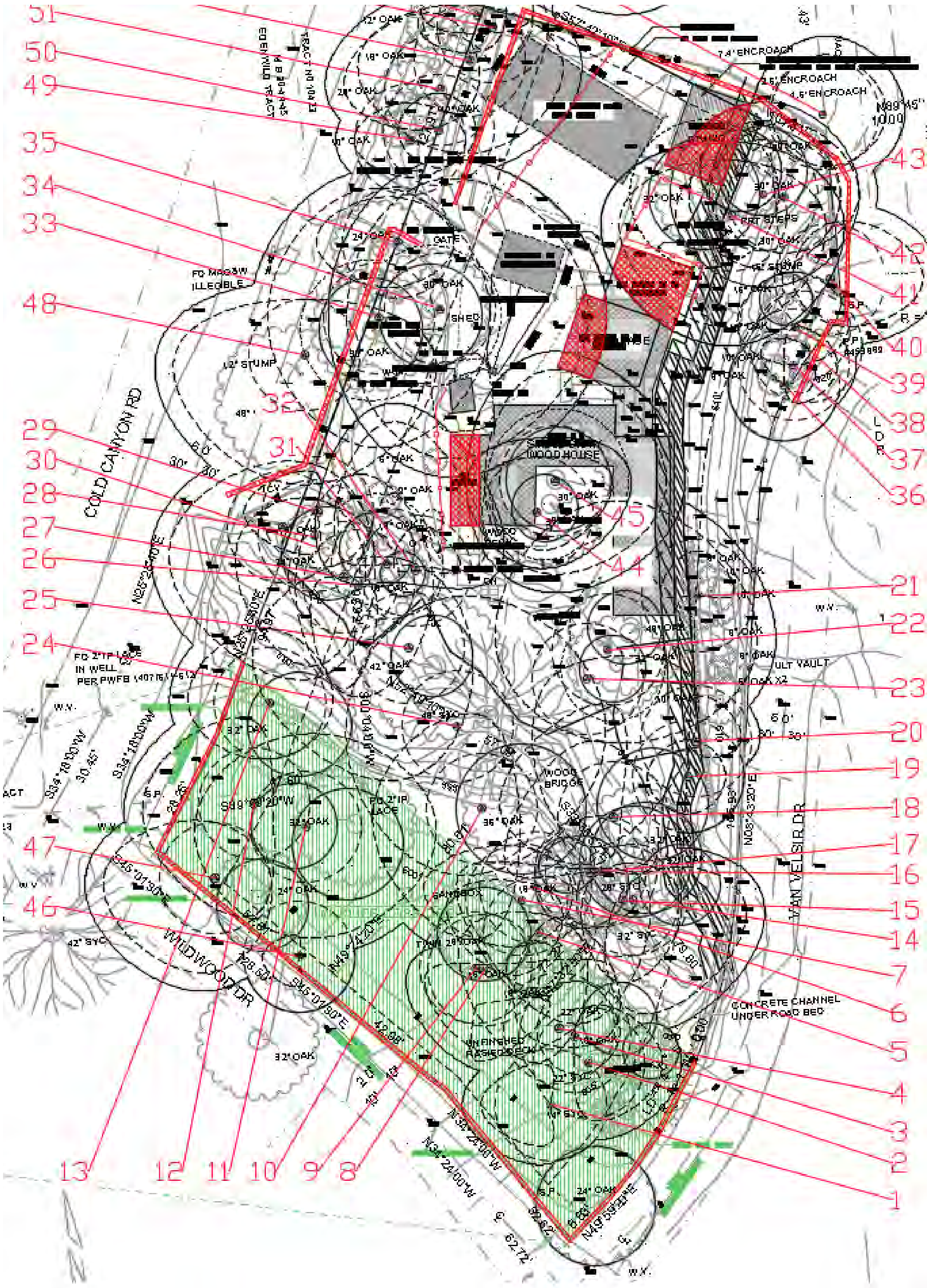
Above right Tree Map with canopy delineation.

ENCROACHMENT: DEFINITION

The local implementation plan includes the following to define encroachment.

> Development shall be sited to prevent any encroachment into the protected zone of individual native trees to the maximum extent feasible. Protected Zone means that area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater.
>
> Removal of native trees or encroachment in the protected zone shall be prohibited for accessory uses or structures. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least significant impacts shall be selected.
>
> subsection K 22.44.1920 Native Tree Protection (Development Standards Santa Monica Mountains LIP)

The proposed site plan was analyzed to determine the location and extent of encroachment. Encroachment is shown in red in the site plan screen shot pasted below. It shows existing privacy fence, proposed split rail fence, proposed remodel of the house, garage, and studio.



COLD CANYON RD
WILDWOOD DR
VAN VELSIR DR
TRACT NO 10413
EDEN WILD TRACT
7.4' ENCROACH
4.6' ENCROACH
SHED
GATE
WOOD HOUSE
WOOD BRIDGE
SANDBOX
UNFINISHED RAISED DECK
CONCRETE CHANNEL UNDER ROAD BED
ULT VAULT
BRT STEPS
STUMP
12" STUMP
FD MAG&W ILLEGIBLE
FD 2"IP LACE IN WELL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

EXISTING PRIVACY FENCE, WALLS, AND STORAGE

The existing privacy fence walls and storage encroached into the tree protected zone of seventeen trees (17). No trees were encroached more than a few percent of the tree protected zone. Fence post holes of less than one foot diameter were spaced about eight feet apart so very little root zone was disturbed, less than 1% for most trees.

Impact Evaluation: Existing Fence, Walls, Storage

#	Common name	Canopy diameter	Encroach < 10%	Area of TPZ SF	Encroch SF	Encroch percent	E Privacy Fence
	Subtotals						17
29	C. Live Oak	30	1	707	4	1%	1
30	CA sycamore	66	1	3419	8	0.2%	1
33	C. Live Oak	75	1	4416	9	0.2%	1
34	C. Live Oak	80	1	4924	78	2%	1
35	C. Live Oak	41	1	1288	5	0.4%	1
36	C. Live Oak	28	1	594	3	0.6%	1
37	C. Live Oak	28	1	594	3	0.6%	1
38	C. Live Oak	22	1	380	3	0.7%	1
39	C. Live Oak	38	1	1104	5	0.4%	1
40	C. Live Oak	41	1	1320	5	0.4%	1
48	C. Live Oak	70	1	3847	9	0.2%	1
49	C. Live Oak	35	1	962	4	0.5%	1
50	C. Live Oak	30	1	707	4	0.5%	1
51	C. Live Oak	43	1	1451	5	0.4%	1
52	C. Live Oak	58	1	2595	7	0.3%	1
53	C. Live Oak	32	1	779	4	0.5%	1
54	C. Live Oak	35	1	962	4	0.5%	1

No mitigation (additional tree planting) is required for the existing privacy fence based on the percentage of encroachment being less than the 10 percent threshold for mitigation. Based on the local implimentation plan, these seventeen trees will require an annual monitoring report for ten years per the LIP.

> Where development encroaches into less than 30 percent of the protected zone of native trees, each affected tree shall be monitored annually for a period of not less than 10 years. An annual monitoring report shall be submitted for review by the County for each of the 10 years. Should any of these trees be lost or suffer

> worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts at a 10:1 ratio with seedling-sized trees.

PROPOSED SPLIT RAIL FENCE

The proposed split rail fence will encroach into the tree protected zone of five trees. No trees will be encroached more than .7% of the tree protected zone. Fence post holes of less than one foot diameter will be spaced about eight feet apart so very little root zone will be disturbed, less than 1% for these trees.

Impact Evaluation: Split Rail Fence

#	Common name	Canopy diameter	Encroach < 10%	Area of TPZ SF	Encroch SF	Encroch percent	Split Rail Fence
	Subtotals						5
1	CA sycamore	30	1	683	4	0.5%	1
12	C. Live Oak	54	1	2247	7	0.3%	1
13	C. Live Oak	47	1	1734	6	0.3%	1
46	C. Live Oak	24	1	452	3	0.7%	1
47	C. Live Oak	53	1	2164	7	0.3%	1

No mitigation (additional tree planting) is required for the split rail fence based on the percentage of encroachment being less than the 10 percent threshold for mitigation. These five trees will require an annual monitoring report for ten years.

> Where development encroaches into less than 30 percent of the protected zone of native trees, each affected tree shall be monitored annually for a period of not less than 10 years. An annual monitoring report shall be submitted for review by the County for each of the 10 years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts at a 10:1 ratio with seedling-sized trees.

PROPOSED IMPROVEMENTS TO HOUSE, GARAGE, AND STUDIO

The proposed improvements to the house, garage and studio will encroach into the tree protected zone of seven trees (7). The table on the following page shows the percentage of encroachment for each tree.

Five trees (#31, 34, 42, 44, and 45) have less than ten percent encroachment. No mitigation (additional tree planting) is required for these based on the percentage of encroachment. These trees will require an annual monitoring report for ten years per the LIP. See the table below for details on amount of encroachment.

Impact Evaluation: HOUSE, GARAGE, AND STUDIO								
#	Common name	Canopy diameter	Area of TPZ SF	Encroch SF	Encroch percent	House	Garage	Studio
	Subtotals					4		1
31	C. Live Oak	49	1963	156	8%	1		
34	C. Live Oak	80	4924	78	2%	1		
42	C. Live Oak	48	1,732	145	8%			1
44	C. Live Oak	48	1,220	50	4%	1		
45	C. Live Oak	62	2,944	74	3%	1		

Two trees (#41 and 43) will be encroached more than 10% and less than 30%. These two trees will require mitigation at a ratio of 5:1. The owner will be required to plant seedlings as described below, copied from the LIP.

> Any CDP that includes native tree removal or encroachment requiring mitigation above, shall include as a condition the requirement that the applicant shall submit a native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful, including performance standards for determining whether replacement trees are healthy and growing normally, and procedures for periodic monitoring and implementation of corrective measures in the event that the health of replacement trees declines.
>
> The applicant shall plant seedlings, less than one year old on an area of the project site where there is suitable habitat. In the case of oak trees, the seedlings shall be grown from acorns collected in the area and an acorn derived from a local Santa Monica Mountains source of the same species as the seedling shall be planted within the irrigation zone of the seedling. Where on-site mitigation through planting replacement trees is not feasible, off-site mitigation shall be provided at a suitable site that is restricted from development or is public parkland. The applicant shall plant seedlings, less than one year old in an area where there is suitable habitat. In the case of oak trees, the seedlings shall be grown from acorns collected in the area. In addition, an acorn derived from a local Santa Monica Mountains source of the same species as the seedling shall be planted within the irrigation zone of the seedling.

Impact Evaluation: HOUSE, GARAGE, AND STUDIO								
#	Common name	Canopy diameter	Area of TPZ SF	Encroch SF	Encroch percent	House	Garage	Studio
	Subtotals						1	2
41	C. Live Oak	60	2,786	425	15%		1	1
43	C. Live Oak	50	1,957	246	13%			1

DISCUSSION

Aesthetics of Trees

Of the fifty-six trees two were given an A for aesthetics, three were given a D and the remaining trees were either C, average for aesthetics or B above average.

Aesthetics		
#	Common name	Aesthetic Grade
34	C. Live Oak	A
55	C. Live Oak	A
9	C. Live Oak	D
27	CA sycamore	D
46	C. Live Oak	D

HEALTH OF TREES

Of the fifty-six trees, forty were rated B, above average. Fifteen were rate C, or average and only one tree coast live oak #9 was rated poor health.

As a group, the fifty-six native trees were in good health. Oak galls were only observed on one tree #48 and the infestation was minor. The same with spider mites which were only observed on two trees #25 and #29 and both infestations were very minor. No treatment recommended for pests or disease.

Six trees (12, 22, 24, 28, 45, 48) should be monitored annually for any changes in compartmentalized decay. Two trees (11 and 12) should be pruned to remove existng branch stubs so that decay of the stub does not penetrate into the main trunk of the tree.

Tree #9 was rated D because of low vigor probably due to being suppressed under the canopy of the larger adjacent tree. See below.

Tree #11 stub. Prune to remove stub at the branch collar to minimize the potential for decay. Thin the watersprouts that will likely grow around the proper pruning cut just as they have around the stub left from the removal of the branch.

Tree #12 stub. Prune to remove stub at the branch collar to minimize the potential for decay. Thin the watersprouts that will likely grow around the pruning cut. Monitor the decay on the codominant stem show photo right below. The rounded bark edge means the tree is successfully compartmentalizing the decay. The stem has healthy foliage. Monitor for any loss of vigor in foliage or weeping from the edges of the decay or through the bark at the union.

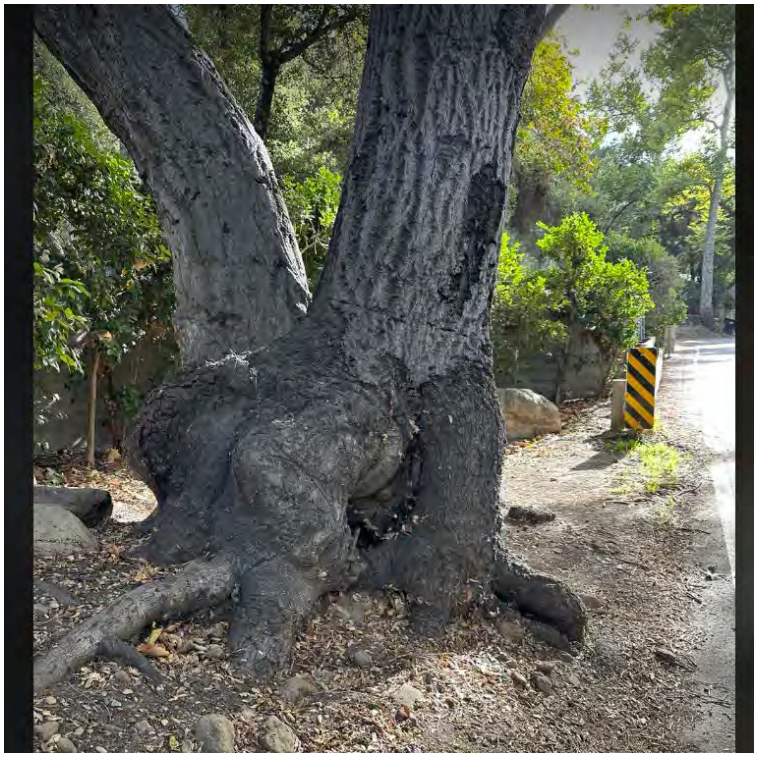
Tree #22 has a 6” diameter void in the trunk. Appears to be compartmentalized. Monitor for signs that the decay has escaped compartmentalization such as weeping bark, loose or discolored bark or wood.

Tree #24, the large sycamore beside the foot bridge, has a large void in the trunk. Appears to be compartmentalized. Monitor for signs that the decay has escaped compartmentalization such as weeping bark, loose or discolored bark or wood, or lack of vigor in the canopy.

Tree #28. Dying 6” diameter branch. Monitor the dying branch 18 feet up in the canopy. If it dies and falls it will likely fall into the ravine.

Tree #45 has visible decay on the north side, the house side. It is possibly from an old branch scar when a large branch may have been removed to accommodate the house. That tree grows through the deck and thru the custom fabricated eves so it appears the tree was there when the house was built. The decay is compartmentalized and the tree is very vigorous and healthy. Just monitor for any changes.

Tree #48 has a void at the base on the west side, the street side. There is considerable reaction growth visible in the photo. The decay is compartmentalized and the tree is very vigorous and healthy. Just monitor for any changes.



EXISTING PRIVACY FENCE, WALLS, AND STORAGE

Seventeen trees have been encroached upon by the existing privacy fence, walls and storage building. None were encroached by more than 2% so mitigation in the form of seedlings is not required. Each of these seventeen will require an annual monitoring report per the LIP. In discussions with the county, architect David Hertz reports "We have all agreed that the removal of the fences and the storage building and its retaining wall is less injurious to the Oak trees and better left intact instead of removal. . . It seems they are wanting to add that the retaining wall is also to be left intact at the storage buildings."

(#29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 48, 49, 50, 51, 52, 53, 54)

Impact Evaluation: Existing Fence, Walls, Storage

#	Common name	Canopy diameter	Encroach < 10%	Area of TPZ SF	Encroch SF	Encroch percent	E Privacy Fence
	Subtotals						17
29	C. Live Oak	30	1	707	4	1%	1
30	CA sycamore	66	1	3419	8	0.2%	1
33	C. Live Oak	75	1	4416	9	0.2%	1
34	C. Live Oak	80	1	4924	78	2%	1
35	C. Live Oak	41	1	1288	5	0.4%	1
36	C. Live Oak	28	1	594	3	0.6%	1
37	C. Live Oak	28	1	594	3	0.6%	1
38	C. Live Oak	22	1	380	3	0.7%	1
39	C. Live Oak	38	1	1104	5	0.4%	1
40	C. Live Oak	41	1	1320	5	0.4%	1
48	C. Live Oak	70	1	3847	9	0.2%	1
49	C. Live Oak	35	1	962	4	0.5%	1
50	C. Live Oak	30	1	707	4	0.5%	1
51	C. Live Oak	43	1	1451	5	0.4%	1
52	C. Live Oak	58	1	2595	7	0.3%	1
53	C. Live Oak	32	1	779	4	0.5%	1
54	C. Live Oak	35	1	962	4	0.5%	1

Proposed Split Rail Fence

The proposed split rail fence will encroach into the tree protected zone of five trees (#1, 12, 13, 46, 47). No trees will be encroached more than 0.7% of the tree protected zone. Fence post holes of less than one foot diameter were spaced about eight feet apart so very little root zone was disturbed, less than 1% for these trees.

Impact Evaluation: Split Rail Fence							
#	Common name	Canopy diameter	Encroach < 10%	Area of TPZ SF	Encroch SF	Encroch percent	Split Rail Fence
	Subtotals						5
1	CA sycamore	30	1	683	4	0.5%	1
12	C. Live Oak	54	1	2247	7	0.3%	1
13	C. Live Oak	47	1	1734	6	0.3%	1
46	C. Live Oak	24	1	452	3	0.7%	1
47	C. Live Oak	53	1	2164	7	0.3%	1

No mitigation (additional tree planting) is required for the split rail fence based on the percentage of encroachment being less than the 10 percent threshold for mitigation. These five trees will require an annual monitoring report for ten years.

Proposed Improvements to House, Garage, and Studio

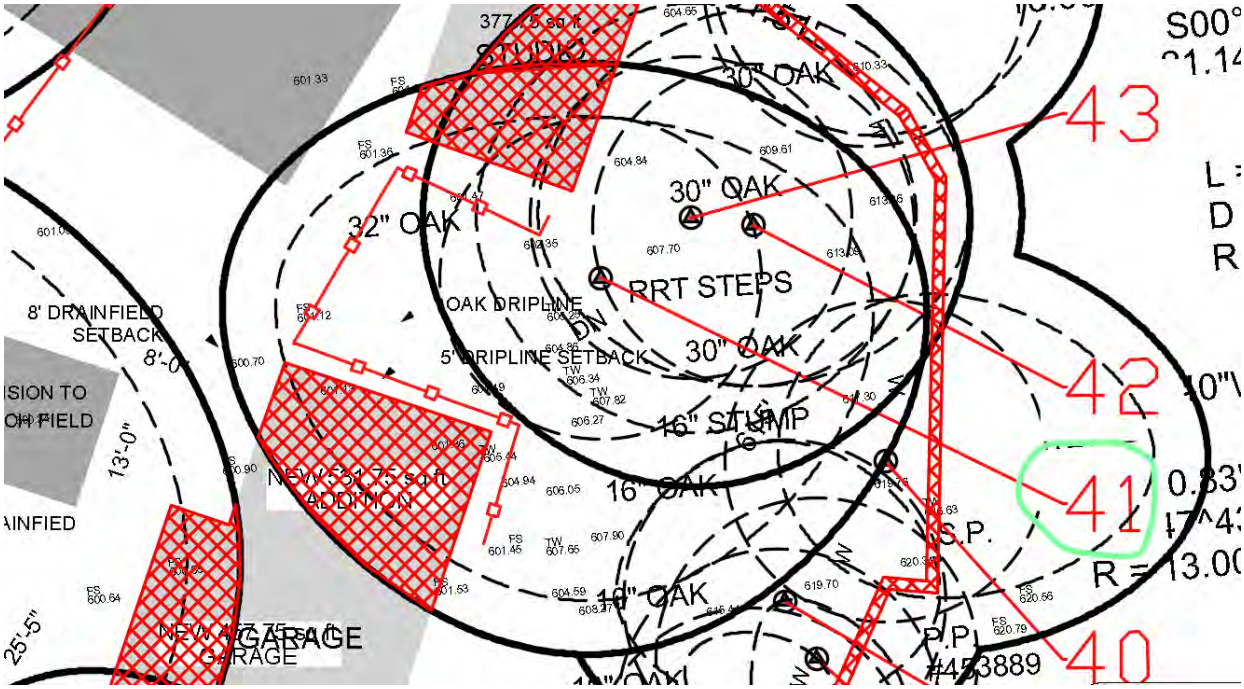
The proposed improvements to the house, garage and studio will encroach into the tree protected zone of seven trees (7). Five trees (#31, 34, 42, 44, and 45) have less than ten percent encroachment. No mitigation (additional tree planting) is required for these four based on the percentage of encroachment. These trees will require an annual monitoring report for ten years per the LIP. See the table below for details on amount of encroachment.

Impact Evaluation: HOUSE, GARAGE, AND STUDIO								
#	Common name	Canopy diameter	Area of TPZ SF	Encroch SF	Encroch percent	House	Garage	Studio
	Subtotals					4		1
31	C. Live Oak	49	1963	156	8%	1		
34	C. Live Oak	80	4924	78	2%	1		
42	C. Live Oak	48	1,732	145	8%			1
44	C. Live Oak	48	1,220	50	4%	1		
45	C. Live Oak	62	2,944	74	3%	1		

Two trees (#41 and 43) will be encroached more than 10% and less than 30%. These trees will require mitigation at a ratio of 5:1. The owner will be required to plant seedlings as described in the LIP.

Impact Evaluation: HOUSE, GARAGE, AND STUDIO								
#	Common name	Canopy diameter	Area of TPZ SF	Encroch SF	Encroch percent	House	Garage	Studio
	Subtotals						1	2
41	C. Live Oak	60	2,786	425	15%		1	1
43	C. Live Oak	50	1,957	246	13%			1

Oak tree #41 will also need to have a low 8” diameter branch removed at the trunk to create clearance for the new addition. Remove lowest branch at branch collar. See screen shot below:



Oak tree #41 will also need to have a low 8” diameter branch removed at the trunk to create clearance for the new addition. Remove lowest branch at branch collar. See photos below:

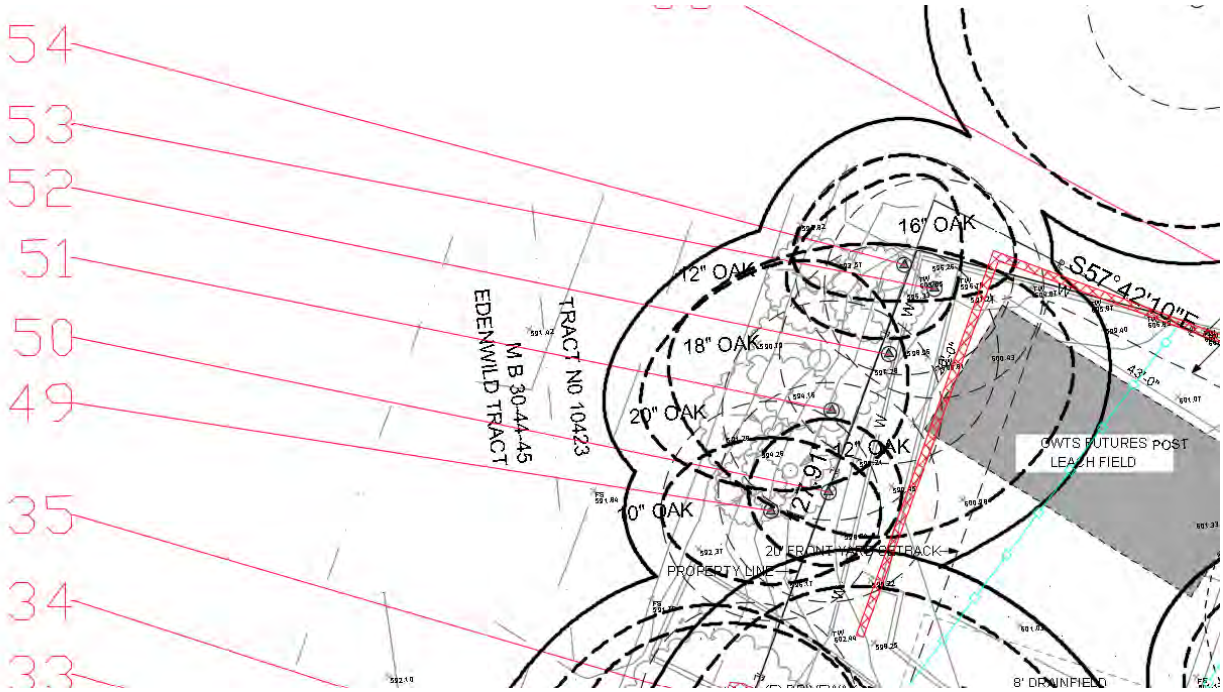
TREE PROTECTION PLAN

According to the LIP,

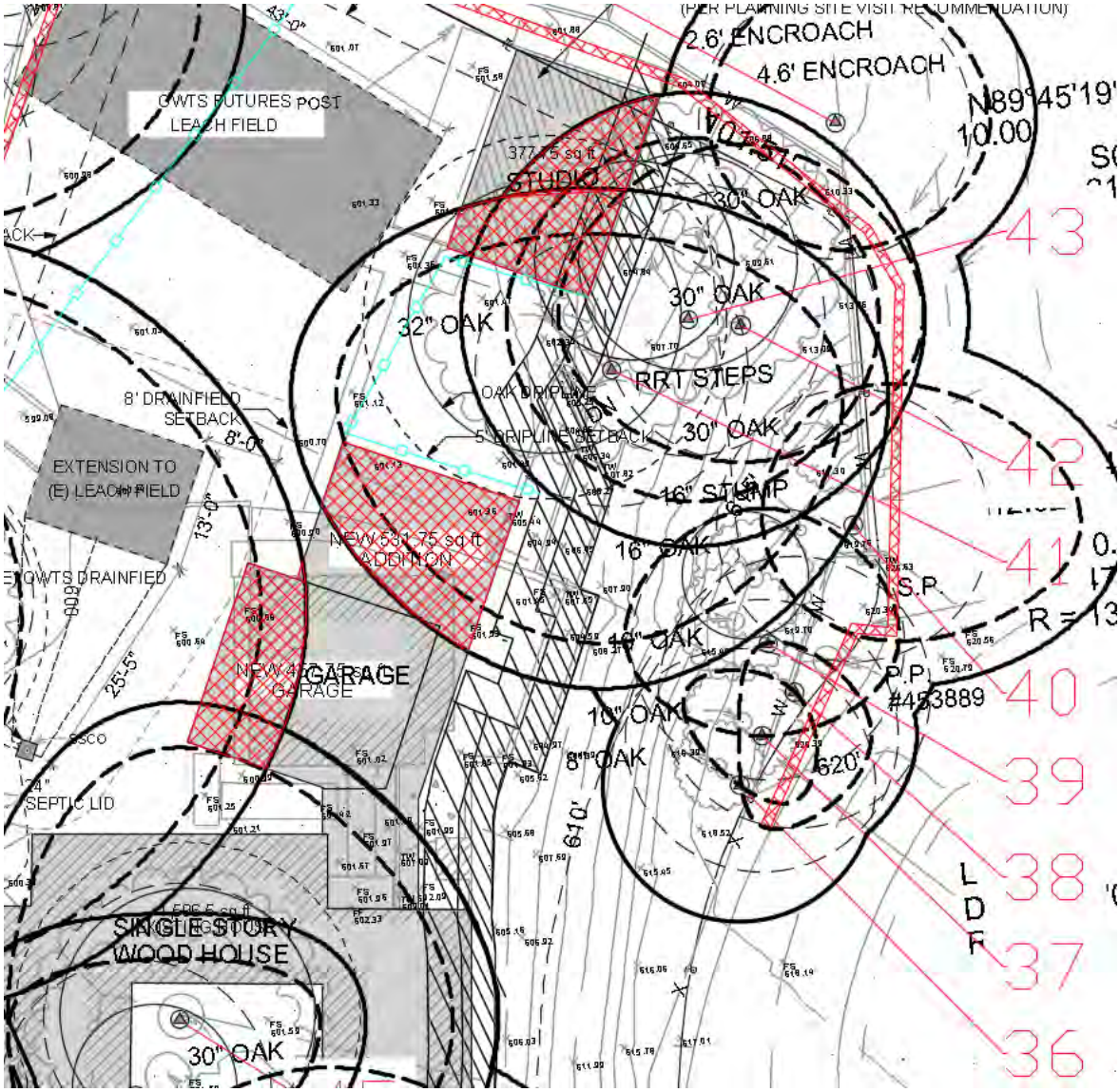
> Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on site native trees.

Which trees impacted? Because of the large number of trees and existing improvements like the driveway and house, it is not practical to fence each tree individually. To allow space for working and ingress/egress I recommend that fence layout be as shown on the tree protection plan. The three strands of protection fence should be placed as shown in the blow ups of the protection plan shown below.

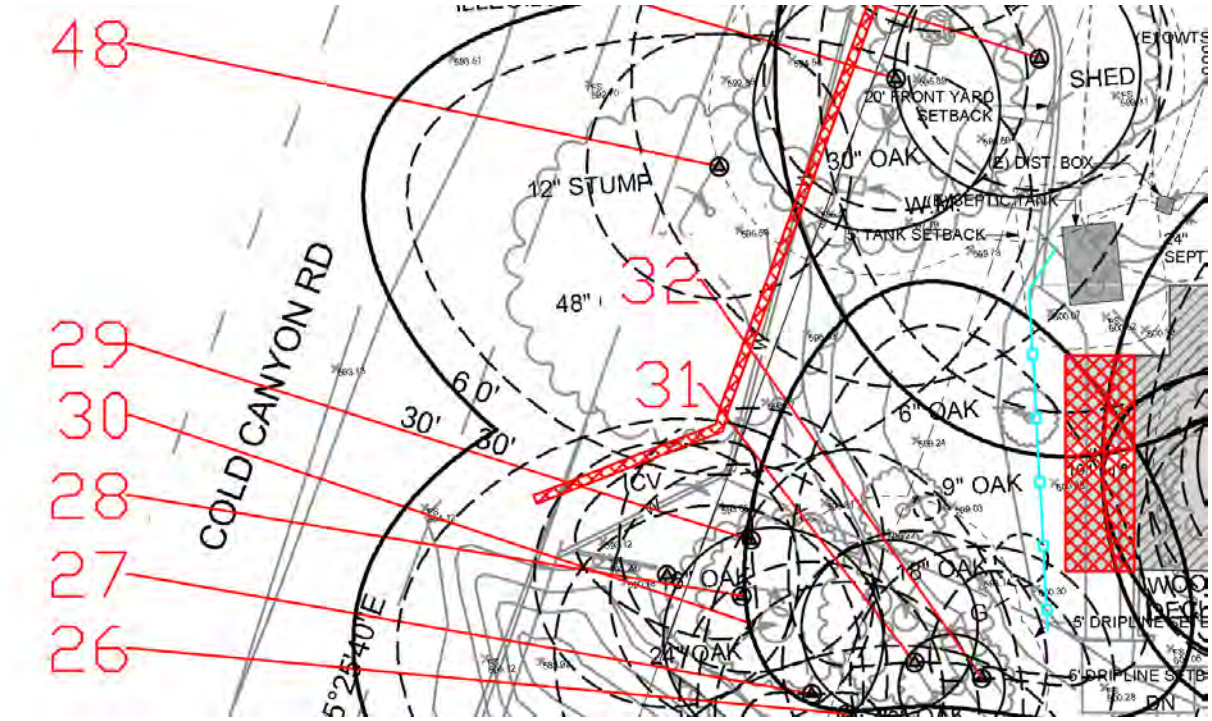
Protection fence for trees 33 through 54. This layout must be approved by the county.



Protection fence for trees 36 through 43. This layout must be approved by the county.



Protection fence for trees 26 through 32. This layout must be approved by the county.



Limits are placed on what can be done within the tree protected zone. According to the LIP only hand tools can be used. “Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools.”

When any work is performed within the tree protected zone, the work must be monitored by a third party. According to the LIP, “The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director to monitor native trees that are within or adjacent to the construction area. . . If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced.”

Prune oak trees 11 and 12 to remove one branch stub on each tree using a proper cut at the branch collar.

Prune for clearance tree #41 by removing the lowest 8” diameter branch, cut at branch collar.

CONCLUSIONS

HEALTH OF TREES

As a group, the fifty-six native trees were in good health. No treatment recommended for pests or disease. Six trees (12, 22, 24, 28, 45, 48) should be monitored annually for any changes in compartmentalized decay. Two trees (11 and 12) should be pruned to remove existng branch stubs so that decay of the stub does not penetrate into the main trunk of the tree.

EXISTING PRIVACY FENCE, WALLS, AND STORAGE

Seventeen trees have been encroached upon by the existing privacy fence, walls and storage building. None were encroached by more than 2% so mitigation in the form of seedlings is not required. Each of these seventeen will require an annual monitoring report per the LIP. In my opinion it would be better for the trees if you leave these improvements in place rather than demolishing the existing improvements which will cause damage to the trees.

PROPOSED SPLIT RAIL FENCE

The proposed split rail fence will encroach into the tree protected zone of five trees (#1, 12, 13, 46, 47). No tree will be encroached more than 0.7% of the tree protected zone. No mitigation (additional tree planting) is required for the split rail fence based on the percentage of encroachment being less than the 10 percent threshold. These five trees will require an annual monitoring report for ten years.

PROPOSED IMPROVEMENTS TO HOUSE, GARAGE, AND STUDIO

The proposed improvements to the house, garage and studio will encroach into the tree protected zone of seven trees (7).

Five trees (#31, 34, 42, 44, and 45) will have less than ten percent encroachment. No mitigation (additional tree planting) is required for these based on the percentage of encroachment. These trees (#31, 34, 42, 44, and 45) will require an annual monitoring report for ten years per the LIP.

Two trees (#41 and 43) will be encroached more than 10% and less than 30%. These two trees will require mitigation at a ratio of 5:1. “The owner will be required to plant seedlings as described in the LIP. The applicant shall submit a native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful.”

Oak tree #41 will also need to have a low 8” diameter branch removed at the trunk to create clearance for the new addition. Remove lowest branch at branch collar. See details in Discussion section of this report.

Tree Protection Plan

Tree protection fencing is required. Given the layout of the trees and existing improvements, this report recommends three strands of fence are needed as shown in the tree protection plan and as explained in the Discussion section of this report.

Any work within the tree protected zone must be done using only hand-held tools.

When any work is performed within the tree protected zone, the work must be monitored by a third party qualified independent biological consultant or arborist, approved by the Director.

RECOMMENDATIONS

Any recommendations in this report are provisional and must be confirmed by the permitting authority. Confirm first.

1. Six trees (12, 22, 24, 28, 45, 48) should be monitored annually for any changes in compartmentalized decay.
2. Two trees (11 and 12) should be pruned to remove existng branch stubs.
3. Seventeen trees (#29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 48, 49, 50, 51, 52, 53, 54) encroached upon by the existing privacy fence, walls and storage building will require an annual monitoring report for ten years.
4. Five trees (#1, 12, 13, 46, 47) encroached upon by the proposed split rail fence will require an annual monitoring report for ten years.
5. Five trees (#31, 34, 42, 44, and 45) encroached upon by the proposed changes to the house, garage and studio will require an annual monitoring report for ten years.
6. Two trees (#41 and 43) to be encroached upon by the improvements to the garage and studio will require mitigation at a ratio of 5:1. For these trees the applicant shall submit a native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist.
7. Oak tree #41 will need to have a low 8” diameter branch removed at the trunk to create clearance for the new addition.
8. Tree protection fencing is required. Given the layout of the trees and existing improvements, this report recommends three strands of fence as shown in the tree protection plan.
9. Any work within the tree protected zone must be done using only hand-held tools.
10. Appoint a project arborist. When any work is performed within the tree protected zone, the work must be monitored by a third party qualified independent biological consultant or arborist, approved by the Director.

CERTIFICATION

PREMISES: 616 Cold Canyon Rd. Calabasas, CA (LA County)

I, John Burke, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.

2. That the appraisal analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.

3. That I have no present of prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.

4. That my compensation is not contingent upon predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Date: November 17, 2024

Landscape Architect & Registered Consulting Arborist

California Landscape Architect #5251
Registered Consulting Arborist #591 ASCA
Certified Consulting Arborist #WE-8327A ISA
Tree and Plant Appraisal Qualified
Tree Risk Assessment Qualified

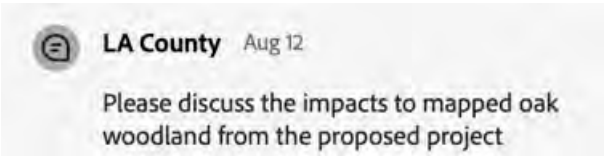
Appendix A: Inclusive Table of all Tree Data

Observations required by all regulatory ordinances can be seen in **Appendix A: Inclusive Table of all Tree Data**. Required data is listed in a column on the left and columns to the right show specific data for each tree.

Planners Note:

Please ensure consistency between and within documents by making the following revisions:

1. amend the arborist's report to include an inclusive table of all tree data for on-site and adjacent off-site trees, including any existing or proposed encroachments or removals.
2. include the tree data table in the Biological Inventory and revise any discussions accordingly.



Appendix A: Table of Tree Data: #1 - 6

Tree ID Number		1	2	3	4	5	6
Genus		*Platanus*	*Platanus*	*Quercus*	*Platanus*	*Platanus*	*Quercus*
Species		*Racemosa*	*Racemosa*	*agrifolia*	*Racemosa*	*Racemosa*	*agrifolia*
Common name		CA sycamore	CA sycamore	C. Live Oak	CA sycamore	CA sycamore	C. Live Oak
Trunk Circumference		31	50	31	44	57	47
Trunk Diameter		10	16	10	14	18	15
ALTERNATIVE HEIGHT for DBH							
diameter 2							
Heritage oak 36" DBH							
Height		35	65	35	40	65	50
Canopy N		10	15	15	30	5	10
Canopy S		10	15	10	5	35	15
Canopy E		-1	20	15	12	10	10
Canopy W		20	4	10	10	20	30
Ground clearance		10	20	12	10	20	20
Canopy diameter		30	37	35	39	45	43
Aesthetic Grade		C	B	C	C	C	C
Insect pests							
	galls,						
	twig girdler						
	borers						
	termites						
	pit scale						
Vigor		B	B	C	C	B	B
	tip growth						
	leaf color						
	abnormal bark						
	deadwood						
	thinning crown						
Health Grade		B	B	C	C	B	B
Recommendations Health							
4	pruning						
Impact Evaluation							
0	remove						
0	encroach +30%						
2	encroach 10 to 30%						
10	encroach less than 10%	1					
0	within 3' of trunk						
0	prune 11" branch +						

Impact: Encroachment							
Area of Tree Protected Zone							
Area of Encroachment							
Percent of Encroachment							
4	House Addtion						
1	New Garage						
0	New Addition						
3	Studio						
5	Split Rail Fence	1					
17	E Privacy Fence						

mitigation / maintenance							
13	Protective fencing						

Appendix A: Table of Tree Data: #7 - 12

Tree ID Number		7	8	9	10	11	12
Genus		*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*
Species		*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*
Common name		C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak
Trunk Circumference		38	53	31	57	79	85
Trunk Diameter		12	17	10	18	25	27
ALTERNATIVE HEIGHT for DBH							
diameter 2		8					
Heritage oak 36" DBH							
Height		40	45	15	40	70	65
Canopy N		5	2	-10	25	25	22
Canopy S		20	22	15	35	30	30
Canopy E		10	35	20	10	35	5
Canopy W		20	15	0	30	30	30
Ground clearance		10	8	6	7	25	12
Canopy diameter		38	47	23	60	70	54
Aesthetic Grade		C	B	D	C	B	C
Insect pests							
	galls,						
	twig girdler						
	borers						
	termites						
	pit scale						
Vigor		C	C	D	C	B	B
	tip growth			SUPPRESSED			
	leaf color						
	abnormal bark						
	deadwood					STUB	STUB
	thinning crown						
Health Grade		C	D	C	B	B	B
Recommendations Health							
4	pruning					STUB	STUB
Impact Evaluation							
0	remove						
0	encroach +30%						
2	encroach 10 to 30%						
10	encroach less than 10%						1
0	within 3' of trunk						
0	prune 11" branch +						

Impact: Encroachment							
Area of Tree Protected Zone							
Area of Encroachment							
Percent of Encroachment							
4	House Addtion						
1	New Garage						
0	New Addition						
3	Studio						
5	Split Rail Fence						1
17	E Privacy Fence						

mitigation / maintenance							
13	Protective fencing						

Appendix A: Table of Tree Data: #13 - 18

Tree ID Number	13	14	15	16	17	18
Genus	*Quercus*	*Quercus*	*Platanus*	*Quercus*	*Quercus*	*Quercus*
Species	*agrifolia*	*agrifolia*	*Racemosa*	*agrifolia*	*agrifolia*	*agrifolia*
Common name	C. Live Oak	C. Live Oak	CA sycamore	C. Live Oak	C. Live Oak	C. Live Oak
Trunk Circumference	63	63	44	63	63	69
Trunk Diameter	20	20	14	20	20	22
ALTERNATIVE HEIGHT for DBH						
diameter 2						
Heritage oak 36" DBH						
Height	50	45	40	35	40	40
Canopy N	20	5	10	35	1	30
Canopy S	15	30	25	0	40	10
Canopy E	17	30	15	12	12	2
Canopy W	22	0	10	25	35	30
Ground clearance	8	7	25	25	30	25
Canopy diameter	47	43	40	46	54	46
Aesthetic Grade	B	C	B	C	B	C
Insect pests						
galls,						
twig girdler						
borers						
termites						
pit scale						
Vigor	B	B	B	B	B	B
tip growth						
leaf color						
abnormal bark						
deadwood						
thinning crown						
Health Grade	B	B	B	B	B	B
Recommendations Health						
4 pruning						
Impact Evaluation						
0 remove						
0 encroach +30%						
2 encroach 10 to 30%						
10 encroach less than 10%	1					
0 within 3' of trunk						
0 prune 11" branch +						

Impact: Encroachment						
Area of Tree Protected Zone						
Area of Encroachment						
Percent of Encroachment						
4 House Addtion						
1 New Garage						
0 New Addition						
3 Studio						
5 Split Rail Fence	1					
17 E Privacy Fence						

mitigation / maintenance						
13 Protective fencing						

Appendix A: Table of Tree Data: #19 - 24

	Tree ID Number	19	20	21	22	23	24
	Genus	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Platanus*
	Species	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*Racemosa*
	Common name	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	CA sycamore
	Trunk Circumference	22	19	19	63	47	75
	Trunk Diameter	7	6	6	20	15	24
	ALTERNATIVE HEIGHT for DBH						
	diameter 2				20		14
	Heritage oak 36" DBH						
	Height	25	25	25	60	65	70
	Canopy N	10	12	12	40	5	35
	Canopy S	10	3	0	25	45	40
	Canopy E	10	12	10	40	28	40
	Canopy W	10	0	9	30	10	30
	Ground clearance	12	10	5	25	25	15
	Canopy diameter	30	24	26	78	54	83
	Aesthetic Grade	B	C	C	B	C	B
	Insect pests						
	galls,						
	twig girdler						
	borers						
	termites						
	pit scale						
	Vigor	B	B	C	B	B	B
	tip growth						
	leaf color						
	abnormal bark						
	deadwood				6" VOID		VOID @BASE
	thinning crown						
	Health Grade	B	B	B	B	B	B
	Recommendations Health						
4	pruning						
	Impact Evaluation						
0	remove						
0	encroach +30%						
2	encroach 10 to 30%						
10	encroach less than 10%						
0	within 3' of trunk						
0	prune 11" branch +						

	Impact: Encroachment						
	Area of Tree Protected Zone						
	Area of Encroachment						
	Percent of Encroachment						
4	House Addtion						
1	New Garage						
0	New Addition						
3	Studio						
5	Split Rail Fence						
17	E Privacy Fence						

	mitigation / maintenance						
13	Protective fencing						

Appendix A: Table of Tree Data: #25 - 30

Tree ID Number		25	26	27	28	29	30
Genus		*Quercus*	*Platanus*	*Platanus*	*Quercus*	*Quercus*	*Platanus*
Species		*agrifolia*	*Racemosa*	*Racemosa*	*agrifolia*	*agrifolia*	*Racemosa*
Common name		C. Live Oak	CA sycamore	CA sycamore	C. Live Oak	C. Live Oak	CA sycamore
Trunk Circumference		82	79	22	66	35	110
Trunk Diameter		26	25	7	21	11	35
ALTERNATIVE HEIGHT for DBH							
diameter 2							
Heritage oak 36" DBH							
Height		60	65	20	35	35	65
Canopy N		25	30	0	10	10	22
Canopy S		35	30	30	35	10	35
Canopy E		17	20	5	12	0	15
Canopy W		42	17	5	20	20	40
Ground clearance		15	30	8	15	18	20
Canopy diameter		70	59	30	49	30	66
Aesthetic Grade		B	B	D	C	C	B
Insect pests							
	gails,						
	twig girdler						
	borers						
	termites						
	pit scale						
Vigor		B	B	C	C	D	B
	tip growth					SUPPRESSED	
	leaf color						
	abnormal bark			SPLIT			
	deadwood				6" BRANCH		
	thinning crown						
Health Grade		B	B	C	C	C	B
Recommendations Health							
4	pruning				6"@18' A.G.		
Impact Evaluation							
0	remove						
0	encroach +30%						
2	encroach 10 to 30%						
10	encroach less than 10%						
0	within 3' of trunk						
0	prune 11" branch +						

Impact: Encroachment							
Area of Tree Protected Zone							
Area of Encroachment							
Percent of Encroachment							
4	House Addtion						
1	New Garage						
0	New Addition						
3	Studio						
5	Split Rail Fence						
17	E Privacy Fence					1	1

mitigation / maintenance							
13	Protective fencing						

Appendix A: Table of Tree Data: #31 - 36

Tree ID Number		31	32	33	34	35	36
Genus		*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*
Species		*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*
Common name		C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak
Trunk Circumference		47	28	85	107	57	19
Trunk Diameter		15	9	27	34	18	6
ALTERNATIVE HEIGHT for DBH							
diameter 2							
Heritage oak 36" DBH							
Height		33	30	50	50	35	25
Canopy N		38	12	35	35	12	10
Canopy S		0	0	35	40	12	10
Canopy E		25	12	30	40	15	3
Canopy W		15	5	30	25	22	12
Ground clearance		25	20	20	25	20	6
Canopy diameter		49	25	75	80	41	28
Aesthetic Grade		C	C	B	A	B	C
Insect pests							
	galls,						
	twig girdler						
	borers						
	termites						
	pit scale						
Vigor		C	C	B	A	B	C
	tip growth						
	leaf color						
	abnormal bark						
	deadwood						
	thinning crown						
Health Grade		C	C	B	B	B	C
Recommendations Health							
4	pruning						
Impact Evaluation							
0	remove						
0	encroach +30%						
2	encroach 10 to 30%						
10	encroach less than 10%	1			1		
0	within 3' of trunk						
0	prune 11" branch +						

Impact: Encroachment							
Area of Tree Protected Zone							
Area of Encroachment							
Percent of Encroachment							
4	House Addtion	1			1		
1	New Garage						
0	New Addition						
3	Studio						
5	Split Rail Fence						
17	E Privacy Fence			1	1	1	1

mitigation / maintenance							
13	Protective fencing	YES	YES	YES	YES		

Appendix A: Table of Tree Data: #37 - 42

Tree ID Number		37	38	39	40	41	42
Genus		*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*
Species		*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*
Common name		C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak
Trunk Circumference		19	19	38	38	107	57
Trunk Diameter		6	6	12	12	34	18
ALTERNATIVE HEIGHT for DBH						@24" A.G.	
diameter 2							
Heritage oak 36" DBH							
Height		28	28	35	35	45	45
Canopy N		10	0	15	15	15	20
Canopy S		10	12	10	12	30	15
Canopy E		12	0	15	25	25	20
Canopy W		3	12	15	10	30	20
Ground clearance		12	9	5	5	10	35
Canopy diameter		28	22	38	41	60	48
Aesthetic Grade		C	C	B	B	B	B
Insect pests							
	galls,						
	twig girdler						
	borers						
	termites						
	pit scale						
Vigor		C	C	B	B	B	B
	tip growth						
	leaf color						
	abnormal bark						
	deadwood						
	thinning crown						
Health Grade		C	C	B	B	B	B
Recommendations Health							
4	pruning					LOW 8" BRCH	
Impact Evaluation							
0	remove						
0	encroach +30%						
2	encroach 10 to 30%					1	
10	encroach less than 10%						1
0	within 3' of trunk						
0	prune 11" branch +						

Impact: Encroachment							
Area of Tree Protected Zone						2786	1732
Area of Encroachment						425	145
Percent of Encroachment						15%	8%
4	House Addtion						
1	New Garage					1	
0	New Addition						
3	Studio					1	1
5	Split Rail Fence						
17	E Privacy Fence	1	1	1	1		

mitigation / maintenance							
13	Protective fencing					YES	YES

Appendix A: Table of Tree Data: #43 - 48

Tree ID Number	43	44	45	46	47	48
Genus	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*
Species	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*
Common name	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak
Trunk Circumference	82	63	75	22	38	88
Trunk Diameter	26	20	24	7	12	28
ALTERNATIVE HEIGHT for DBH						
diameter 2						24
Heritage oak 36" DBH						
Height	45	55	60	28	40	45
Canopy N	20	15	30	5	15	15
Canopy S	20	20	25	8	25	35
Canopy E	20	20	19	15	30	35
Canopy W	20	20	30	0	15	35
Ground clearance	25	20	15	10	30	25
Canopy diameter	50	48	62	24	53	70
Aesthetic Grade	B	B	B	D	B	B
Insect pests						
galls,						GALLS
twig girdler						VOID BASE
borers						
termites						
pit scale						
Vigor	B	B-	B	C	B	B
tip growth		LOW LCR				
leaf color						
abnormal bark						
deadwood			DECAY COMPT			
thinning crown						
Health Grade	B	B-	B	C	B	B
Recommendations Health						
4 pruning						
Impact Evaluation						
0 remove						
0 encroach +30%						
2 encroach 10 to 30%	1					
10 encroach less than 10%		1	1	1	1	
0 within 3' of trunk						
0 prune 11" branch +						

Impact: Encroachment						
Area of Tree Protected Zone	1957	1220	2944			
Area of Encroachment	246	50	74			
Percent of Encroachment	13%	4%	3%			
4 House Addtion		1	1			
1 New Garage						
0 New Addition						
3 Studio	1					
5 Split Rail Fence				1	1	
17 E Privacy Fence						1

mitigation / maintenance						
13 Protective fencing	YES					

Appendix A: Table of Tree Data: #49 - 54

Tree ID Number		49	50	51	52	53	54
Genus		*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*	*Quercus*
Species		*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*	*agrifolia*
Common name		C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak	C. Live Oak
Trunk Circumference		22	28	38	41	31	28
Trunk Diameter		7	9	12	13	10	9
ALTERNATIVE HEIGHT for DBH							
diameter 2				10			
Heritage oak 36" DBH							
Height		30	25	36	35	35	35
Canopy N		10	10	20	15	15	15
Canopy S		10	10	10	25	5	5
Canopy E		15	10	10	25	3	15
Canopy W		15	10	26	30	20	15
Ground clearance		6	8	15	20	18	15
Canopy diameter		35	30	43	58	32	35
Aesthetic Grade		C	C	B	C	C	C
Insect pests							
	galls,						
	twig girdler						
	borers						
	termites						
	pit scale						
Vigor		B	C	B	C	C	B
	tip growth						
	leaf color						
	abnormal bark						
	deadwood						
	thinning crown						
Health Grade		B	B	B	C	C	B
Recommendations Health							
4	pruning						
Impact Evaluation							
0	remove						
0	encroach +30%						
2	encroach 10 to 30%						
10	encroach less than 10%						
0	within 3' of trunk						
0	prune 11" branch +						

Impact: Encroachment							
Area of Tree Protected Zone							
Area of Encroachment							
Percent of Encroachment							
4	House Addtion						
1	New Garage						
0	New Addition						
3	Studio						
5	Split Rail Fence						
17	E Privacy Fence	1	1	1	1	1	1

mitigation / maintenance							
13	Protective fencing	YES	YES	YES	YES	YES	YES

Appendix A: Table of Tree Data: #55 - 56

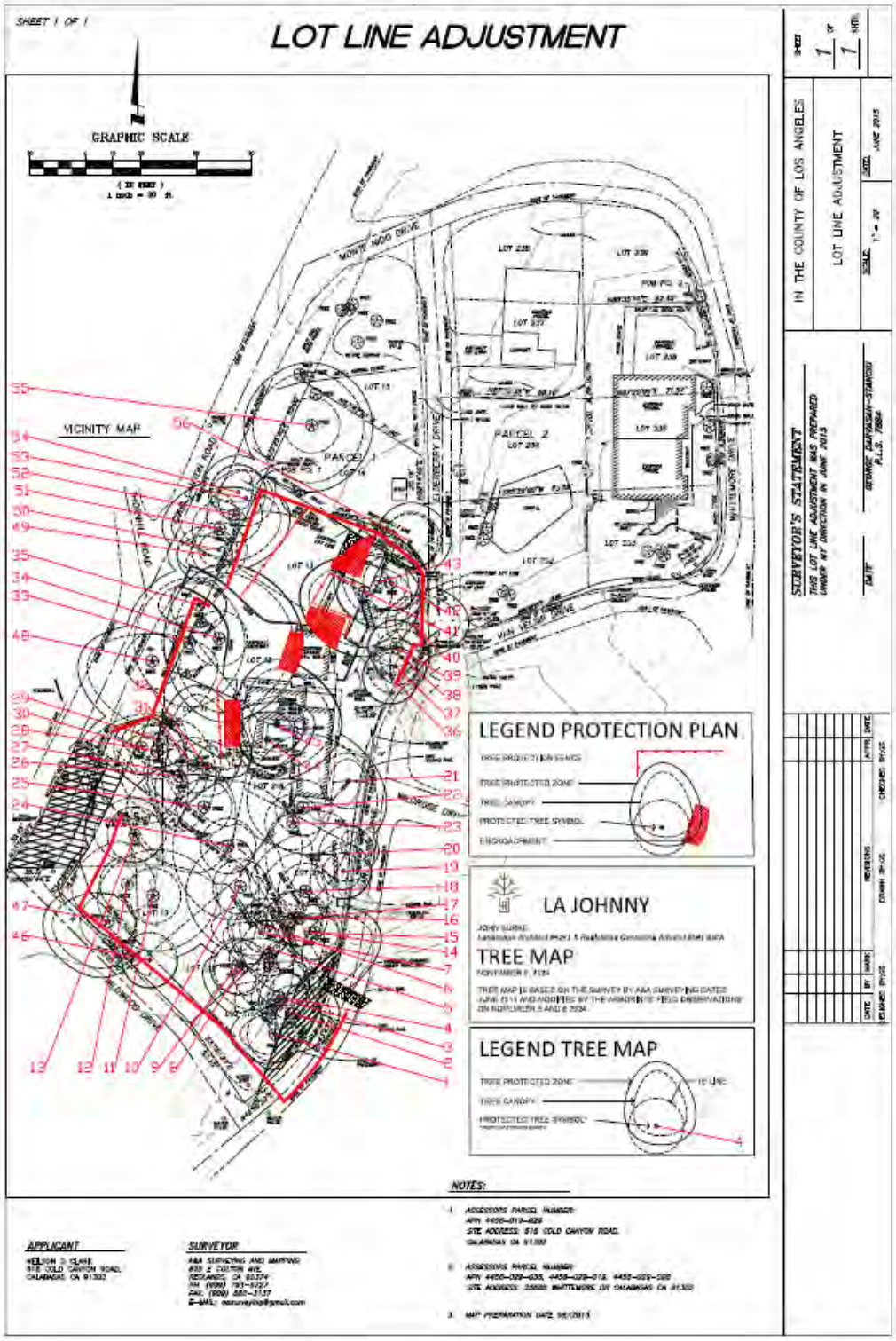
Tree ID Number		55	56
Genus		*Quercus*	*Quercus*
Species		*agrifolia*	*agrifolia*
Common name		C. Live Oak	C. Live Oak
Trunk Circumference			
Trunk Diameter		MULTI	MULTI
ALTERNATIVE HEIGHT for DBH			
diameter 2			
Heritage oak 36" DBH			
Height		36	35
Canopy N		30	15
Canopy S		30	15
Canopy E		30	15
Canopy W		30	15
Ground clearance		6	10
Canopy diameter		70	40
Aesthetic Grade		A	B
Insect pests			
	galls,		
	twig girdler		
	borers		
	termites		
	pit scale		
Vigor		B	B
	tip growth		
	leaf color		
	abnormal bark		
	deadwood		
	thinning crown		
Health Grade		B	B
Recommendations Health			
4	pruning		
Impact Evaluation			
0	remove		
0	encroach +30%		
2	encroach 10 to 30%		
10	encroach less than 10%		
0	within 3' of trunk		
0	prune 11" branch +		

Impact: Encroachment			
Area of Tree Protected Zone			
Area of Encroachment			
Percent of Encroachment			
4	House Addtion		
1	New Garage		
0	New Addition		
3	Studio		
5	Split Rail Fence		
17	E Privacy Fence		

mitigation / maintenance			
13	Protective fencing		

Appendix B Tree Map Survey

A full-size tree map/topographic survey plan is attached to this report as a separate pdf file



APPENDIX C TREE PROTECTION PLAN ARCHITECT SITE PLAN

A full-size tree map/grading plan is attached to this report as a separate pdf file

LOS ANGELES COUNTY, CA CODE OF ORDINANCES OAK TREE APPLICATION PROCESS

22.174.040 - Application and Review Procedures

B. Additional Application Materials.

2. Oak Tree Report.

a. An Oak Tree Report certified to be true and correct shall be prepared by an individual with expertise acceptable to the Director and the Fire Department. The Oak Tree Report, as deemed acceptable by the Director and the Fire Department, shall identify each oak tree on the site plan as required by Subsection B.1, above, and shall contain the following information:

i. The name, address, telephone number, and business hours of the preparer.

ii. Evaluation of the physical structure of each tree as follows:

(1) The circumference and diameter of the trunk, measured four and one-half feet above natural grade;

(2) The diameter of the tree's canopy, plus five feet, establishing the protected zone;

(3) Aesthetic assessment of the tree, considering factors such as but not limited to symmetry, broken branches, unbalanced crown, excessive horizontal branching; and

(4) Recommendations to remedy structural problems where required.

iii. Evaluation of the health of each tree as follows:

(1) Evidence of disease, such as slime flux, heart rot, crown rot, armillaria root fungus, exfoliation, leaf scorch, and exudations;

(2) Identification of insect pests, such as galls, twig girdler, borers, termites, pit scale, and plant parasites;

(3) Evaluation of vigor, such as new tip growth, leaf color, abnormal bark, deadwood, and thinning of crown;

(4) Health rating based on the archetype tree of the same species; and

(5) Recommendations to improve tree health, such as insect or disease control, pruning, and fertilization.

iv. Evaluation of the applicant's proposal as it impacts each tree shown on the site plan, including suggested mitigating and/or future maintenance measures where required and the anticipated effectiveness thereof.

v. Identification of those trees shown on the site plan which may be classified as heritage oak trees.

vi. Identification of any oak tree officially identified by a County resource conservation district.

vii. Any other information required by the Director or the Fire Department.

b. The requirement for an Oak Tree Report may be waived by the Director where a single tree is proposed for removal in conjunction with the use of a single-family residence listed as a permitted use in the zone, and/or such information is deemed unnecessary for processing the applications.

(DEVELOPMENT STANDARDS SANTA MONICA MOUNTAINS LIP) K 22.44.1920

NATIVE TREE PROTECTION

Native Tree Protection. New development shall be sited and designed to preserve native oak, walnut, sycamore, bay, or other native trees, that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade, to the maximum extent feasible.

Removal of native trees shall be prohibited except where no other feasible alternative exists to allow a principal permitted use that is the minimum necessary to provide a reasonable economic use of the property.

Development shall be sited to prevent any encroachment into the protected zone of individual native trees to the maximum extent feasible. Protected Zone means that area within the dripline of the tree and extending at least five feet beyond the dripline, or 15 feet from the trunk of the tree, whichever is greater.

Removal of native trees or encroachment in the protected zone shall be prohibited for accessory uses or structures. If there is no feasible alternative that can prevent tree removal or encroachment, then the alternative that would result in the fewest or least significant impacts shall be selected.

Adverse impacts to native trees shall be fully mitigated, with priority given to on-site mitigation. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to sensitive resources.

The permit shall include the mitigation requirements as conditions of approval.

1. Mitigation.

When unavoidable adverse impacts to native trees may result from permitted development, the impacts must be mitigated in accordance with the following standards:

Impact	Mitigation Ratio (No. of replacement trees required for every 1 tree impacted/removed
Removal	10:1
greater than 30 percent encroachment into protected zone	10:1
encroachment that extends within 3 feet of tree trunk	10:1
trimming branch over 11 inches in diameter	5:1
10-30 percent encroachment into protected zone	5:1
less than 10 percent encroachment into protected zone	None. Monitoring required.

Where development encroaches into less than 30 percent of the protected zone of native trees, each affected tree shall be monitored annually for a period of not less than 10 years. An annual monitoring report shall be submitted for review by the County for each of the 10 years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall mitigate the impacts at a 10:1 ratio with seedling-sized trees.

Any CDP that includes native tree removal or encroachment requiring mitigation above, shall include as a condition the requirement that the applicant shall submit a native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful, including performance standards for determining whether replacement trees are healthy and growing normally, and procedures for periodic monitoring and implementation of corrective measures in the event that the health of replacement trees declines.

The applicant shall plant seedlings, less than one year old on an area of the project site where there is suitable habitat. In the case of oak trees, the seedlings shall be grown from acorns collected in the area and an acorn derived from a local Santa Monica Mountains source of the same species as the seedling shall be planted within the irrigation zone of the seedling. Where on-site mitigation through planting replacement trees is not feasible, off-site mitigation shall be provided at a suitable site that is restricted from development or is public parkland. The applicant shall plant seedlings, less than one year old in an area where there is suitable habitat. In the case of oak trees, the seedlings shall be grown from acorns collected in the area. In addition, an acorn derived from a local Santa Monica Mountains source of the same species as the seedling shall be planted within the irrigation zone of the seedling.

2. Tree Protection Measures.

a. Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on site native trees;

b. Any approved development, including grading or excavation, that encroaches into the protected zone of a native tree shall be constructed using only hand-held tools;

c. The applicants shall retain the services of a qualified independent biological consultant or arborist, approved by the Director to monitor native trees that are within or adjacent to the construction area. Public agencies may utilize their own staff who have the appropriate classification. If any breach in the protective fencing occurs, all work shall be suspended until the fence is repaired or replaced;

d. The permit shall include these requirements as conditions of approval.

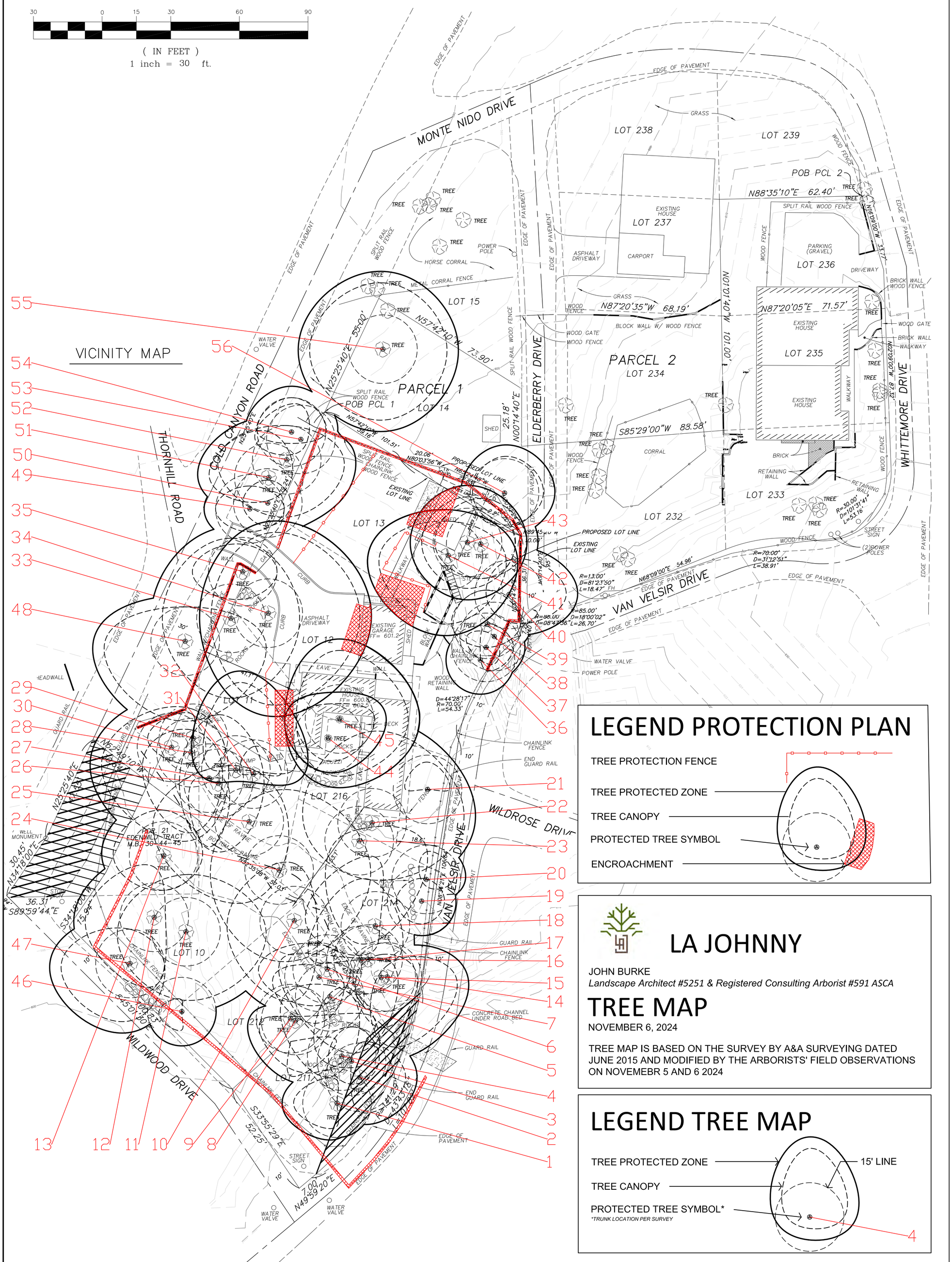
SHEET 1 OF 1

LOT LINE ADJUSTMENT

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.



LEGEND PROTECTION PLAN

TREE PROTECTION FENCE

TREE PROTECTED ZONE

TREE CANOPY

PROTECTED TREE SYMBOL

ENCROACHMENT

LA JOHNNY

JOHN BURKE
Landscape Architect #5251 & Registered Consulting Arborist #591 ASCA

TREE MAP

NOVEMBER 6, 2024

TREE MAP IS BASED ON THE SURVEY BY A&A SURVEYING DATED JUNE 2015 AND MODIFIED BY THE ARBORISTS' FIELD OBSERVATIONS ON NOVEMEBR 5 AND 6 2024

LEGEND TREE MAP

TREE PROTECTED ZONE

TREE CANOPY

PROTECTED TREE SYMBOL*
*TRUNK LOCATION PER SURVEY

NOTES:

1. ASSESSORS PARCEL NUMBER:
   APN 4456-019-029
   SITE ADDRESS: 616 COLD CANYON ROAD,
   CALABASAS CA 91302

2. ASSESSORS PARCEL NUMBER:
   APN 4456-029-036, 4456-029-019, 4456-029-028
   SITE ADDRESS: 25688 WHITTEMORE DR CALABASAS CA 91302

3. MAP PREPARATION DATE 06/2015

APPLICANT

NEILSON D CLARK
616 COLD CANYON ROAD,
CALABASAS CA 91302

SURVEYOR

A&A SURVEYING AND MAPPING
825 E COLTON AVE
REDLANDS, CA 92374
PH. (909) 793-6727
FAX. (909) 680-3137
E-MAIL: aasurveying@gmail.com

SHEET 1 OF 1 SHTS.

IN THE COUNTY OF LOS ANGELES

LOT LINE ADJUSTMENT

SCALE: 1" = 20'

DATE: JUNE 2015

SURVEYOR'S STATEMENT

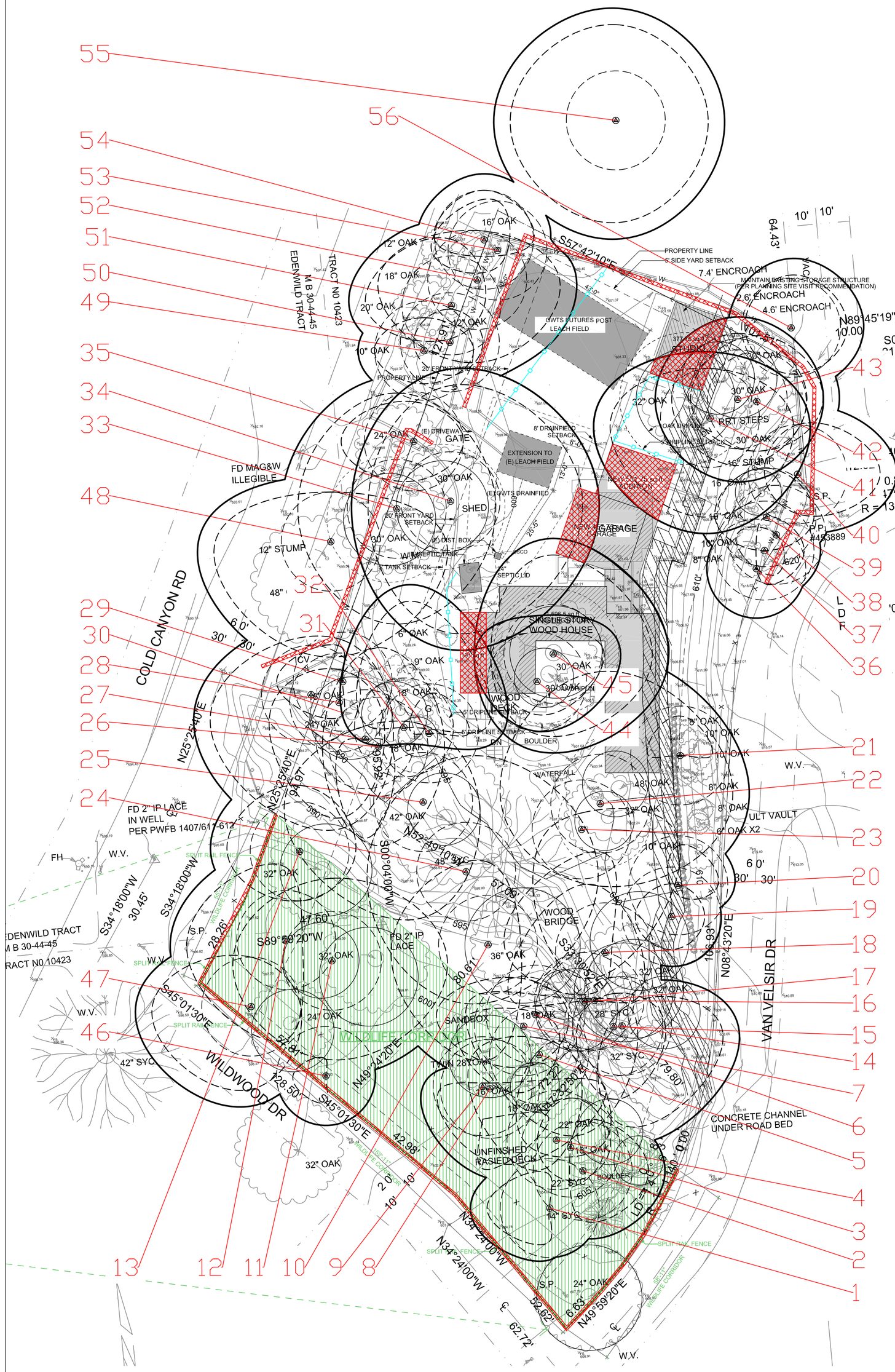
THIS LOT LINE ADJUSTMENT WAS PREPARED UNDER MY DIRECTION IN JUNE 2015

GEORGE DARVASAN-STANCIU
P.L.S. 7884

DATE

DATE	BY	MARK	REVISIONS	APPR.	DATE

DESIGNED BY:GS DRAWN BY:GS CHECKED BY:GS



LEGEND PROTECTION PLAN

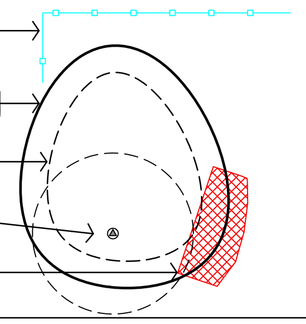
TREE PROTECTION FENCE

TREE PROTECTED ZONE

TREE CANOPY

PROTECTED TREE SYMBOL

ENCROACHMENT



LA JOHNNY

JOHN BURKE

Landscape Architect #5251 & Registered Consulting Arborist #591 ASCA

TREE PROTECTION PLAN

NOVEMBER 6, 2024

TREE MAP IS BASED ON THE ARCHITECTS SITE PLAN MODIFIED BY THE ARBORISTS' FIELD OBSERVATIONS ON NOVEMBER 5 AND 6 2024

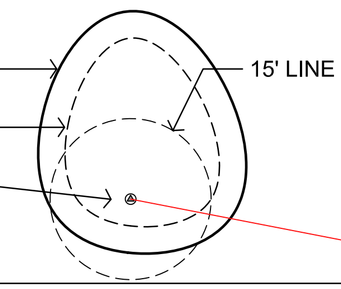
LEGEND

TREE PROTECTED ZONE

TREE CANOPY

PROTECTED TREE SYMBOL*

**TRUNK LOCATION PER SURVEY*



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

(1)

SLOPE ANALYSIS LEGEND:

FLATTER THAN 3:1 = 25,779 SQ. FT.

3:1 TO 1:1 = 9,754 SQ. FT.

1:1 AND STEEPER = 0.0 SQ.FT.

STREET EASEMENT = 0.0 SQ. FT.

TOTAL GROSS AREA = 35,533 SQ. FT. / 0.82 ACRES
NET AREA (GROSS MINUS STREET EASEMENTS = 35,533 SQ. FT. / 0.82 ACRES
NET AREA (GROSS MINUS STREET EASEMENTS AND SLOPES 1:1 AND STEEPER) = 35,533 SQ. FT.

AVERAGE SLOPE = 23.5%

SLOPE SETBACKS:

(PER CITY OF CALABASAS SEC. 1806.5 SLOPES 3:1 TO >1:1)

TOE OF SLOPE = 605'

TOP OF SLOPE = 618'

SLOPE HEIGHT (H) = 13'

BUILDING SLOPE SETBACK (H/2) = 7.5'

POOL SLOPE SETBACK (H/4) = 3.75'

GSA
ALLOWED: 2,379.7

EXISTING:1,596.5
NEW: 723
NEW GARAGE: 457.75

GARAGE ALLOWANCE: -400

TOTAL: 2,377.25

MINIMUM HORIZONTAL DISTANCE IN CLEAR REQUIRED FROM	SEPTIC TANK	LEACH FIELD	SEEPAGE PIT
Building or structures[1]	5 feet	5 feet	8 feet
Property line adjoining private property	5 feet	5 feet	8 feet
Private water supply wells or monitoring well[4]	100 feet	100 feet	150 feet
Public water supply well	100 feet	100 feet	200 feet
Streams, springs, and rivers[4, 6]	50 feet	50 feet	150 feet
Vernal pools, wetlands, lakes, ponds, reservoirs, and ocean[6]	200 feet	200 feet	200 feet
Trees[5]	10 feet	10 feet	10 feet
Seepage pits[3]	5 feet	5 feet	12 feet
Disposal field[3]	5 feet	4 feet[2]	5 feet
On-site domestic water service line	5 feet	5 feet	5 feet
Distribution box (Water meter)	5 feet	5 feet	5 feet
Pressure public water main	10 feet	10 feet	10 feet
Unstable land mass	100 feet	100 feet	100 feet

COLOR CODED SLOPE ANALYSIS

REVISIONS:

SURVEYED FOR:

PADRAIC HANNON
616 COLD CANYON ROAD
CALABASAS, CA 91302

SURVEYED BY:

ENVIRONMENTAL ARCHITECTURE
STUDIO OF SDA DAVID HERTZ ARCHITECTS

David Hertz
FAIA LEED AP

Studio of Environmental Architecture

57 Market Street
Venice, CA 90291
Tele: 310-829-9932
Fax: 310-829-5641
www.studioea.com

616 Cold Canyon Rd.
Calabasas, CA 91302

ENVIRONMENTAL ARCHITECTURE
STUDIO OF SDA DAVID HERTZ ARCHITECTS INC

PLAN REVISION LOG

NO.	DATE	DESCRIPTION
1	xx/xx/201x	Plan Check Corrections #1

DRAWING PRINT LOG

NO.	DATE	DESCRIPTION
1	xx/xx/201x	Description

SHEET TITLE:
WILDLIFE CORRIDOR SITE PLAN

PROJECT NO:
1807

PRINT DATE:
4/24/24

SHEET NO:
A105

1" ACTUAL

If this scale does not measure 1" actual, this drawing may have been enlarged or reduced and all labeled scales are incorrect.

APPENDIX D

VERTEBRATE ANIMAL SPECIES OBSERVED IN THE VICINITY OF 616 COLD CANYON ROAD, MONTE NIDO RURAL VILLAGE, LOS ANGELES COUNTY, CALIFORNIA

Appendix D

Vertebrate Animal Species Observed in the Vicinity of 616 Cold Canyon Road
Los Angeles County, California

ANIMAL GROUP Common Name	Scientific Name	Native(1)	Status(2)
BIRDS			
Dark-eyed junco	*Junco hyemalis*	Y	--
Western scrub jay	*Aphelocoma coerulescens*	Y	--
Red-shouldered hawk	*Buteo lineatus*	Y	--
Acorn woodpecker	*Melanerpes formicivorus*	Y	--
White-crowned sparrow	*Zonotrichia leucophrys*	Y	--
American crow	*Corvus brachyrhynchos*	Y	--
Swainson's thrush	*Catharus swainsoni*	Y	--
Rock pigeon	*Columba livia*	N	--
Cassin's kingbird	*Tyrannus vociferans*	Y	--

(1) Native
- Y= Yes
- N= No

(2) Status
- WL = California Department of Fish & Wildlife (CDFW) Watch List
- BCC= USFWS Birds of Conservation Concern
- CSC= CDFW Species of Special Concern
- IUCN:LC= International Union for Conservation of Nature: Least Concern
- SA= CDFW Special Animal
- SE= State Endangered
- FE= Federal Endangered
- FP = Fully protected under Fish and Game Code

APPENDIX E

SPECIAL-STATUS WILDLIFE SPECIES OF THE PROJECT REGION

Appendix E. Special-Status Wildlife Species of the Project Region*

Species	Status	Habitat Description	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Invertebrates				
Gertsch's socalchemmis spider (*Socalchemmis gertschi*)	SA	Not defined	Topanga Canyon (1997), 5.8 miles to the east (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Globose dune beetle (*Coelus globosus*)	IUCN-VU	Coastal foredunes	Leo Carrillo State Beach, 14.2 miles to the west (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
American bumble bee (*Bombus pensylvanicus*)	IUCN-VU	Coastal scrub, grasslands	Tapia Park (1971), 1.1 miles to the west-northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Crotch's bumble bee (*Bombus crotchii*)	SCE, IUCN-EN	Coastal scrub, chaparral, grasslands	King Gillette Ranch (2020), 1.3 miles to the northwest (iNaturalist, 2024)	Not Expected: the project site does not provide nectar or pollen foraging resources, could occur in adjacent areas supporting coastal scrub and chaparral vegetation
Santa Monica grasshopper (*Trimerotropis occidentalis*)	IUCN-EN	Chaparral	Near Mulholland Highway (1972), 10.6 miles to the west (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Western monarch butterfly (*Danaus plexippus*)	FC	Protected tree groves	Roost near Malibu Creek lagoon (last observed during annual Thanksgiving counts in 2014), 2.7 miles to the south (Xerces Society, 2023)	Not Expected: the project site does not provide nectar sources or trees suitable for over-wintering, not observed during the fall field surveys
Fish				
Southern California steelhead (*Oncorhynchus mykiss*)	FE, SCE	Coastal streams	Malibu Creek, 1.4 miles to the south (CNDDB, 2024)	Not Expected: aquatic habitat is absent (Dark Canyon drainage is ephemeral), not observed during field surveys
Arroyo chub (Gila orcuttii)	CSC, IUCN-VU	Perennial streams	Malibu Creek, 0.8 miles to the west (CNDDB, 2024)	Not Expected: aquatic habitat is absent (Dark Canyon drainage is ephemeral), not observed during field surveys
Tidewater goby (*Eucyclogobius newberryi*)	FE	Estuaries and coastal streams	Malibu Creek, 2.0 miles to the south (CNDDB, 2024)	Not Expected: aquatic habitat is absent (Dark Canyon drainage is ephemeral), not observed during field surveys

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Reptiles and Amphibians				
California red-legged frog (*Rana draytonii*)	FT, CSC	Stream pools, ponds	East Las Virgenes Creek (2000), 6.5 miles to the north (CNDDB, 2024)	Not Expected: aquatic habitat is absent (Dark Canyon drainage is ephemeral), not observed during field surveys
Western spadefoot toad (*Spea hammondii*)	PT, CSC	Vernal pools	Simi Hills (2010), 10.2 miles to the north (CNDDB, 2024)	Not Expected: aquatic habitat is absent, not observed during field surveys
Southwestern pond turtle (*Actinemys pallida*)	PT, CSC	Stream pools, ponds	Malibu Creek (1987), 2.2 miles to the northwest (CNDDB, 2024)	Not Expected: aquatic habitat is absent (Dark Canyon drainage is ephemeral), not observed during field surveys
Southern California legless lizard (*Anniella stebbinsi*)	CSC	Woodlands, chaparral, coastal scrub	Near Malibu Canyon Road (1965), 0.8 miles to the west (CNDDB, 2024)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
California legless lizard (*Anniella spp.*)	CSC	Woodlands, chaparral, coastal scrub	Near Thousand Oaks Blvd (2009), 8.5 miles to the northwest (CNDDB, 2024)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Coast horned lizard (*Phrynosoma blainvillii*)	CSC	Coastal scrub, chaparral	Tapia Park (1962), 1.2 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Coastal western whiptail (*Aspidoscelis tigris stejnegeri*)	CSC	Coastal scrub, chaparral	Backbone Trail, 0.4 miles to the east (iNaturalist org, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
San Bernardino ring-neck snake (*Diadophis punctatus modestus*)	IUCN-LC	Rocky canyon bottoms	Malibu Canyon Road, 1.2 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Two-striped garter snake (*Thamnophis hammondii*)	CSC, IUCN-LC	Streams, canyon bottoms	Near Saddle Rock (2017), 8.2 miles to the west (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Birds				
Golden eagle (*Aquila chrysaetos*)	FP, WL	Scrub, chaparral, cliffs for nesting	Malibu Canyon (1987 nest), 1.2 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Burrowing owl (*Athene cunicularia*)	CSC	Grassland, open scrubland	Malibu Creek State Park, 3.1 miles to the west (iNaturalist.org, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Tri-colored blackbird (*Agelaius tricolor*)	ST, CSC, BCC	Freshwater marsh	King Gillette Ranch, 1.8 miles to the northwest (iNaturalist.org, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	WL	Coastal scrub, chaparral	Tapia Park (2001); 1.1 miles to the west (eBird.org)	Not Expected: suitable habitat is absent, not observed during field surveys
Least Bell's vireo (*Vireo belli pusillus*)	FE, SE	Riparian woodland, riparian scrub	Near Madera Road, Simi Valley (2018), 13.5 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
California gnatcatcher (*Polioptila californica californica*)	FT, CSC	Coastal sage scrub	King Gillette Ranch, 1.5 miles to the north (iNaturalist.org, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Sharp-shinned hawk (*Accipiter striatus*)	WL (nesting)	Woodlands, chaparral	Tapia Park (2020); 1.1 miles to the west (eBird.org)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Osprey (*Pandion haliaetus*)	WL (nesting)	Lakes, rivers	Tapia Park (2023); 1.1 miles to the west (eBird.org)	Not Expected: suitable habitat is absent, not observed during field surveys
Cooper's hawk (*Accipiter cooperii*)	WL (nesting)	Woodlands	Tapia Park (2024); 1.1 miles to the west (eBird.org)	Not Expected: suitable habitat is absent, not observed during field surveys
Loggerhead shrike (*Lanius ludovicianus*)	CSC (nesting)	Grassland, open shrublands	Tapia Park (1996); 1.1 miles to the west (eBird.org)	Not Expected: suitable habitat is absent, not observed during field surveys
Nuttall's woodpecker (*Dryobates nuttallii*)	BCC	Woodlands	Tapia Park (2024); 1.1 miles to the west (eBird.org)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Oak titmouse (*Baeolophus inornatus*)	BCC	Oak woodlands	Tapia Park (2024); 1.1 miles to the west (eBird.org)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Allen's hummingbird (*Selasphorus sasin*)	BCC	Woodlands, ornamental trees, landscaping	Tapia Park (2024); 1.1 miles to the west (eBird.org)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Yellow warbler (*Setophaga petechia*)	CSC (nesting)	Riparian woodlands	Tapia Park (2024); 1.1 miles to the west (eBird.org)	Not Expected: suitable habitat is absent, not observed during field surveys
Wrentit (*Chamaea fasciata*)	BCC	Coastal scrub, chaparral	Tapia Park (2024); 1.1 miles to the west (eBird.org)	Not Expected: suitable habitat is absent, not observed during field surveys
Mammals				
Yuma myotis (*Myotis yumanensis*)	L	Caves, mines, bridges, buildings	Malibu Creek State Park (2004), 2.8 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Western small-footed myotis (*Myotis ciliolabrum*)	IUCN-LC	Caves, buildings, mines and crevices	Malibu Creek State Park (2004), 2.8 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Pallid bat (*Antrozous pallidus*)	CSC, H	Open dry habitats with rocky areas for roosting	China Flat (2004), 10.0 miles to the northwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Western mastiff bat (*Eumops perotis californicus*)	CSC, H	Woodland, chaparral, coastal scrub, grasslands	Malibu Creek State Park (2004), 2.8 miles to the northwest (CNDDB, 2024)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Spotted bat (*Euderma maculatum*)	CSC, H	Grasslands, chaparral, forest, woodland	Malibu Creek State Park (2004), 2.8 miles to the northwest (CNDDB, 2024)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Hoary bat (*Lasiurus cinereus*)	M	Woodland, forest	Malibu Creek State Park, 2.8 miles to the northwest (iNaturalist.org, 2024)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
Western red bat (*Lasiurus frantzii*)	CSC, H	Forest, woodlands	Stunt Ranch (2004), 2.1 miles to the northeast (CNDDB, 2024)	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys
San Diego desert woodrat (*Neotoma lepida intermedia*)	CSC	Rocky coastal scrub, cactus scrub	Near Pepperdine University (1995), 3.3 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
American badger (*Taxidea taxus*)	CSC	Grasslands, open shrublands	Kanan-Dume Road (2006), 6.6 miles to the southwest (CNDDB, 2024)	Not Expected: suitable habitat is absent, not observed during field surveys
Ringtail (*Bassariscus astutus*)	FP	Forest, chaparral, canyons, woodland	No recent records in the Santa Monica Mountains	Not Expected: on-site woodland habitat is disturbed and fragmented by development, not observed during field surveys

Appendix E. Continued

Species	Status	Habitat Description	Nearest Known Location relative to the Project Site	Potential Occurrence on the Project Site
Southern California/Central Coast mountain lion (*Felis concolor*)	SCE	Grassland, chaparral, scrub, woodland, forest	Known to occur in the region	Low: site is fenced and provides no foraging habitat

*Defined as the area included within the 7.5' quadrangle topographic maps surrounding the subject parcels

Status Codes:

BCC	2021 Bird of Conservation Concern (USFWS)
CSC	California Species of Special Concern (CDFW)
FC	Federal Candidate for listing (USFWS)
FE	Federal Endangered (USFWS)
FP	Fully protected under the Fish & Game Code (CDFW)
FT	Federal Threatened (USFWS)
IUCN-EN	Internation Union for the Conservation of Nature-Endangered
IUCN-LC	Internation Union for the Conservation of Nature-Least Concern
IUCN-VU	Internation Union for the Conservation of Nature-Vulnerable
H	High Priority (Western Bat Working Group)
M	Medium Priority (Western Bat Working Group)
L	Low Priority (Western Bat Working Group)
PT	Federal Proposed Threatened (USFWS)
SA	Special Aimal (CDFW)
SCE	Candidate for State Endangered (CDFW)
SE	State Endangered (CDFW)
ST	State Threatened (CDFW)
WL	Watch List (CDFW)

APPENDIX F

COASTAL WETLAND DELINEATION

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

COASTAL WETLAND DELINEATION
616 COLD CANYON ROAD
CALABASAS, CALIFORNIA

APNs 4456-019-010, -020, -021, 024, -025, -029

Los Angeles County Project no. RPPL 2023-005937

Prepared for:

Padriac Hannon
616 Cold Canyon Road
Calabasas, CA 91302

Prepared by:

Matt Ingamells, Padre Associates, Inc.
1861 Knoll Drive
Ventura, California 93003
805/644-2220, 805/644-2050 (fax)
mingamells@padreinc.com

November 2024

Project No. 2102-4491

TABLE OF CONTENTS

TABLES

EXHIBITS

ACRONYMS AND ABBREVIATIONS

CCC	California Coastal Commission
FAC	Facultative plant species
FACU	Facultative-Upland plant species
FACW	Facultative-Wetland plant species
OBL	Obligate wetland plant species
UPL	Upland (non-wetland) plant species

1.0 PROJECT DESCRIPTION

1.1 STUDY PURPOSE

The purpose of this wetland delineation is to support the Biological Assessment (BA) prepared by Padre Associates to provide biological information in support of a Coastal Development Permit (CDP) application pursuant to Section 22.44.1870 of Los Angeles County's Santa Monica Mountains Local Implementation Plan (LIP).

1.2 PROJECT LOCATION

The project site includes the developed parcel (APN 4456-019-029) and adjacent parcels to the south (APNs 4456-019-010, -020, -021, -024 and -025), and is located in an unincorporated area of Los Angeles County at 616 Cold Canyon Road (Monte Nido Rural Village) approximately 0.3 miles northeast of the Piuma Road/Cold Canyon Road intersection (see Figures 1 and 2). The elevation of the project site varies from approximately 594 feet near the northwest corner to 620 feet in the southeast corner. The Dark Canyon drainage is located in the southern portion of the project site.

1.3 SITE HISTORY

The project site currently supports a single-family residence, garage, shed and a driveway to Cold Canyon Road. The adjacent parcels to the south (APNs 4456-019-010, -020, -021, -024 and -025) are not developed.

1.4 SITE DESCRIPTION

The project site is zoned R-C-10,000 (Rural-Coastal, one dwelling unit per 10,000 square feet), and slopes down to the northwest. The northern parcel (4456-019-029) is fully developed (residence, detached office, garage, deck, lawn, driveway and landscaping) except for the Dark Canyon drainage which traverses the property from southeast to northwest along the southern margin of the northern parcel. The other parcels are not developed.

The Dark Canyon drainage occurs in the southern portion of the project site. This ephemeral drainage is about 2.5 miles long and empties into Malibu Creek, approximately 0.3 miles southeast of the Malibu Creek Road/Piuma Road intersection. The Dark Canyon drainage enters the project site from a box culvert under Van Velsir Drive, extends through the project site and leaves the project site through a box culvert under a bridge on Cold Canyon Road. Based on conversations with the property owner, the Dark Canyon drainage supports surface water only for short periods following storm events.

1.5 PROPOSED PROJECT

The proposed project is comprised of additions to the existing single-story single-family residence at 616 Cold Canyon Road. The existing garage, shed and walkway between the shed and garage would be demolished, and a new 458 square foot garage and 532 square foot addition to the existing residence would be constructed.

Project name	616 Cold Canyon Road Addition
Project no.	RPPL 2023-005937
Parcel nos.	4456-019-010, -20, -21, -24, -25, -29
Total parcel area	0.83 acres
Property owner/applicant	Padriac Hannon 616 Cold Canyon Road Calabasas, CA 91302

2.0 REGULATORY BACKGROUND

Section 22.44.1880 of the LIP requires that a delineation of all wetland areas on the project site be submitted if the biological inventory indicates the presence of wetland species or indicators. Therefore, this coastal wetland delineation supplements the Biological Inventory (revised July 2024) prepared for the project site.

Section 22.44.1880 states:

Wetland delineations will be conducted according to the definitions of wetland boundaries contained in Section 13577(b) of Title 14 of the California Code of Regulations. A preponderance of hydric soils or a preponderance of wetland plant indicator species will be considered presumptive evidence of wetland conditions.

Section 13577(b) defines the upland limit of wetlands as:

1. Boundary between land with predominantly hydrophytic cover (vegetation) and land with predominantly mesophytic or xerophytic cover.
2. Boundary between soil that is predominantly hydric and soil that is predominantly non-hydric.
3. In areas without vegetation or soils (or poorly developed soil), boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not.

Section 22.44.1880 states:

The delineation report will include at a minimum: (1) a map at a scale of one-inch to 200 feet or larger with polygons delineating all wetland areas, polygons delineating all areas of vegetation with a preponderance of wetland indicator species, and the location of sampling points; and (2) a description of the surface indicators used for delineating the wetland polygons. Paired sample points will be placed inside and outside of vegetation polygons and wetland polygons identified by the consultant doing the delineation.

3.0 WETLAND DELINEATION METHODOLOGY

3.1 SELECTION OF THE WETLAND DELINEATION AREA

The wetland delineation was conducted at the Dark Canyon drainage within the project site. All field work was conducted on November 5, 2024.

3.2 SELECTION OF WETLAND DELINEATION SAMPLE POINTS

Sample points were selected to facilitate the establishment of coastal wetland boundaries and were mostly located in areas of transition between hydrophytic and upland vegetation. Paired sample points were used when needed.

3.3 FIELD METHODS

Field methods were taken from the Arid West Supplement to the Corps of Engineers Wetland Delineation Manual. Wetland determination data forms were completed for each sample point and are included as Exhibit A.

Hydrophytic Vegetation. The predominance of hydrophytic vegetation was determined at each sample point, dominant plant species within each stratum (tree, sapling/shrub, herbaceous, and woody vine) at the sample point location were identified using The Jepson Manual (second edition). The hydrophytic indicator status of the species was determined in accordance with the 2022 National Wetland Plant List for the Arid West Region as:

- Facultative-Upland (FACU): usually occurs in non-wetlands (1-33 percent probability to occur in wetlands).
- Facultative (FAC): equally likely to occur in wetlands or non-wetlands (34-66 percent probability to occur in wetlands).
- Facultative-Wetland (FACW): usually occurs in wetlands (67-99 percent probability to occur in wetlands).
- Obligate (OBL): almost always occurs in wetlands (>99 percent probability to occur in wetlands).

The vegetation was then analyzed using the dominance test to determine if greater than 50 percent of the dominant species were hydrophytic and the prevalence index calculated to determine if the prevalence index was less than or equal to 3.0.

Wetland Hydrology. Wetland hydrology was examined in areas not already considered coastal wetlands based on hydrophytic vegetation. Hydrologic characteristics of the sample points were evaluated by identifying evidence of inundation, presence of surface water, high water table (within 12 inches of the ground surface within the soil pit), soil saturation, sediment deposits/sorting, biotic crusts, salt crusts, drift deposits and local drainage patterns.

Hydric Soils. Soil information (including excavation of soil pits) was collected where needed to determine the presence of hydric soil.

4.0 RESULTS

4.1 NATIONAL WETLANDS INVENTORY

The National Wetland Inventory managed by the U.S. Fish and Wildlife Service identifies wetlands in the Dark Canyon drainage on the project site. These wetlands have been classified as PFO/SSA (palustrine, forested, scrub-shrub, temporarily flooded).

4.2 HYDROPHYTIC VEGETATION

The Dark Canyon drainage at the project site supports very little vegetation (see Figure 4 of the BA). Overhanging coast live oak and western sycamore canopies were included in the wetland delineation. The status of hydrophytic vegetation at each sample point is provided in Table 1. The sample point locations are provided in Figure 3. Hydrophytic plant species (rated as FAC, FACW, OBL) observed within the sample points were limited to western sycamore (FAC) and mugwort (FAC). Scientific names for these plant species and the hydrophytic status of all plant species observed can be found in Appendix A of the BA. Specific plant species found at each wetland sampling point are included on the wetland determination data forms in Exhibit A.

4.3 WETLAND HYDROLOGY

The wetland hydrology status at each sample point is provided in Table 1. Wetland hydrology indicators found during the coastal wetland delineation at all sample points were water marks (on boulders along the drainage channel), drainage patterns, sediment deposits and drift deposits (debris deposited by storm flows).

4.4 HYDRIC SOILS

Soil was limited to deposits of coarse sand and gravel over streambed cobble. Soil pits were excavated at sample points no. 1 and 4. However, only recently deposited coarse sediments were found.

4.5 WETLAND DETERMINATION AND MAPPING

The determination of wetlands and wetland boundaries is based on Section 13577(b) of Title 14 of the California Code of Regulations. Coastal wetlands were determined to be present based on the presence of wetland hydrology. The boundary of the coastal wetlands is based on ordinary high water marks consistent with Section 13577(b) (…flooded or saturated at some time during years of normal precipitation…) due to the very low density of instream vegetation and lack of soil in the Dark Canyon drainage. Coastal wetlands are mapped on Figure 3, based on the measured ordinary high water width at seven transects.

Table 1. Coastal Wetland Delineation Data Summary

Sample Point no.	Hydrophytic Vegetation Criterion met?	Hydric Soils Criterion met?	Wetland Hydrology Criterion met?	Coastal Wetland?
1	No	No	Yes	Yes
2	No	See Sample Point no. 1	Yes	Yes
3	No	See Sample Point no. 1	Yes	Yes
4	No	No	Yes	Yes

5.0 REFERENCES/SOURCES

Baldwin, Bruce G., Goldman, Douglas H., Keil, David J., Rosatti, Thomas J. 2012. *The Jepson Manual: Vascular Plants of California, Second Edition*. University of California Press. Berkeley, CA.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. U.S. Department of the Interior, Fish and Wildlife Service, Office of Biological Services, FWS-OBS-79/31. Washington, D.C.

Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Wetlands Research Program, Technical Report Y-87-1. U.S. Army Engineers Waterways Experiment Station. Vicksburg, Mississippi.

Hurt, G.W., P.M. Whited, and R.F. Pringle, eds. 1998. *Field Indicators of Hydric Soils in the United States, Version 4.0.* U.S. Department of Agriculture, Natural Resources Conservation Service, Wetland Science Institute, and Soil Survey Division in cooperation with the National Technical Committee for Hydric Soils.

Munsell Color. 2020. *Munsell Soil Color Charts*. MacBeth Division, Kollmorgen Instruments Corp. Baltimore, Maryland.

Natural Resources Conservation Service. 2024. Web Soil Survey. U.S. Department of Agriculture. http://websoilsurvey.nrcs.usda.gov/app/

U.S. Army Corps of Engineers. 2008. R*egional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*. Wetlands Regulatory Assistance Program. ERDC/EL TR-08-28. Washington, D.C.

U.S. Army Corps of Engineers. 2023. *2022 National Wetland Plant List, Arid West Region*.

U.S. Fish and Wildlife Service. 2024. National Wetland Inventory Map. Online Wetlands Mapper: http://www.fws.gov/wetlands. Accessed November 25, 2024.

EXHIBIT A

WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 616 Cold Canyon Road City/County: Calabasas Los Angeles Sampling Date: 11/5/24
Applicant/Owner: Padriac Hannon State: CA Sampling Point: 1
Investigator(s): Ingamells Section, Township, Range: S 17 T1S R17W
Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): ~2%
Subregion (LRR): LLR-C Lat: 34.08009 Long: 118.68817 Datum: WGS 84
Soil Map Unit Name: Urban Land – Tongva Complex 0-15% slope NWI classification: PFO/SSA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ~~✓~~ No ✓	Is the Sampled Area within a Wetland? Yes ✓ No ___ (Coastal)
Hydric Soil Present?	Yes ✓ No ~~✓~~	
Wetland Hydrology Present?	Yes ✓ No ~~✓~~	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10 m dia)	Absolute % Cover	Dominant Species?	Indicator Status
1. Quercus agrifolia	45	Yes	UPL
2. Platanus racemosa	55	Yes	FAC
3.			
4.			
	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: 3 m dia)			
1. Vinca major	30	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	30	= Total Cover	
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum ___ % Cover of Biotic Crust ___

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species		x 1 =
FACW species		x 2 =
FAC species	55	x 3 = 165
FACU species	30	x 4 = 120
UPL species	45	x 5 = 225
Column Totals:	130 (A)	510 (B)

Prevalence Index = B/A = 3.9

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks:

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2							gravel	
2-4	10YR 4/4						Coarse sand	
>4							Cobble	4->12"

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ✓ Water Marks (B1) (**Riverine**)
- ✓ Sediment Deposits (B2) (**Riverine**)
- ✓ Drift Deposits (B3) (**Riverine**)
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 616 Cold Canyon Road Calabasas City/County: Los Angeles Sampling Date: 11/5/12

Applicant/Owner: Padriac Hannon State: CA Sampling Point: 2

Investigator(s): Ingawells Section, Township, Range: S 17 T1S R17W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): ~2 %

Subregion (LRR): LLP-C Lat: 34.08009 Long: 118.68824 Datum:

Soil Map Unit Name: Urban Land – Tongva Complex 0-15% slope NWI classification: PFO/ SSA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	Is the Sampled Area within a Wetland? (coastal) Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m dia)	Absolute % Cover	Dominant Species?	Indicator Status
1. Platanus racemosa	50	Yes	FAC
2. Quercus agrifolia	30	Yes	UPL
3.			
4.			
	80	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____	= Total Cover	
Herb Stratum (Plot size: 3m dia)			
1. Artemisia douglasiana	60	Yes	FAC
2. Vinca major	25	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	85	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____	= Total Cover	

% Bare Ground in Herb Stratum ____ % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x 1 =	____
FACW species	____	x 2 =	____
FAC species	110	x 3 =	330
FACU species	25	x 4 =	100
UPL species	30	x 5 =	150
Column Totals:	165	(A)	580 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ____ No ✓

Remarks:

Soil = same as sample point 1 - thin sediment over cobble

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ✓ Water Marks (B1) (**Riverine**)
- ✓ Sediment Deposits (B2) (**Riverine**)
- ✓ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ____ No ✓ Depth (inches): _____

Water Table Present? Yes ____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 616 Cold Canyon Road Calabasas City/County: Los Angeles Sampling Date: 11/5/12

Applicant/Owner: Padriac Hannon State: CA Sampling Point: 3

Investigator(s): Ingawelli Section, Township, Range: S 17 T1S R17W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): ~2 %

Subregion (LRR): LLR-C Lat: 34.07980 Long: 118.68789 Datum: WGS 84

Soil Map Unit Name: Urban Land – Tongva Complex 0-15% slope NWI classification: PFO/SSA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	Is the Sampled Area within a Wetland? (Coastal) Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10m dia)	Absolute % Cover	Dominant Species?	Indicator Status
1. Platanus racemosa	20	Yes	FACW
2. Quercus agrifolia	80	Yes	UPL
3.			
4.			
	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: 3 m dia)			
1. Vinca major	35	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	35	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum ____ % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33 % (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 = ____	
FACW species ____	x 2 = ____	
FAC species 20	x 3 = 60	
FACU species 35	x 4 = 140	
UPL species 80	x 5 = 400	
Column Totals: 135 (A)	600 (B)	

Prevalence Index = B/A = 4.4

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR C)**
- ___ 1 cm Muck (A9) **(LRR D)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR C)**
- ___ 2 cm Muck (A10) **(LRR B)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

soil = same as sample point 1 - thin sediment over cobble

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) **(Nonriverine)**
- ___ Sediment Deposits (B2) **(Nonriverine)**
- ___ Drift Deposits (B3) **(Nonriverine)**
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ✓ Water Marks (B1) **(Riverine)**
- ✓ Sediment Deposits (B2) **(Riverine)**
- ✓ Drift Deposits (B3) **(Riverine)**
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): _____

Water Table Present? Yes ___ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 616 Cold Canyon Road Calabasas City/County: Los Angeles Sampling Date: 11/5/24

Applicant/Owner: Padriac Hannon State: CA Sampling Point: 4

Investigator(s): Ingawelle Section, Township, Range: S 17 T1S R17W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): ~2 %

Subregion (LRR): LLR-C Lat: 34.07977 Long: 118.68788 Datum: WGS84

Soil Map Unit Name: Urban Land – Tongva Complex 0-15% slope NWI classification: PFO/ SSA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	Is the Sampled Area within a Wetland? (coastal) Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:

sample point in scour at outlet of culvert at Van Nelson Drive

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10 m dia)	Absolute % Cover	Dominant Species?	Indicator Status
1. Platanus racemosa	30	Yes	FACW
2. Quercus agrifolia	70	Yes	UPL
3.			
4.			
	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: 3 m dia)			
1. Vinca major	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	5	= Total Cover	
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species _____	x 1 =	_____
FACW species _____	x 2 =	_____
FAC species 30	x 3 =	90
FACU species 5	x 4 =	20
UPL species 70	x 5 =	350
Column Totals: 105 (A)		460 (B)

Prevalence Index = B/A = 4.4

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/4						coarse sand + gravel	
>8"							cobble	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR C)**
- ___ 1 cm Muck (A9) **(LRR D)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR C)**
- ___ 2 cm Muck (A10) **(LRR B)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) **(Nonriverine)**
- ___ Sediment Deposits (B2) **(Nonriverine)**
- ___ Drift Deposits (B3) **(Nonriverine)**
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ✓ Water Marks (B1) **(Riverine)**
- ✓ Sediment Deposits (B2) **(Riverine)**
- ✓ Drift Deposits (B3) **(Riverine)**
- ✓ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: