

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 7, 2026

HEARING DATE: May 19, 2026 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2024-002738-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
RPPL2024004097

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2295 Little Las Flores Road, Topanga

OWNER: John Richard Greene

APPLICANT: Nita Mehta

CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-002738-(3), Minor CDP Number RPPL2024004097, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2024004097 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

The Minor CDP is requested to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence located at 2295 Little Las Flores Road ("Project") pursuant to Los Angeles County Code ("County Code") Section 22.44.800 (Permit Required). The exploratory testing will occur on Assessor's Parcel Number 4448-023-028 in the unincorporated community of Topanga ("Project Site") in the R-C-10 (Rural Coastal – 10 Acre Minimum Required Lot Area) Zone. The Project Site is within the Santa Monica Mountains Coastal Zone. Per County Code Section 22.44.1430 (Exploratory Testing), a Minor CDP is required for exploratory testing.

B. Project

The site plan depicts the Project Site with the proposed location for the drilling test site and the access road from Little Las Flores Road. The drilling location is shown to be along the western edge of the property in mapped H3 Habitat, defined in part as vegetation communities that have been significantly disturbed or removed as part of lawfully established development. The biological assessment report, dated November 2023, was reviewed by the LA County Planning Staff Biologist ("Staff Biologist") and was cleared for the area of the testing only. The site plan also depicts the proposed single-family residence and accessory development that will be reviewed under a separate permitting entitlement and procedure.

C. Project Background

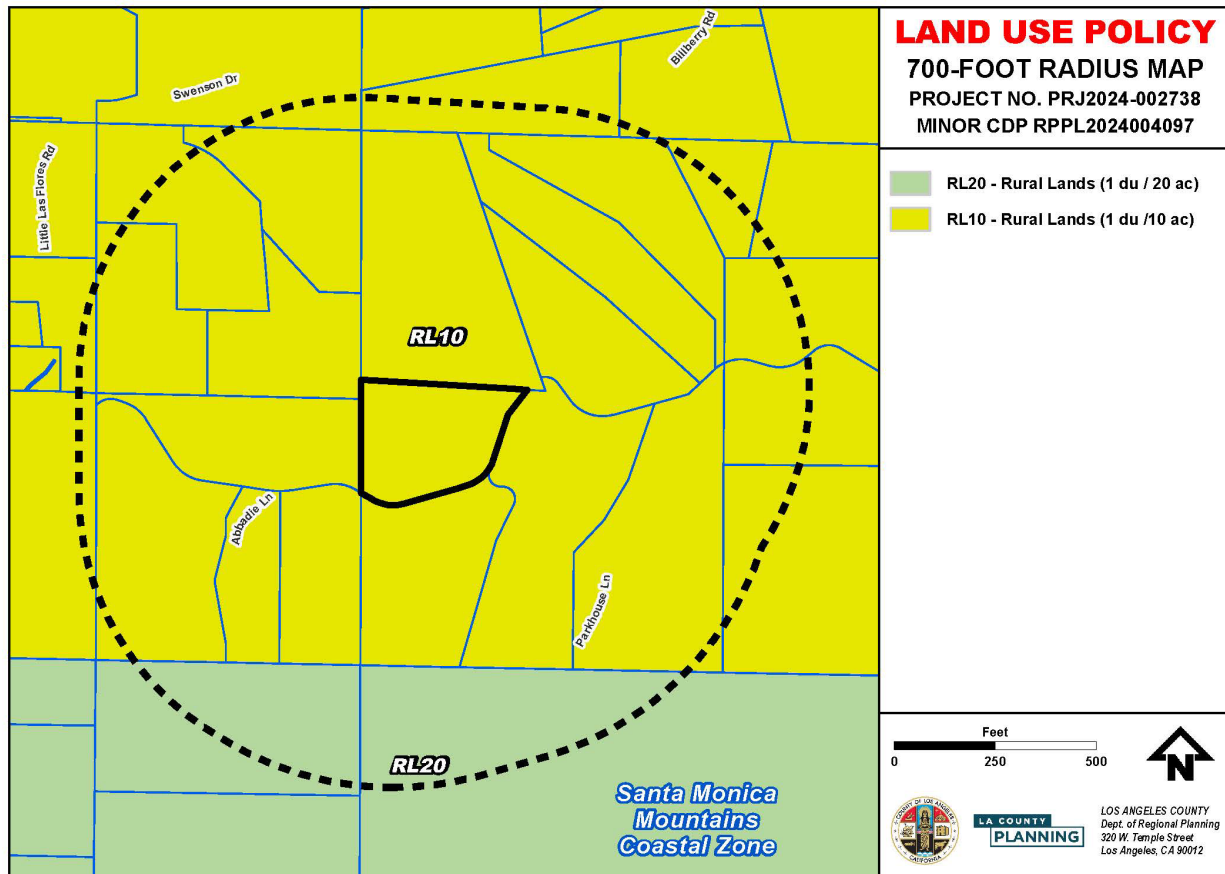
The Project Site is currently vacant and is approximately 1.83 acres in size. The Project Site is irregular in shape with a relatively flat clear pad where the proposed single-family residence will be located, which is served by the access driveway. Approval in Concept No. RPP200600136 was previously approved a new single-family residence with an attached garage on the Project Site. This approval expired without use.

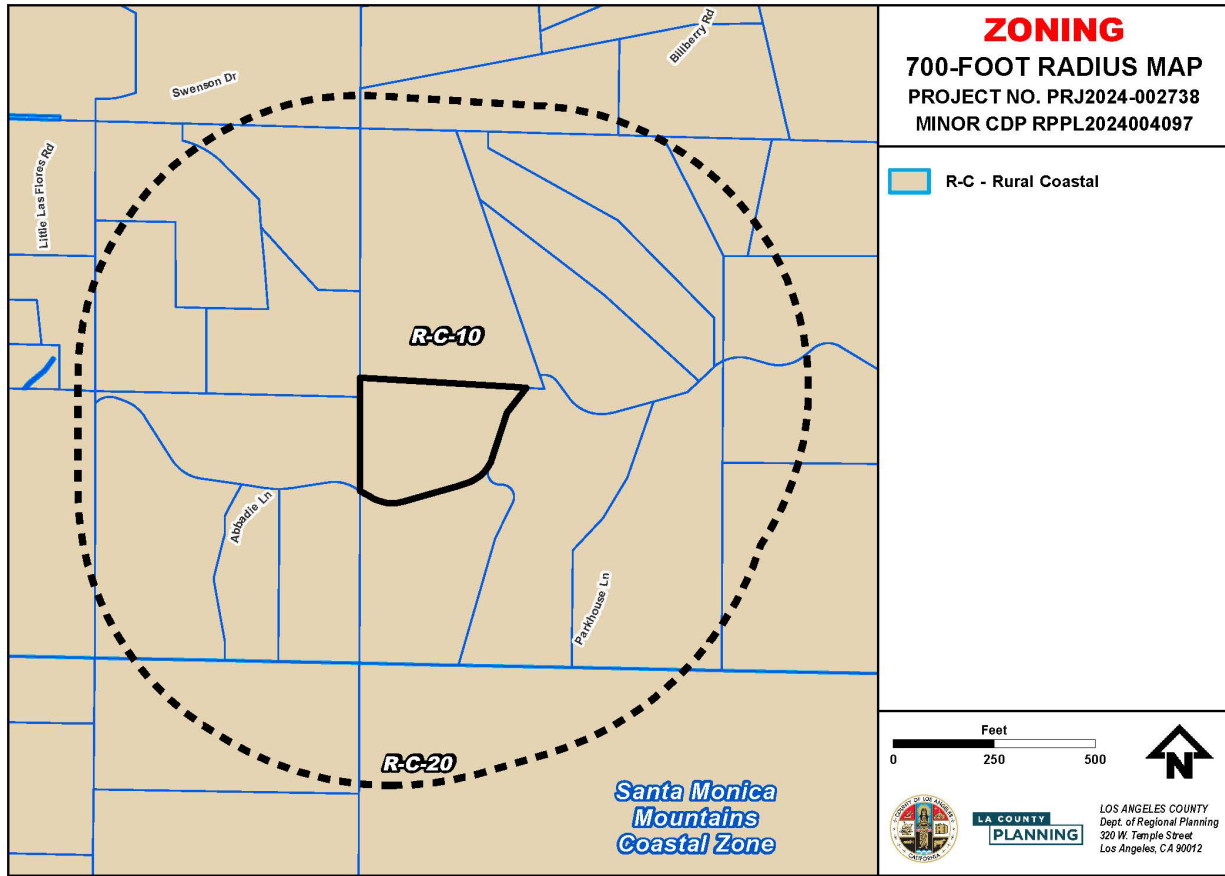
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RL10 (Rural Land - One Dwelling Unit Per 10 Acres Maximum Density)	R-C-10 (Rural – Coastal 10-Acre Minimum Required Lot Area)	Vacant
NORTH	RL10	R-C-10	Vacant land, single-family residence
EAST	RL10	R-C-10	Vacant land
SOUTH	RL10, RL20 (Rural Land - One	R-C-10, R-C-20 (Rural – Coastal 20-	Vacant land, single-family residence

	Dwelling Unit Per 20 Acres Maximum Density)	Acre Minimum Required Lot Area)	
WEST	RL10	R-C-10	Vacant land, single-family residence





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	M-3 (Unclassified)	September 12, 1927
7076	M-3 (Unclassified)	December 26, 1956
8281	A-1-1 (Light Agricultural – One-Acre Minimum Required Lot Area)	October 2, 1962
10754	A-1-2 (Light Agricultural – Two-Acre Minimum Required Lot Area)	September 25, 1973
ZCO-20140055	R-C-10 (Rural-Coastal – 10 Acre Minimum Required Lot Area)	October 10, 2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
84-1307554	Certificate of Compliance	November 1, 1984
RPP200600136	Approval in Concept for a single-family residence with an attached garage	March 28, 2006 Expired without use

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None		

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the goals and policies of the Santa Monica Mountains Land Use Plan (“LUP”) because the Rural Land 10 land use designation allows exploratory testing when it is appropriately designed and consistent with all development standards. The Project is consistent with the R-C-10 zoning classification, which allows exploratory testing. The Project is consistent with the development standards of the Zoning Code and the Santa Monica Mountains LUP, including requirements to utilize existing roads and truck mounted drill rigs.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is designed to minimize environmental impacts by utilizing an existing road and mounted drill rigs. Exploratory testing is needed to assess water availability for a proposed single-family residence.

C. Design Compatibility

The Project is located within an existing sparsely developed residential neighborhood in the unincorporated Topanga area. The Project Site is bordered by existing low-density residential development to the north, south, and west. Many of the surrounding parcels are vacant.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements, including the Santa Monica Mountains Local Implementation Program. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.44.850 (Application – Burden of Proof). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is exploratory drilling for a potential water well associated with a proposed single-family residence. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the California Department of Fish and Wildlife. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project. Furthermore, an environmental assessment (Exhibit J – Biota Report) was submitted and reviewed by the Staff Biologist to ensure that no critical habitat will be present during the exploratory drilling activities.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. Furthermore, the Project does not propose any permanent development and is only the test drilling of one hole for water availability for a proposed single-family residence. The Project Site is also not included on any hazardous waste site or historical resources list. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

County Department of Public Health: Cleared the work plan with conditions in a letter dated February 27, 2026. These conditions of testing have been incorporated into Staff's recommended conditions of approval.

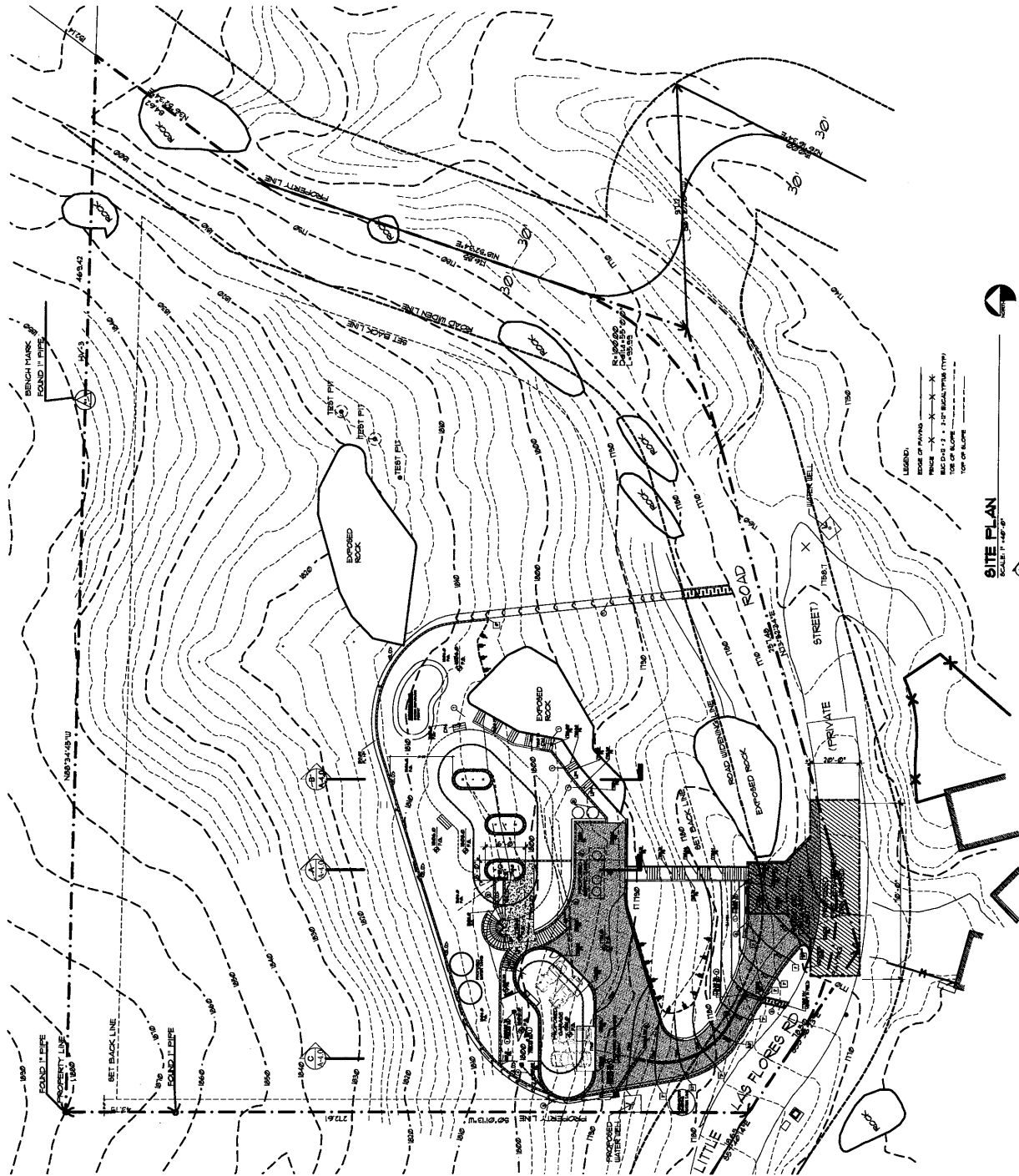
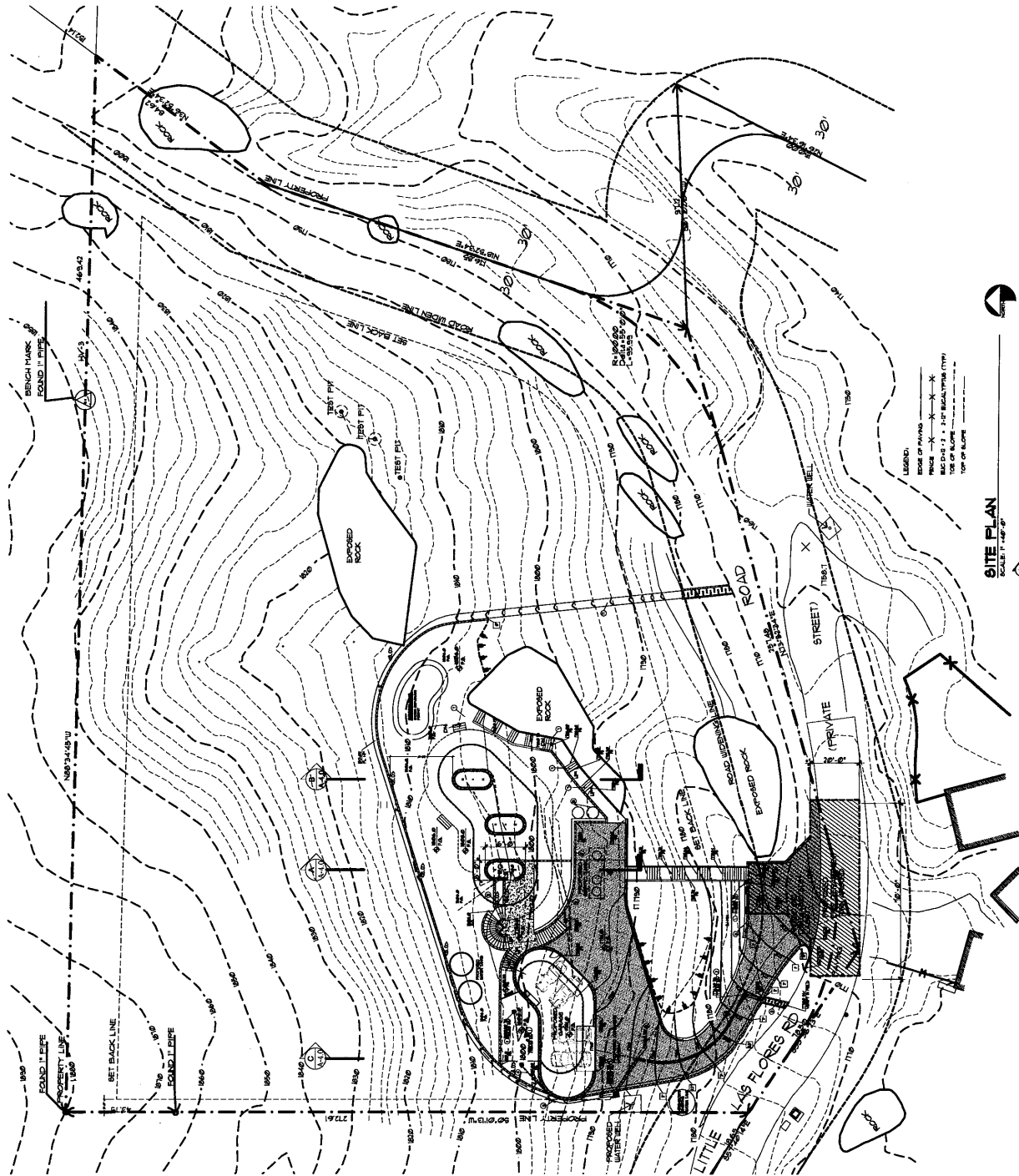
B. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Biota Report
EXHIBIT K	Public Correspondence





PROJECT NUMBER PRJ2024-002738-(3)
HEARING DATE May 19, 2026
REQUESTED ENTITLEMENT(S)
 Minor Coastal Development Permit RPPL2024004097

PROJECT SUMMARY

OWNER / APPLICANT John Richard Greene / Nita Mehta	MAP/EXHIBIT DATE September 3, 2023
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PROJECT OVERVIEW
 Minor Coastal Development Permit to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence pursuant to County Code Section 22.44.1430.

LOCATION 2295 Little Las Flores Road, Topanga	ACCESS Little Las Flores Road via Saddle Peak Road
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ASSESSORS PARCEL NUMBER(S) 4448-023-028	SITE AREA 2.19 Acres
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GENERAL PLAN / LOCAL PLAN Santa Monica Mountains Land Use Plan	ZONED DISTRICT The Malibu	PLANNING AREA Santa Monica Mountains
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LAND USE DESIGNATION RL 10 (Rural Land 10 – One Dwelling Unit Per 10 Acres Maximum Density)	ZONE R-C-10 (Rural-Coastal – 10 Acre Minimum Required Lot Area)
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PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	APPLICABLE STANDARDS DISTRICT(S) Santa Monica Mountains Local Implementation Program
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ENVIRONMENTAL DETERMINATION (CEQA)
 Class 4 Categorical Exemption – Minor Alterations to Land

- KEY ISSUES**
- Consistency with the Los Angeles County General Plan and Santa Monica Mountains LUP
 - Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.44.800 (Permit Required)
 - Chapter 22.44.850 (Application – Burden of Proof)
 - Chapter 22.44.1430 (Exploratory Testing)

CASE PLANNER: Shawn Skeries	PHONE NUMBER: (213) 974 - 0051	E-MAIL ADDRESS: sskeries@planning.lacounty.gov
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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002738-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004097

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Minor Coastal Development Permit No. **RPPL2024004097** (“Minor CDP”) on May 19, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Nita Mehta ("Permittee"), requests the Minor CDP to authorize exploratory testing consisting of drilling one test hole to determine water availability for a proposed single-family residence located at 2295 Little Las Flores Road (“Project”) pursuant to County Code Section 22.44.800 (Permit Required). The exploratory testing will occur entirely on Assessor’s Parcel Number 4448-023-028 in the unincorporated community of Topanga ("Project Site") in the R-C-10 (Rural Coastal – 10 Acre Minimum Required Lot Area) Zone.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is required to authorize drilling for water availability pursuant to County Code Section 22.44.1430 (Exploratory Testing) The Project Site is regulated by the Santa Monica Mountains Local Implementation Program (“LIP”).
5. **LOCATION.** The Project is located at 2295 Little Las Flores Road within The Malibu Zoned District and the Santa Monica Mountains Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** Approval in Concept No. RPP200600136, to construct a single-family residence with an attached garage, was approved on March 28, 2006. This approval expired without use.
7. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land 10 - One Dwelling Unit Per 10 Acres Maximum Density) land use designation of the Santa Monica Mountains Land Use Plan (“SMM LUP”). The principal permitted use in the RL10 designation is low-density single-family detached homes.
8. **ZONING.** The Project Site is in the Malibu Zoned District and is currently zoned R-C-10. Pursuant to County Code Section 22.44.1430, a Minor CDP is required for hydrologic exploratory testing.

9. SURROUNDING LAND USES AND ZONING

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL10 (Rural Land - One Dwelling Unit Per 10 Acres Maximum Density)	R-C-10 (Rural – Coastal 10-Acre Minimum Required Lot Area)	Vacant land, single-family residence
EAST	RL10	R-C-10	Vacant land
SOUTH	RL10, RL20 (Rural Land, One Dwelling Unit Per 20 Acres Maximum Density)	R-C-10, R-C-20 (Rural – Coastal 20-Acre Minimum Required Lot Area)	Vacant, single-family residence
WEST	RL10	R-C-10	Vacant, single-family residence

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.83 acres in size. The Project Site is irregular in shape with a relatively flat clear pad where the proposed single-family residence will be located, which is served by the access driveway.

B. Site Access

The Project Site is accessible from Little Las Flores Road, which is designated as a private street, via Saddle Peak Road. The existing right-of-way width for Little Las Flores Road is approximately 20 feet within the overall road right-of-way of 60 feet.

C. Site Plan

The site plan depicts the Project Site with the proposed location for the drilling test site and the access road from Little Las Flores Road. The drilling location is shown to be near the west side property line. The site plan also depicts the proposed single-family residence that will be reviewed under a separate permitting entitlement and procedure.

11. **CEQA DETERMINATION.** Prior to the Hearing Officer’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for a Class 4, Minor Alterations to Land, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is exploratory drilling for water test wells associated with a proposed single-family residence. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the California Department of Fish and Wildlife (“CDFW”). The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project. Furthermore, the environmental assessment included a spring survey to ensure that no critical habitat will be present during the exploratory drilling activities. The LA County Planning Staff Biologist conducted a site inspection and reviewed the environmental assessment for accuracy.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project Site is also not included on any hazardous waste site or historical resources list. Furthermore, the Project does not entail permanent development and is only exploratory testing for water availability.

12. **COMMUNITY OUTREACH.** The Permittee did not conduct any community outreach.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated May 7, 2026, Staff received no public comments regarding the request.

14. **AGENCY RECOMMENDATIONS.**

A. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated February 27, 2026.

15. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Sections 22.222.150, 22.222.160, and 22.222.180, the community was properly notified of the public hearing by mail and newspaper (*Malibu Times*). Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On March 18, 2026, a total of 56 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 700-foot radius from the Project Site, as well as to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the SMM LUP because the overall goal of the SMM LUP is to acknowledge that the Santa Monica Mountains possess irreplaceable resources and that every user of the land is a trustee of the area's heritage for future generations. Given this perspective, sensible resource management works to balance the many demands of the land. The area's positive contributions to the Los Angeles region,

including the scenic, recreational, and educational benefits it offers, rely upon sustaining the area's natural setting. Development on any scale has the potential to disrupt the character of the underlying natural setting, both in the immediate area and offsite. Development must be sensitive to a full range of environmental factors to ensure compatibility with the natural and built environments. In scenic and environmentally sensitive areas, development must be guided by and integrated with the natural setting. The Hearing Officer finds that the Project is consistent with the goals and policies of the SMM LUP because authorizing the exploratory testing is consistent with the RL10 land use designation. The Hearing Officer finds that the Project is consistent with the underlying RL10 land use designation because exploratory testing is permitted in any zone in this land use designation and the Project is appropriately designed and consistent with all development standards.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with SMM LUP Policy CO-24 regarding water quality, which states that access for geologic testing (or percolation or well testing) shall use existing roads or track-mounted drill rigs where feasible. Where there is no feasible access, a temporary access road may be permitted when it is designed to minimize length, width and total grading to only that necessary to accommodate required equipment. All such temporary roads shall be restored to the maximum extent feasible, through grading to original contours, revegetating with native plant species indigenous to the project site, and monitoring to ensure successful restoration. All percolation testing shall take place outside of any future planned road access. The Project will utilize a track-mounted drill rig and proposed no grading.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-10 Zone because exploratory testing is permitted with a Minor CDP pursuant to County Code Section 22.44.1430, provided that the Minor CDP findings are met.

COASTAL DEVELOPMENT PERMIT FINDINGS

19. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for exploratory testing listed in the Santa Monica Mountains LUP and LIP. In addition, County Department of Public Health conditions have been incorporated into the approval.
20. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

21. The Hearing Officer finds that the Project is exempt (Class 4, Minor Alterations to Land, Categorical Exemption) from CEQA pursuant to State CEQA Guidelines section 15304. The Project is exploratory drilling for a potential water well associated with a proposed single-family residence. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the CDFW. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. The Project is not expected to have a cumulative impact or significant effect. The Project Site is also not included on any hazardous waste site or historical resources list. Furthermore, the Project does not propose any permanent development and only consists of drilling one test hole to gauge water availability for a future single-family residence. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

22. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of Coastal Development Services, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed development is in conformity with the certified local coastal program.
- B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 21000 (Class 4 Minor Alterations to Land categorical exemption); and
2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004097**, subject to the attached conditions.

ACTION DATE: May 19, 2026

MG:RG:SS

May 7, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002738-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004097

PROJECT DESCRIPTION

The Project is the authorization of exploratory testing for water on a property located at 2295 Little Las Flores Road, also known as Assessor's Parcel Number 4448-023-028, in the unincorporated area of Topanga within the Santa Monica Mountains subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230.
4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be \$470.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be

detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.

11. **County Public Health Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Health Environmental Health Division Drinking Water Program to the satisfaction of said department.
12. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

PERMIT-SPECIFIC CONDITIONS-EXPLORATORY TESTING

13. Access for exploratory testing shall use existing roads, or track-mounted drill rigs, where feasible.
14. Any disturbances incurred to soil or locally-indigenous vegetation as a result of exploratory testing shall be mitigated and restored according to subsections A and B of County Code Section 22.44.1240 (Vegetation Management and Landscaping) and subsection I of County Code Section 22.44.1260 (Grading), and according to any requirements of the County Department of Public Works.
15. Within 90 days from completion of exploratory testing, all disturbed areas shall be stabilized with temporary erosion control measures and seeded with locally-indigenous grass species to prevent erosion and instability. Full remediation of disturbed soil or locally-indigenous vegetation shall commence one year from the date of the issuance of the CDP, if further development of the disturbed site in conjunction with an approved project has not occurred.
16. Any required vegetation removal activities shall be implemented in a manner that will protect existing vegetative root stock to the maximum extent feasible to facilitate revegetation of the disturbed areas.
17. All required restoration shall be completed to the satisfaction of the Director.

SITE-SPECIFIC CONDITIONS

18. No grading is permitted with this approval. Access to the site shall utilize existing access driveway.
19. Testing is permitted in only those areas depicted on the Exhibit "A."
20. Casings spacers shall be used within the interval(s) to be sealed to separate well casing, gravel tube, sounding tube, or other tubes/casings from one another in a borehole.

21. The permittee shall backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.
22. The construction/destruction of wells must comply with applicable requirements published in the California Well Standards, the County Code, and all other applicable laws.
23. A separate entitlement shall be required to install a well and the needed infrastructure to serve a legally permitted use.

MG:RG:SS

May 7, 2026

Pursuant to County Code Section [22.44.850](#): Application - Burden of Proof, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 20, 2026
PROJECT NUMBER: PRJ2024-002738-(3)
PERMIT NUMBER: Minor Coastal Development Permit RPPL2024004097
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 2295 Little Las Flores Road, Topanga
OWNER: John Richard Greene
APPLICANT: Nita Mehta
CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption under State CEQA Guidelines Section 15304 because the Project is exploratory drilling for one water test well associated with a proposed single-family residence. The Project consists of minor alterations to vegetation and does not involve removal of healthy, mature, or scenic trees. Additionally, the Project consists of minor drilling and backfilling where the surface is to be restored.

The Project does not qualify for an exception to the CEQA exemptions because the Project Site is not mapped as a critical habitat as identified by the California Department of Fish and Wildlife. The Project Site is in a mapped Significant Ecological Area. However, the Project does not propose any removal of native vegetation, and the initial environmental assessment submitted as part of the application does not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project. Furthermore, the environmental assessment included a spring survey to ensure no critical habitat will be present during the exploratory drilling activities. The LA County Planning Staff Biologist reviewed the environmental assessment for accuracy.

The Project does not contain, and is not visible from, any officially designated scenic resources such as trees, rock outcroppings, historic buildings, or other similar resources. The Project does not result in damage to scenic resources, such as a designated state scenic highway, because it has incorporated the above-referenced project features. Furthermore, the proposed Project does not entail permanent development and is only the exploratory

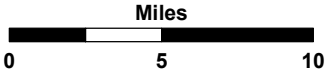
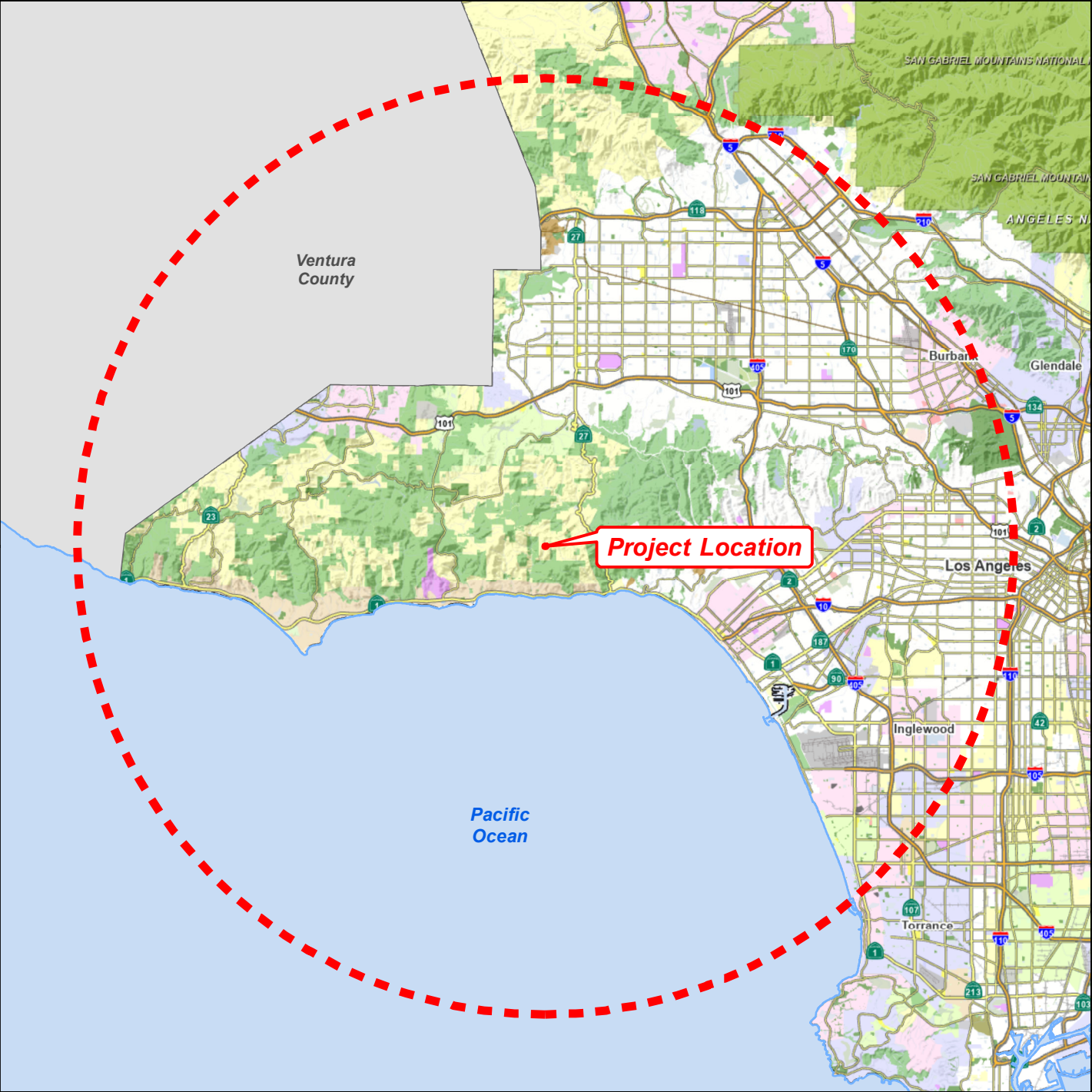
testing of one drill site for water availability for a proposed single-family residence. The Project is not expected to have a cumulative impact or significant effect. The Project Site is also not included on any hazardous waste site or historical resources list.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002738

MINOR CDP RPPL2024004097



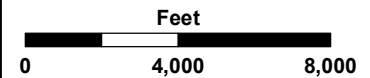
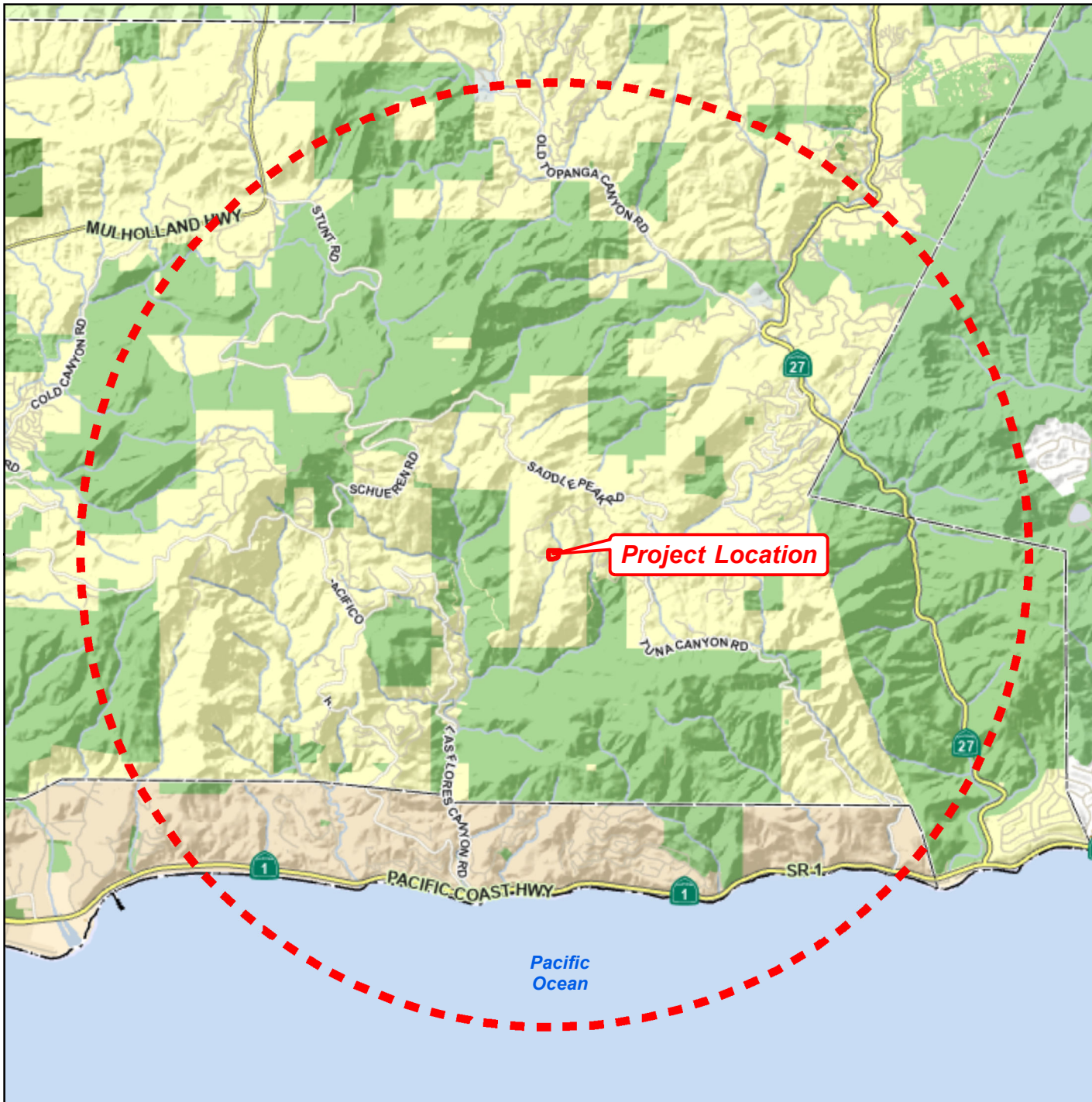
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002738

MINOR CDP RPPL2024004097



LA COUNTY
PLANNING

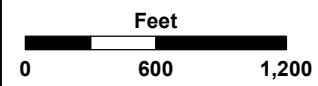
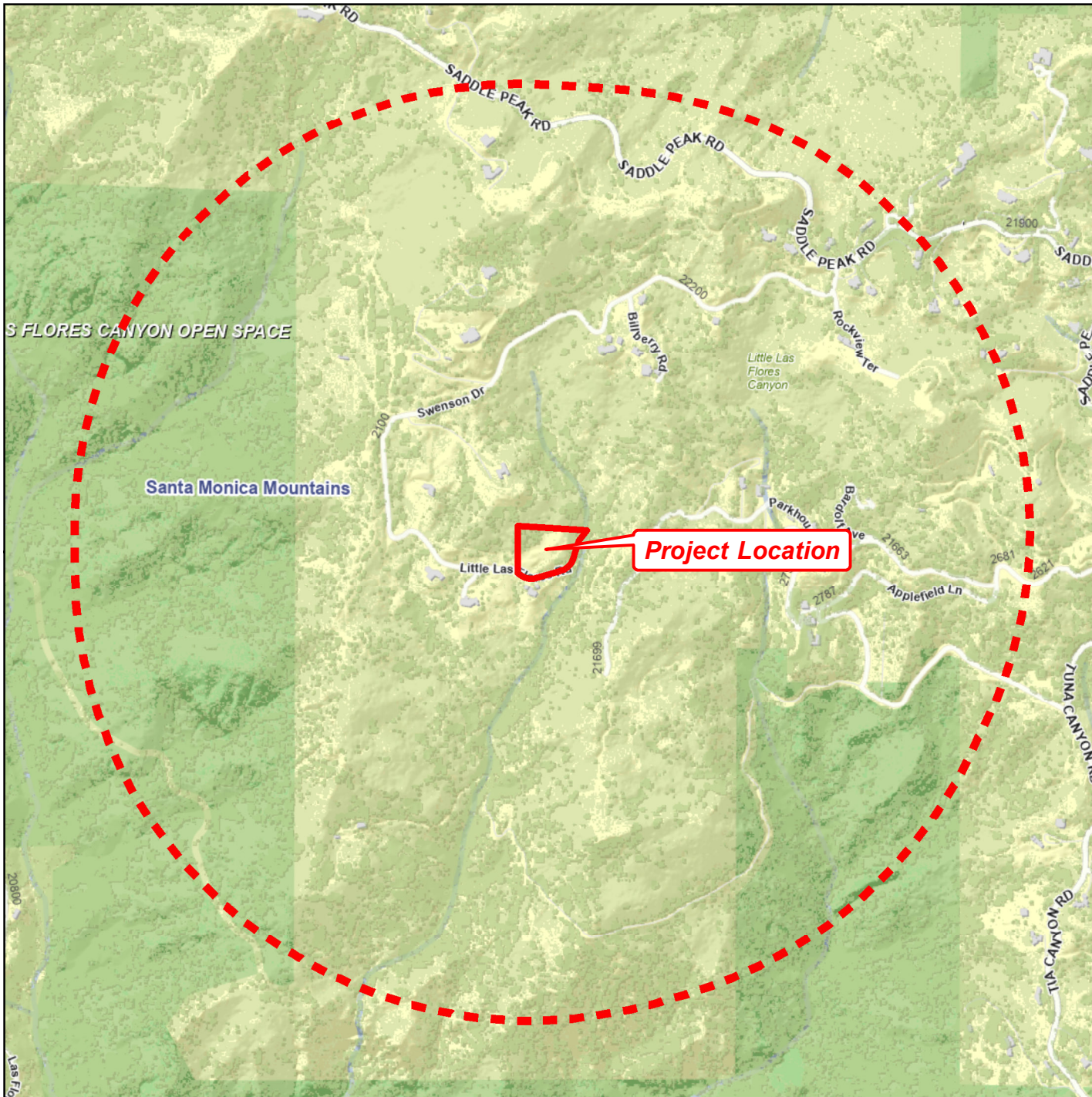
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HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002738

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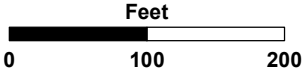
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-002738

MINOR CDP RPPL2024004097

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
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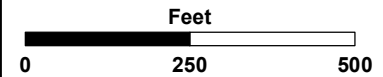
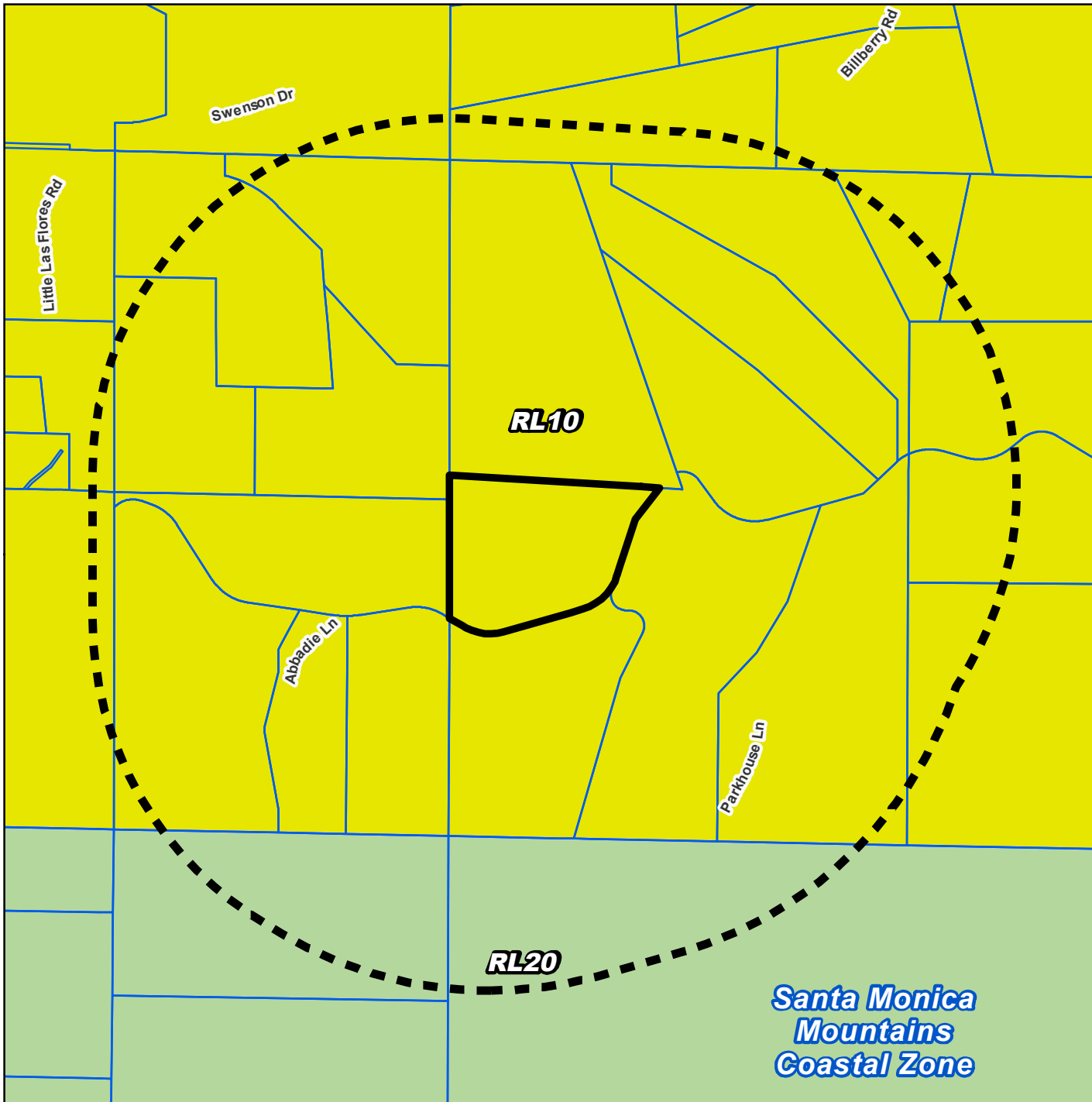
LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002738

MINOR CDP RPPL2024004097

-  RL20 - Rural Lands (1 du / 20 ac)
-  RL10 - Rural Lands (1 du / 10 ac)



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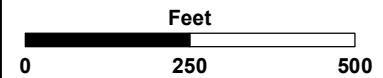
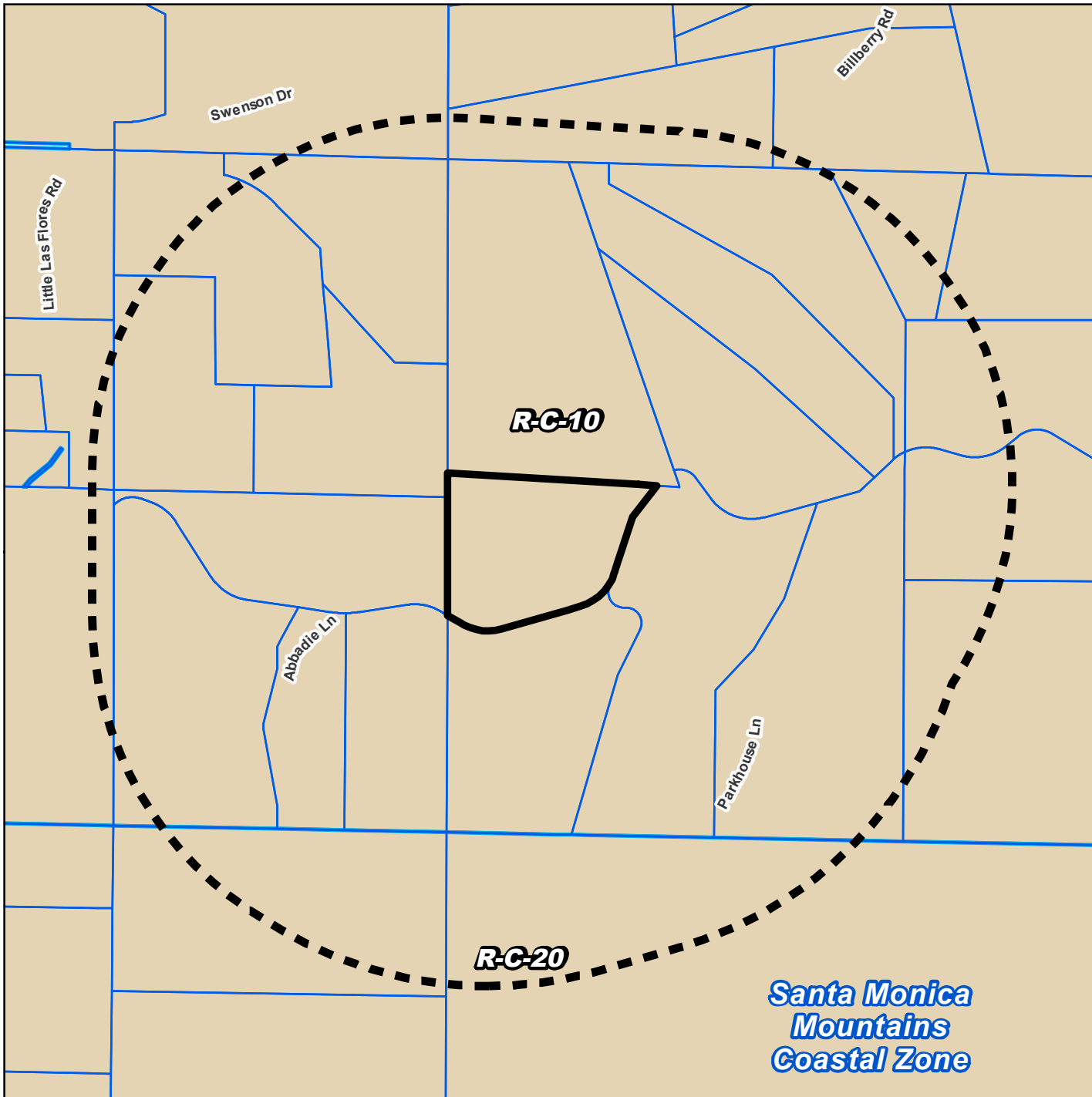
ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002738

MINOR CDP RPPL2024004097

 R-C - Rural Coastal



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2295 LITTLE LAS FLORES TOPANGA, CA 90290



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4

2295 LITTLE LAS FLORES TOPANGA, CA 90290



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



ENVIRONMENTAL HEALTH

Drinking Water Program



5050 Commerce Drive, Baldwin Park, CA 91706

Telephone: (626) 430-5420 • Facsimile: (626) 813-3013 • Email: waterquality@ph.lacounty.gov

http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

Work Plan Approval

Production Well Construction - SR0436129 - Little Las Flores Rd. Topanga, CA 90265

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS FOR WELL PERMIT APPROVAL
APN: 4448-023-028	Topanga	90265	sierradrillingco@gmail.com

- WORK PLAN APPROVALS ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE).
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- WORK PLAN APPROVALS ARE LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- **ONCE APPROVED NOTIFY INSPECTOR AT phabib@ph.lacounty.gov PREFERABLY 3 BUSINESS DAYS BEFORE WORK IS SCHEDULED TO BEGIN.**

TO BE COMPLETED BY DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM:

WORK PLAN APPROVED

(PRODUCTION WELL CONSTRUCTION - 1)

DATE: February 27, 2026

ADDITIONAL APPROVAL CONDITIONS:

- Work plan approval is issued for scope of work submitted to the Drinking Water Program. Any modifications to the scope of work will require additional work plan review.
- Ensure to backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.
- The construction/destruction of wells must comply with all applicable requirements published in the [California Well Standards \(Bulletins 74-81 and 74-90\)](#), [Los Angeles County Code](#) and all other applicable laws.
- Submit well completion report/log to phabib@ph.lacounty.gov within 30 days from the date its construction/destruction is completed.
- Drillers shall submit their well completion reports to the Department of Water Resources through the Online System of Well Completion Reports (OSWCR) at https://civinet.resources.ca.gov/DWR_WELLS.



REHS NO. 5770

Peter Habib, REHS

ANNULAR SEAL FINAL INSPECTION REQUIRED

WELL COMPLETION LOG REQUIRED

DATE ACCEPTED: REHS signature

DATE ACCEPTED: REHS signature

WATER QUALITY—BACTERIOLOGICAL STANDARDS REQUIRED

WATER QUALITY—CHEMICAL STANDARDS REQUIRED

DATE ACCEPTED: REHS signature

DATE ACCEPTED: REHS signature

WATER SUPPLY YIELD REQUIRED

OTHER REQUIREMENT

DATE ACCEPTED: REHS signature

DATE ACCEPTED: REHS signature

SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM BIOLOGICAL ASSESSMENT REPORT

2295 Little Las Flores Road
Los Angeles County, California
APN 4448-023-028

Prepared for
Richard Greene
19583 Bowers Drive
Topanga, CA 90290

November 2023



SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM BIOLOGICAL ASSESSMENT REPORT

2295 Little Las Flores Road
Los Angeles County, California
APN 4448-023-028

Prepared for
Richard Greene
19583 Bowers Drive
Topanga, CA 90290

November 2023

Prepared by
Environmental Science Associates
Contact: Robert Sweet
(805) 914-1500
rsweet@esassoc.com

770 Paseo Camarillo
Suite 310
Camarillo, CA 93010
805.914.1500
www.esassoc.com



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2295 Little Las Flores Road (APN 4448-023-028)
Los Angeles County, California

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- B. Resumes
- C. Floral and Faunal Compendia
- D. Photographic Log
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BIOLOGICAL ASSESSMENT REPORT

2295 Little Las Flores Road
(APN 4448-023-028)

1.0 Introduction

This report documents the findings of a biological assessment conducted pursuant to Section 22.44.1800 et seq. of the Santa Monica Mountains Local Coastal Program (LCP 2014) and Local Implementation Program (LIP), administered by the County of Los Angeles (County) and is intended to support the application for a coastal development permit (CDP). The proposed project will include the construction of a single-family residence (development footprint) at 2295 Little Las Flores Road (APN 4448-023-028; project site). The project site is located within the Coastal Zone of the Santa Monica Mountains. The proposed construction footprint, fuel modification/brush thinning zones, project site, and surrounding 200-foot buffer were assessed during the biological assessment and are collectively referred to the “study area.”

Provided in this report is an overview of sensitive biological resources that have been recorded in the region, including those observed within the study area during the biological assessment. This report also includes a discussion of the sensitive biological resources that may be affected by the implementation of the proposed project, as well as recommendations for avoiding or minimizing impacts to these resources. In accordance with the LCP, a Santa Monica Mountains biological assessment checklist is provided at the end of the report verifying that all necessary information has been included in this report (**Appendix A, Santa Monica Mountains Biological Assessment Checklist**).

1.1 Statement of Qualifications

ESA has extensive experience analyzing biological resources in Los Angeles County and has prepared numerous biological assessment reports for various private properties within the coastal zone. ESA’s pre-authorized biologist has verified the contents of this report and was supported by qualified in-house biologists. Resumes of the biologists who contributed to the information provided in this report are provided in **Appendix B, Resumes**, and a summary of their qualifications is presented below:

Robert Sweet – Senior Biologist/Botanist: Robert Sweet has over 13 years of professional experience conducting various habitat assessments, wildlife surveys, and focused botanical surveys in Southern California. Robbie earned a B.S. in Environmental Science from California State University, Channel Islands. Robbie is the field biologist who completed the survey and reviewed this document.

Ryan Gilmore – Senior Biologist/Urban Forester: Ryan Gilmore has over 21 years of professional experience conducting various habitat assessments, arborist inventories, wildlife surveys, and focused botanical surveys in Southern California. Ryan earned a Master of Urban and Regional Planning degree from California State Polytechnic University, Pomona. Ryan led the field effort and is the primary author of this document.

1.2 Project and Survey Description

1.2.1 Project Description

The development footprint includes the construction of a single-family residence with associated infrastructure. Fuel modification/brush thinning will be included, as well, and may extend up to 200 feet (Zones A, B, and C). However, with approval from the Los Angeles County Fire Department (LACFD), fuel modification/brush clearance requirements will be reduced to one hundred feet (Zones A and B).

Applicant: Richard Greene
19583 Bowers Drive
Topanga, CA 90290

Project Name: 2295 Little Las Flores Road

Type of Report: Biological Assessment Report

APN: 4448-023-028

1.2.2 Methods

Literature Review

Prior to conducting the field assessment, ESA conducted a query of available resource inventory databases to analyze the potential for sensitive resources to occur within the study area:

- California Department of Fish and Wildlife (CDFW). 2022a. California Natural Diversity Data Base (CNDDB). Database was queried for special-status species records in the Malibu Beach U.S. Geological Survey (USGS) 7.5-minute quadrangle and five surrounding quadrangles including Calabasas, Canoga Park, Point Dume, Thousand Oaks, and Topanga. <https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data>: Accessed September 29, 2022.
- California Department of Fish and Wildlife (CDFW). 2022b. California Natural Community List. Sacramento, CA: CDFW, Natural Heritage Division, 2018. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>: Accessed September 29, 2022.
- California Department of Forestry and Fire Protection (CDFFP), Fire and Resource Assessment Program. <https://frap.fire.ca.gov/>: Accessed September 29, 2022.
- California Native Plant Society (CNPS). 2022. Inventory of Rare and Endangered Vascular Plants of California. Database was queried for special-status species records in the Malibu Beach USGS 7.5-minute quadrangle and five surrounding quadrangles including Calabasas, Canoga Park, Point Dume, Thousand Oaks, and Topanga. <http://rareplants.cnps.org/>: Accessed September 29, 2022.
- Natural Resource Conservation Service (NRCS). 2022. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>: Accessed November 17, 2022.

- U.S. Fish and Wildlife Service (USFWS). 2022. Critical Habitat Portal. <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>: Accessed November 10, 2022.

Biological Assessment

The biological assessment was initially conducted by Robert Sweet on March 2, 2021. The assessment consisted of walking transects and meandering throughout the study area to characterize and map vegetation and habitats, and to determine the potential for special-status plants and wildlife to occur. A focused rare plant survey was conducted concurrently, within and immediately surrounding proposed impact areas, in accordance with the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018). The results of the focused rare plant survey have been incorporated into this report. Additional site visits were conducted on April 19, May 10, May 23, and July 16, 2022, to verify that existing conditions remained relatively unchanged and to document any additional special-status plants in bloom.

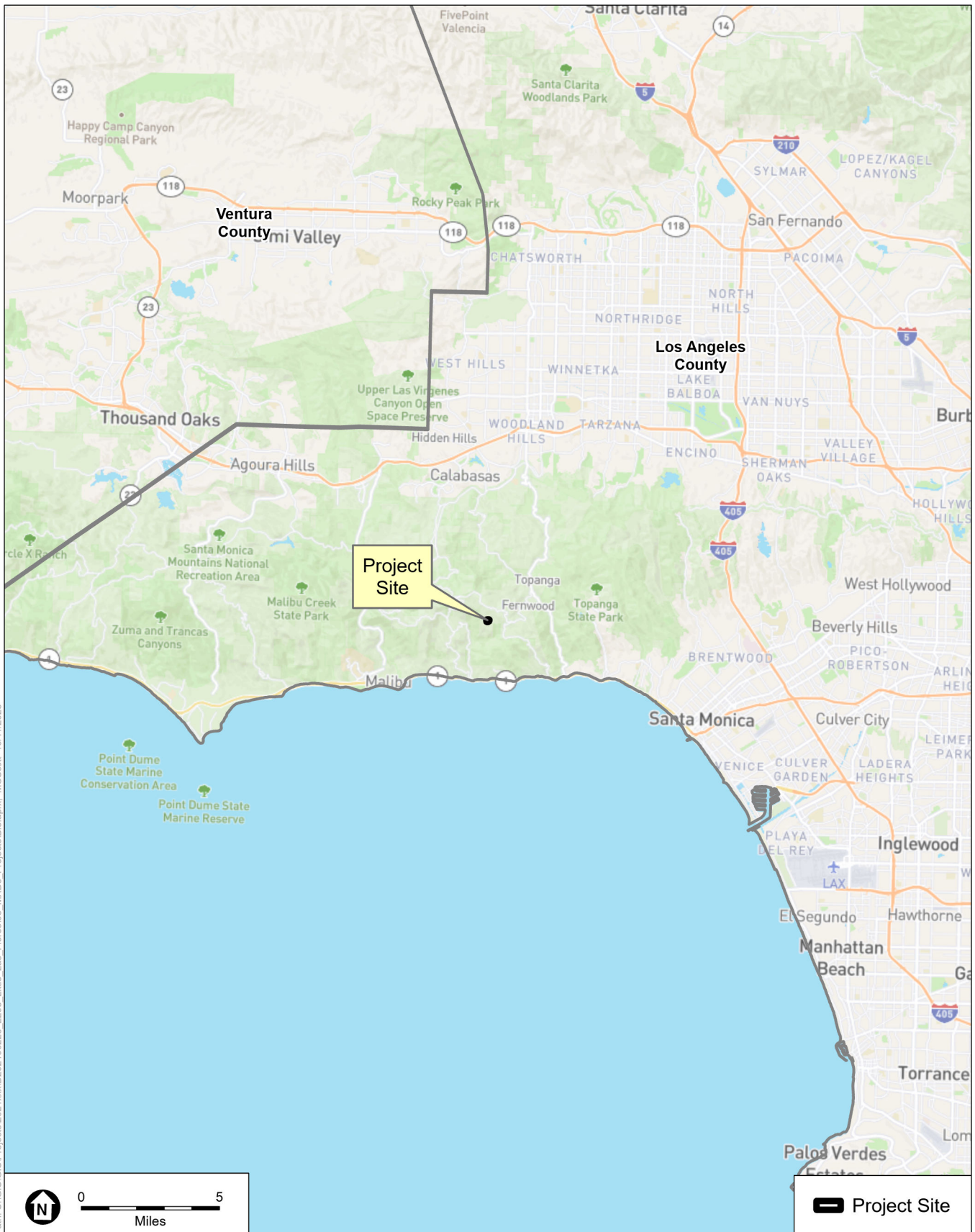
All incidental, visual observations of flora and fauna, including sign (e.g., presence of scat) as well as any audible detections, were noted during the assessment and are described further below. All native and non-native natural communities and land uses in the study area were characterized and delineated on aerial photographs during the field survey, and then digitized on aerial maps using geographic information system software (ArcGIS). Most descriptions of vegetation were characterized in accordance with the *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California, Version 1-Association Level and Specific Alliances* (CDFG et al. 2006); however, some communities not recognized in these publications were characterized based on species dominance. A detailed description of each natural community and land use within the study area is provided in Section 2.4 of this report.

2.0 Characteristics of the Study Area

2.1 Location of Project Site and Study Area

The study area is located in Los Angeles County (**Figure 1, Regional Location**), within the USGS Malibu Beach, California, 7.5-minute topographic quadrangle (**Figure 2, Project Location**) and is situated within the Santa Monica Mountain Range. The location of the proposed residence would be within a previously disturbed area surrounded by mostly undisturbed shrubland communities with rural single-family residential developments to the south and southwest.

The city of Calabasas is located approximately 4.5 miles to the north, the city of Los Angeles is located approximately 6.7 miles to the southeast, and California State Route 1 and the Pacific Ocean are located approximately 2.2 miles to the south.



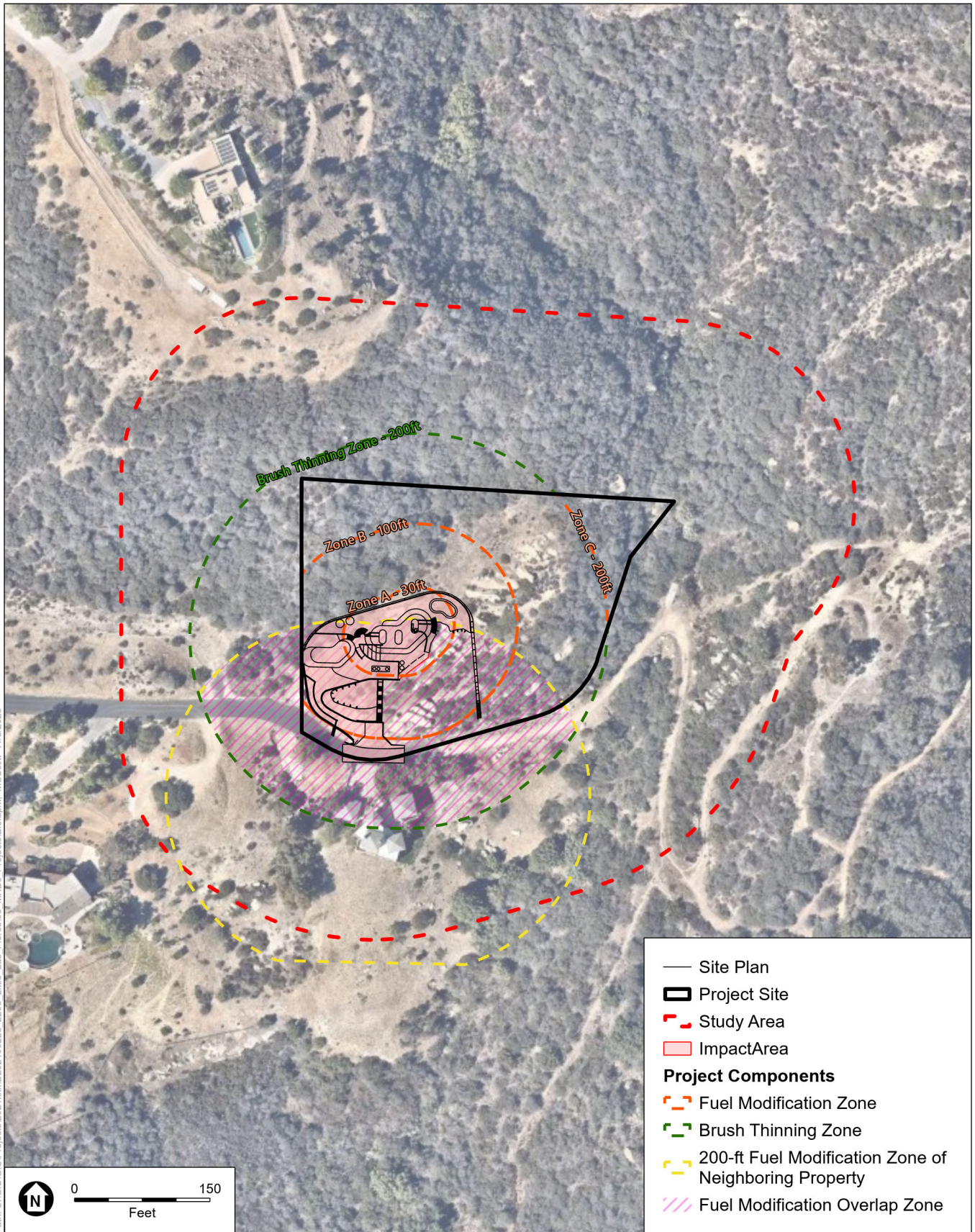
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SOURCE: Mapbox, 2023; ESA, 2023

2295 Little Las Flores Road

Figure 1
Regional Location





SOURCE: Mapbox, 2023, ESA, 2023

2295 Little Las Flores Road

Figure 2
Project Location



2.2 Soils and Topography

The project site is situated immediately adjacent to Little Las Flores Road, and from the proposed development footprint slopes steeply up to the northwest. As shown in **Figure 3, Soils**, a single soil association Topanga-Mipolomol-Sapwi association was mapped within the study area (NRCS 2022).

2.2.1 Topanga-Mipolomol-Sapwi association, 30 to 75 percent slopes

This association occurs throughout the study area; it is composed of three soil types, Topanga, Mipolomol, and Sapwi, which are described in detail below.

Topanga

Topanga soils have formed from a parent material of colluvium and/or residuum weathered from sandstone, shale, and slate and are characterized as well drained with a very low to moderately low water capacity of 0.00 to 0.06 inches. Bedrock is usually present within 18 to 27 inches of the surface, and the typical soil profile is as follows: 0 to 15 inch, gravelly loam; 15 to 18 inches, gravelly clay loam; and bedrock.

Mipolomol

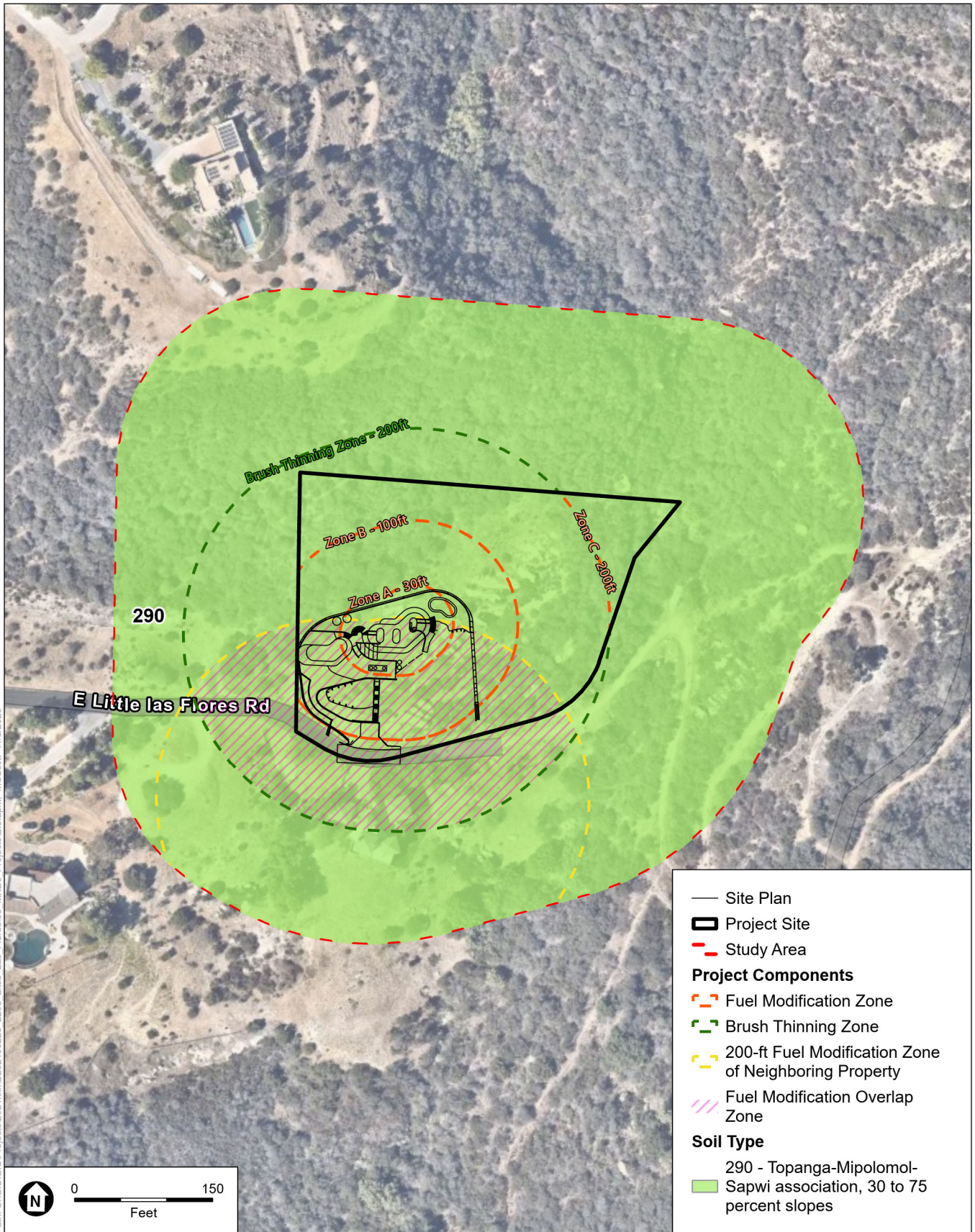
Mipolomol soils have formed from a parent material of colluvium and/or residuum weathered from sandstone, shale, and slate and are characterized as well drained with a very low to moderately low water capacity of 0.00 to 0.06 inches. Bedrock is usually present within 12 to 22 inches of the surface, and the typical soil profile is as follows: 0 to 12 inches, channery loam; and 12 to 22 inches, bedrock.

Sapwi

Sapwi soils have formed from a parent material of colluvium and/or residuum weathered from sandstone and are characterized as well drained with a very low to low water capacity of 0.00 to 0.01 inches. Bedrock is usually present within 38 to 48 inches of the surface, and the typical soil profile is as follows: 0 to 1 inches, slightly decomposed plant material; 1 to 4 inches, loam; 4 to 24 inches, stony clay loam; 24 to 38 inches, very stony clay loam; and 38 to 48 inches, bedrock.

2.3 Microclimate

Average temperatures during the winter range from 46 to 50 degrees Fahrenheit. Average temperatures during the hottest summer months range from 88 to 94 degrees Fahrenheit. Average precipitation is 8.1 inches per year (Weatherbase 2022).



SOURCE: Mapbox, 2023; USGS Web Soil Survey, 2023; ESA, 2023

2295 Little Las Flores Road

Figure 3
Soils

2.4 Natural Communities and Land Cover Types

The natural communities and land cover types located within the study area were characterized and mapped during the site assessment and are depicted in **Figure 4, Natural Communities and Land Use**; each is described in detail below. A complete list of plant species observed during the site assessment is provided in **Appendix C, Floral and Faunal Compendia**, and photographs taken during the field assessment are provided in **Appendix D, Photographic Log**. A summary of acreages within the development footprint (including proposed fuel modification/brush thinning zones) is presented below in **Table 1, Natural Communities and Land Cover Types**.

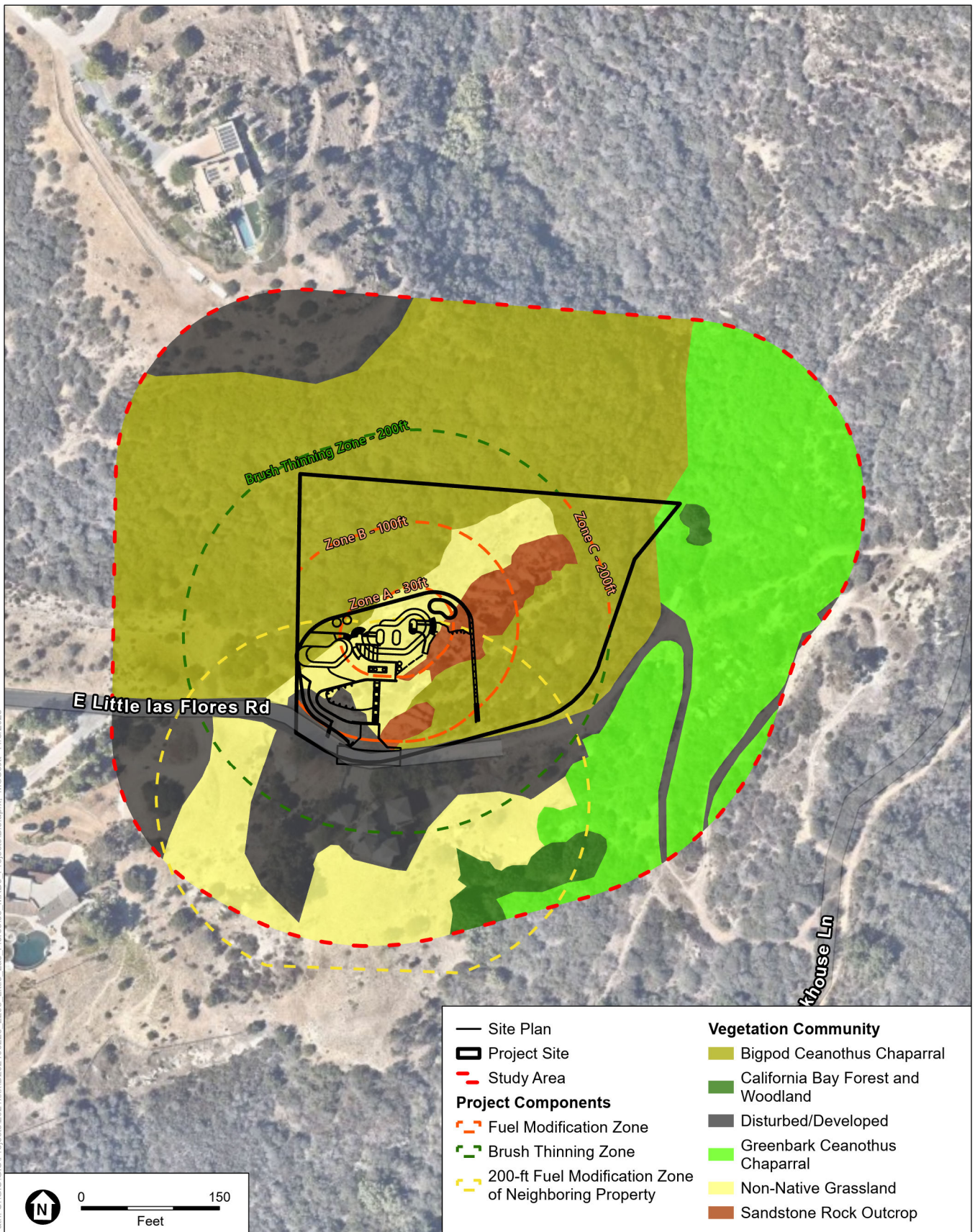
**TABLE 1
NATURAL COMMUNITIES AND LAND COVER TYPES**

Natural Communities and Land Cover Types	Area within Development Footprint (acres)	Area within 200-foot Fuel Modification Zones (acres)			Off-Site area within 200-foot Brush Thinning Zone (acres)
		Zone A (30 feet)	Zone B (100 feet)	Zone C (200 feet)*	
Bigpod Ceanothus Chaparral (<i>Ceanothus megacarpus</i> Shrubland Alliance)	0.06	0.01	0.39	0.71	0.88
Greenbark Ceanothus Chaparral (<i>Ceanothus spinosus</i> Shrubland Alliance)	--	--	--	--	--
California Bay Forest and Woodland (<i>Umbellularia californica</i> Forest and Woodland Alliance)	--	--	--	--	--
Sandstone Rock Outcrop	0.02	0.02	0.14	0.08	--
Non-Native Annual Grasses and Forbs	0.25	0.01	0.04	0.17	0.13
Disturbed/Developed	0.10	--	--	0.04	0.61
Total**	0.43	0.04	0.58	1.00	1.62

* May not be necessary with LACFD-approved fuel modification reduction
 ** Totals may not add up due to rounding

2.4.1 Bigpod Ceanothus Chaparral (*Ceanothus megacarpus* Shrubland Alliance)

Bigpod ceanothus (*Ceanothus megacarpus*) chaparral was mapped along the northwestern portion of the project site and study area. This community consists of a shrub layer dominated by bigpod ceanothus and interspersed with chamise (*Adenostoma fasciculatum*), greenbark ceanothus (*Ceanothus spinosus*), toyon (*Heteromeles arbutifolia*), laurel sumac (*Malosma laurina*), hollyleaf redberry (*Rhamnus ilicifolia*), and black sage (*Salvia mellifera*), among others.



SOURCE: Mapbox, 2023; ESA, 2023

2295 Little Las Flores Road

Figure 4
Natural Communities and Land Use



2.4.2 Greenbark Ceanothus Chaparral (*Ceanothus spinosus* Shrubland Alliance)

Greenbark ceanothus chaparral is mapped in the eastern third of the project site and study area. This community supports a dense shrub layer dominated by greenbark ceanothus interspersed with various other shrub/small tree species that include chamise, bigpod ceanothus, toyon, laurel sumac, hollyleaf cherry (*Prunus ilicifolia*), hollyleaf redberry, and black sage, among others.

2.4.3 California Bay Forest and Woodland (*Umbellularia californica* Forest and Woodland Alliance)

California bay forest and woodland was mapped south of the project site along the edge of the study area. This community supports a tree layer dominated by California bay laurel (*Umbellularia californica*), interspersed with various other shrub/sub-shrub species that include that include chamise, bigpod ceanothus, toyon, laurel sumac, hollyleaf cherry, hollyleaf redberry, and black sage, among others. The California bay forest and woodland is ranked as G3S3 and is therefore considered a CDFW sensitive natural community.

2.4.4 Sandstone Rock Outcrops

Sandstone rock outcrops occur within the central portion of the project site. Plant species within this land cover type is similar to the adjacent bigpod ceanothus chaparral, with the addition of Bigelow's spikemoss (*Selaginella bigelovii*), Catalina mariposa lily (*Calochortus catalinae*) and Plummer's mariposa lily (*Calochortus plummerae*). Both mariposa lily species are CNPS list 4.2 species. Woodrat middens, believed to be occupied by a San Diego desert woodrat (*Neotoma lepida* ssp. *intermedia*), were observed within this community.

2.4.5 Non-Native Annual Grasses and Forbs

Non-native areas annual grasses and forbs occur within the project site and study area, including the most of the proposed development area. These areas are primarily covered with non-native species, including: redstem filaree (*Erodium cicutarium*), fountain grass (*Pennisetum setaceum*), and Russian thistle (*Salsola traegus*). Native species present include: deerweed (*Acmispon glaber*), California buckwheat (*Eriogonum fasciculatum*), Chaparral yucca (*Hesperoyucca whipplei*), and telegraph weed (*Heterotheca grandiflora*). Additionally, Catalina mariposa lily were observed within this community.

2.4.6 Disturbed/Developed

Disturbed/developed areas within the project site and study area include the Little Las Flores Road and existing single-family home developments to the south of the roadway. These areas are largely devoid of vegetation, with the exception of some non-native "weedy" growth adjacent to the existing driveway and ornamental plantings.

2.5 Sensitive Natural Communities and Habitats

2.5.1 Santa Monica Mountains Local Coastal Program

As described in Section 22.44.1800 et seq. of the LCP, various habitat categories are considered sensitive and require protection in the face of new development within the Coastal Zone. Certain habitats are designated as Sensitive Environmental Resource Areas (SERA), identified as H1, H2, and H2 “High Scrutiny” habitat types. Preserving these areas is a priority in accordance with the guidelines of the LCP. Habitats that would otherwise fall into the aforementioned designations if they had not been altered through approved developments or modifications (i.e., fuel modification/brush thinning) are categorized as H3 habitat (not SERA). The County has generated a preliminary map depicting SERA based on available vegetation and habitat data within the LCP area. This preliminary map covering the survey area is depicted in **Figure 5a, Sensitive Environmental Resource Areas (County-Designated)**. Based on field verification, this map was revised as shown in **Figure 5b, Sensitive Environmental Resource Areas (Field-Surveyed)**. **Table 2, SERA (Field-Surveyed)** indicates the area of each habitat category within the proposed development footprint and fuel modification/brush thinning zones.

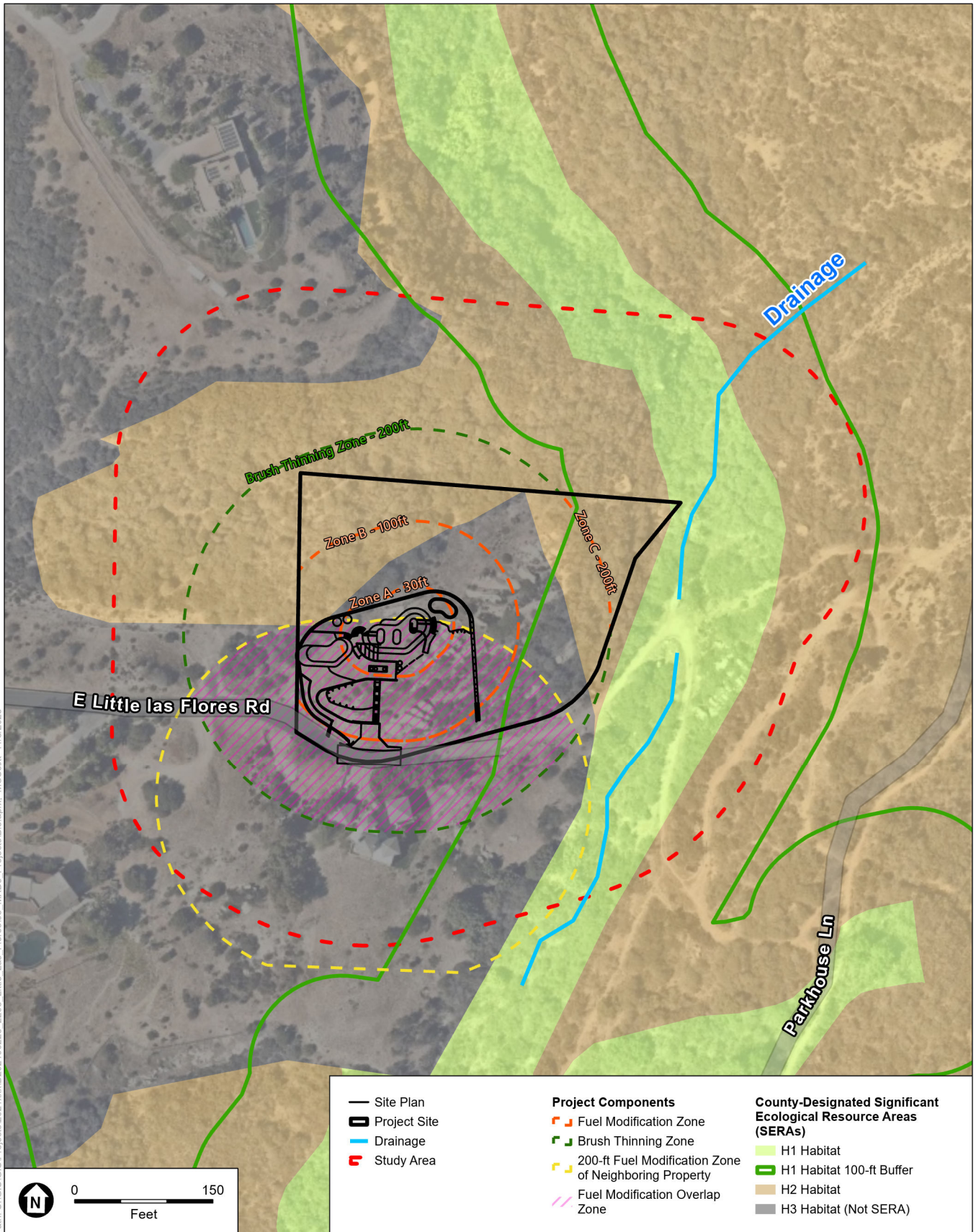
**TABLE 2
SERA (FIELD-SURVEYED)**

Habitat Categories	Area within Development Footprint (acres)	Area within Potential 100-foot Fuel Modification/Brush Clearance Zones (acres)			Off-Site area within 200-foot Brush Thinning Zone (acres)
		Zone A (30 feet)	Zone B (100 feet)	Zone C (200 feet)*	
SERA					
H1	--	--	--	--	--
H2	0.08	0.03	0.53	0.79	0.88
H2 “High Scrutiny”	0.02	0.02	0.14	0.08	--
Non-SERA Areas					
H1 (100-foot Buffer)**	--	--	--	0.02	0.29
H3	0.35	0.01	0.05	0.21	0.74
Total	0.45	0.06	0.72	1.08	1.62

* May not be necessary with LACFD-approved fuel modification reduction

** Overlay; acreage not included in total

*** Totals may not add up due to rounding

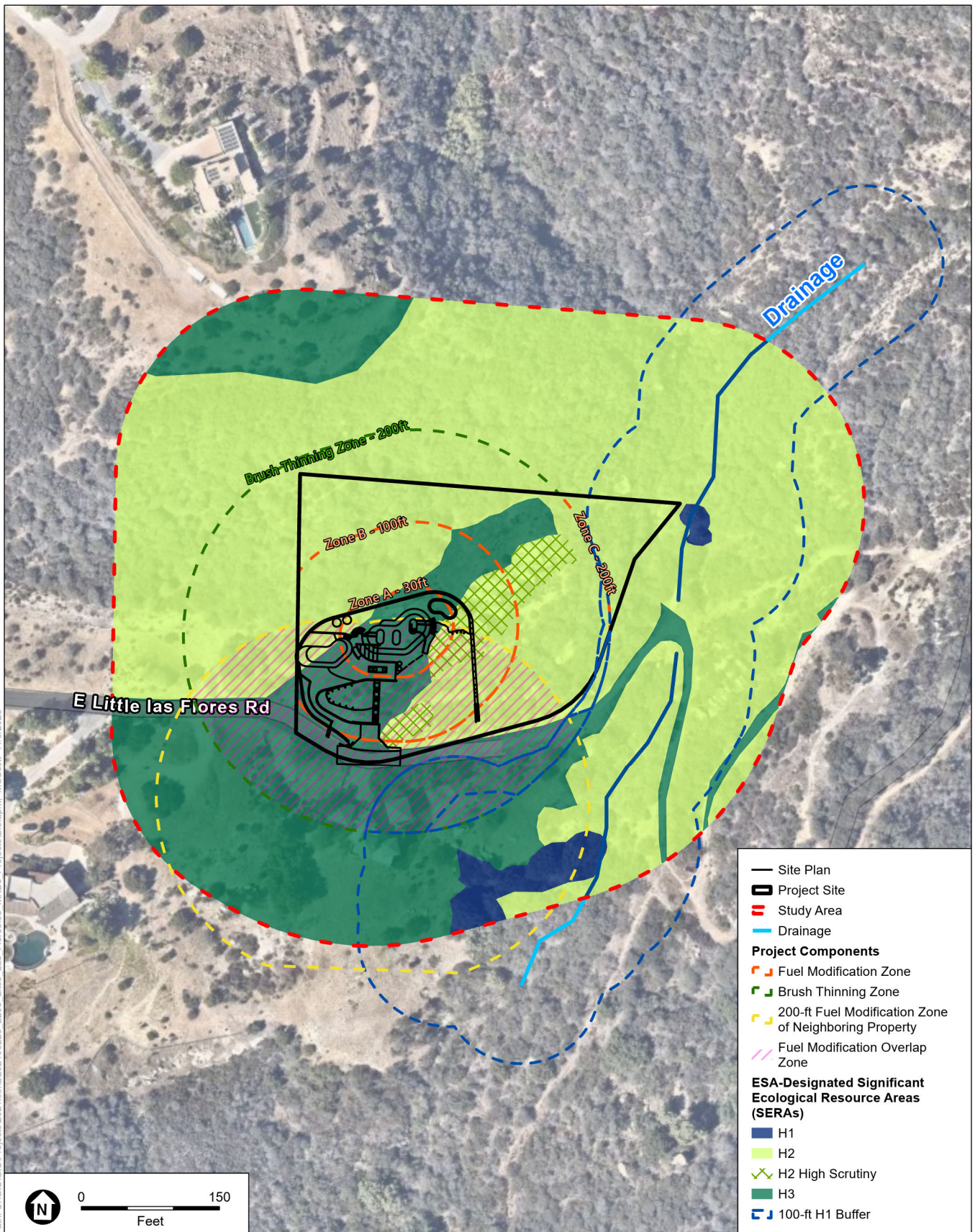


SOURCE: Mapbox, 2023, ESA, 2023

2295 Little Las Flores Road

Figure 5a
Sensitive Environmental Resource Areas (County-Designated)





SOURCE: Mapbox, 2023; ESA, 2023

2295 Little Las Flores Road

Figure 5b
 Sensitive Environmental Resource Areas (Field-Surveyed)



H1 Habitat

Habitats of the highest biological significance make up this category and include alluvial scrub, coastal bluff scrub, dunes, wetland, native grassland and scrub (high concentration of native grasses or forbs), riparian, native oak, sycamore, walnut and bay woodlands, and many rock outcrop habitat types, among others.

The intermittent unnamed drainage and the associated California bay forest and woodland that transverse the eastern portion of the study area meet the criteria of H1 habitat as defined in Section 22.44.1800 et seq. of the LCP. The unnamed intermittent drainage is located east of the project site and does not overlap with the development footprint, or fuel modification/brush thinning zones.

H1 Habitat (100-foot Buffer)

All habitat mapped as H1 is afforded a 100-foot buffer to avoid indirect impact to the resource. An additional 100-foot “Quiet Zone” (measured from the outer edge of the 100-foot H1 habitat buffer) is required where feasible to avoid impact to wildlife that may utilize the habitat.

The intermittent unnamed drainage and California bay forest and woodland meet the H1 criteria and thus require a 100-foot buffer as defined in Section 22.44.1800 et seq. of the LCP. A small section of the brush thinning zone and fuel modification zone C overlaps with this 100-foot buffer. The proposed development meets the criteria defined in Section 22.44.1890 et seq. of the LCP, permitted uses; therefore, restrictions regarding construction of the residence set forth by the “Quiet Zone” are not expected to apply.

H2 Habitat

H2 habitat includes “Habitats of high biological significance, rarity, and sensitivity that are important for the ecological vitality and diversity of the Santa Monica Mediterranean Ecosystem” (LCP 2014). H2 habitat generally includes contiguous portions of native vegetation communities that facilitate wildlife dispersal and migration, as well as supporting the persistence and growth of native plant populations. The bigpod ceanothus chaparral and greenbark ceanothus chaparral meet the criteria of H2 habitat as they are chaparral-dominated as defined in Section 22.44.1800 et seq. of the LCP. A small portion of the proposed development footprint and much of the area proposed for fuel modification (Zones A, B, and C) and brush clearance will impact this habitat type.

H2 “High Scrutiny” Habitat

H2 “high scrutiny” habitat is characterized as “extra sensitive” and includes but is not limited to that which supports species listed by the federal and state government as rare, threatened, or endangered; CNPS “1B” and “2” listed plant species; and/or is designated as a “sensitive” natural community by the CDFW. Sandstone outcrops which fit the definition of H2 “High Scrutiny” habitat as defined in Section 22.44.1800 et seq. of the LCP, were observed within the central portion of the project site. A small portion of the proposed development footprint and much of the area proposed for fuel modification (Zones A, B, and C) and brush clearance will impact this habitat type.

H3 Habitat

H3 habitat is that which would otherwise be designated as SERA but, due to lawful historic disturbance, has been fragmented or completely removed, effectively reducing and/or eliminating its capacity to support native plant and wildlife populations. The disturbed/developed and non-native annual grasses and forbs land cover types are characterized as H3 habitat, as defined in Section 22.44.1800 et seq. of the LCP.

Much of the proposed development footprint and the area proposed for fuel modification (Zones A, B, and C) and brush clearance will impact this habitat type.

2.5.2 California Department of Fish and Wildlife

“Sensitive” natural communities and habitats are defined by the CDFW as those natural communities that have a reduced range and/or are imperiled because of residential and commercial development, agriculture, energy production and mining, or an influx of invasive and other problematic species. Vegetation communities are evaluated using the VegCAMP Heritage Methodology, which is based on the knowledge of range and distribution of a specific vegetation type and the proportion of occurrences that are of good ecological integrity. Evaluation is done at both global (natural range within and outside of California [G]) and subnational (state level for California [S]) levels, each ranked from 1 (critically imperiled or very rare and threatened) to 5 (demonstrably secure). Natural communities and habitats with state ranks of S1 through S3 are considered Sensitive Natural Communities and require review when evaluating environmental impacts (CDFW 2021b).

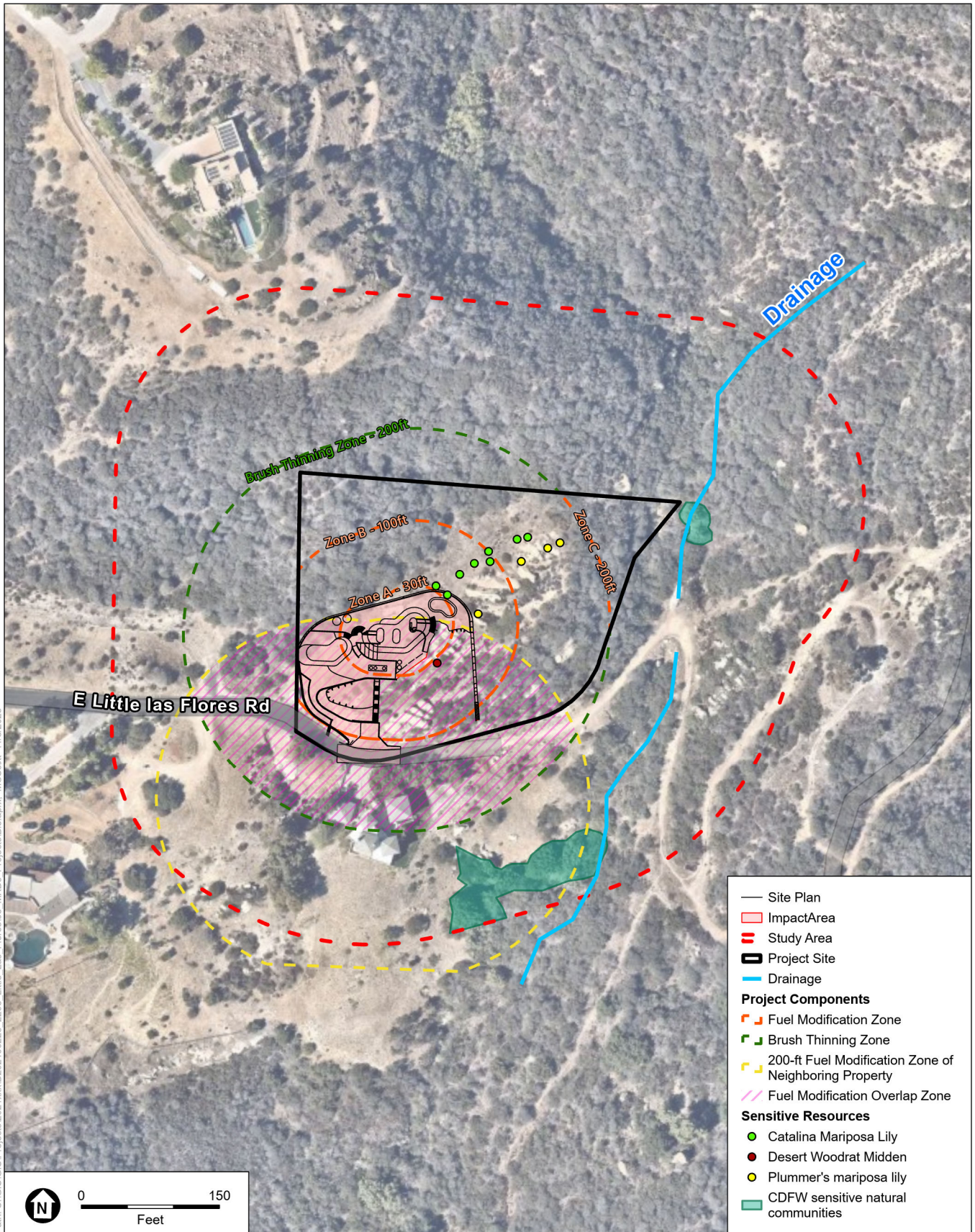
The California bay forest and woodland is ranked as G3S3 and is therefore considered a sensitive natural community (see **Figure 6, Sensitive Biological Resources**).

2.6 Wildlife

The generally contiguous natural topography, friable soils, and presence of an unimpaired connection to adjacent native habitat surrounding the project site suggests that wildlife is likely to utilize the study area both for foraging and breeding. Furthermore, the primary unnamed drainage traverses the eastern portion of the study area and provides a riparian ecosystem used by wildlife for movement between the surrounding Santa Monica Mountains bioregion and the Pacific Ocean to the south.

2.6.1 Common Wildlife

Many common avian species were observed during the biological assessment, including, but not limited to: California scrub jay (*Aphelocoma californica*), California quail (*Callipepla californica*), hermit thrush (*Catharus guttatus*), wrenit (*Chamaea fasciata*), northern flicker (*Colaptes auratus*), spotted towhee (*Pipilo maculatus*), lesser goldfinch (*Spinus psaltria*), desert cottontail (*Sylvilagus audubonii*), and California thrasher (*Toxostoma redivivum*). A complete list of all species observed during the assessment is included in **Appendix C**.



SOURCE: Mapbox, 2023, ESA, 2023

2295 Little Las Flores Road

Figure 6
 Sensitive Biological Resources

2.6.2 Special-Status Wildlife

Special-status wildlife is defined as those animals that, because of their recognized rarity or vulnerability to various forms of habitat loss or population decline, are considered by federal, state, or other agencies to be under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation, and others have been designated as special-status on the basis of adopted local policies (i.e., city and county) or the educated opinion of respected resource interest groups (e.g., Western Bat Working Group). Special-status wildlife is defined as follows:

- Wildlife listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA).
- Wildlife that meet the definitions of rare or endangered under California Environmental Quality Act (CEQA) Guidelines Section 15380.
- Wildlife designated by CDFW as species of special concern, included on the Watch List, or considered Special Animals.
- Wildlife “fully protected” in California (Fish and Game Code Sections 3511, 4700, and 5050).
- Birds designated as “sensitive” by the Los Angeles Audubon Society or are included in the Bird Watchlist.
- Bird species protected by the Migratory Bird Treaty Act (MBTA).
- Bat species considered priority by the Western Bat Working Group (WBWG 2021).

A review of the most recent CNDDDB (CDFW 2022a) records for the study area revealed that numerous special-status wildlife species were previously recorded within a six-USGS quadrangle search area. A complete list of the species generated in the CNDDDB query are provided in **Appendix E, CNDDDB and CNPS Search Results**. Wildlife species included in the query that are not expected to occur within the study area, based on an absence of suitable habitat, known geographic distributions and/or range restrictions, were omitted and are not discussed in this report.

Audubon’s Los Angeles County Sensitive Bird Species List (Allen, LW et al. 2009) was reviewed to identify “sensitive” or “watch list” bird species that have been recorded in the area and to determine if such species could occur within the study area. Those species with potential to occur, or were otherwise observed during the site assessment, are discussed further in this report.

The 18 special-status wildlife listed in **Table 3, Special-Status Wildlife Species with Potential to Occur**, which include those identified in Audubon’s Los Angeles County Sensitive Bird Species List, have potential to occur within the study area based on the following criteria:

Low Potential: The study area supports limited habitat for a particular species. For example, the appropriate vegetation assemblage may be present while the substrate preferred by the species may be absent.

Moderate Potential: The study area provides marginal habitat for a particular species. For example, the habitat may be heavily disturbed and/or may not support all stages of a species’ life cycle; or the habitat may not fit all preferred habitat characteristics.

High Potential: The study area provides suitable habitat conditions for a particular species and/or known populations occur in the immediate vicinity.

Present: The species was observed within the study area during the site assessment.

Middens presumed to be occupied by San Diego desert woodrat were observed within the sandstone rock outcrops, adjacent to the proposed development footprint, within fuel modification Zone B.

Based on the presence of suitable habitat, an additional 10 special-status wildlife species have a moderate-to-high potential to occur, and include the Southern California rufous-crowned sparrow (*Aimophila ruficeps* ssp. *canescens*), Southern California legless lizard (*Anniella stebbinsi*), coastal western whiptail (*Aspidoscelis tigris* ssp. *stejnegeri*), San Bernardino ringneck snake (*Diadophis punctatus* ssp. *modestus*), greater roadrunner (*Geococcyx californianus*), loggerhead shrike (*Lanius ludovicianus*), California towhee (*Melospiza crissalis*), coast horned lizard (*Phrynosoma blainvillii*), mountain lion (*Puma concolor*), and Gertsch's socialchemmis spider (*Socalchemmis gertschi*). The remaining species have low potential to occur based on the criteria described above.

Mountain Lion

The mountain lion (i.e., individuals within the proposed evolutionarily significant unit—Southern California and the central coast of California) is currently designated as Candidate for listing as threatened or endangered under the CESA, as defined in Section 2068 of the Fish and Game Code.¹

The mountain lion is a widespread but uncommon species whose range in California extends from sea level to 3,050 meters (10,000 feet) and who occupies various shrubland and forest habitat types. Mountain lions' primary prey is mule deer, and their seasonal movement often follows deer migration. Mule deer comprise up to 80 percent of a mountain lion's diet; other prey species include coyotes, raccoons, rabbits, and livestock or pets in urban areas. Mountain lions generally construct dens for rearing young in natural cavities (e.g., caves) and prefer vegetated ridgetops and stream courses for local and regional movement (CWHRS 1988—1990).

The available shrubland and woodland/forest habitat is capable of supporting hunting activities and movement; however, cavities, sufficient to support denning are not available within the project site or study area.

¹ <https://fgc.ca.gov/cesa#ml>

TABLE 3
SPECIAL-STATUS WILDLIFE SPECIES WITH POTENTIAL TO OCCUR

Common Name	Scientific Name	Status (Federal/State/Other)	Habitat	Potential to Occur
Birds				
Southern California rufous-crowned sparrow	<i>Aimophila ruficeps</i> ssp. <i>canescens</i>	None/WL, SA/LAA	Chaparral and coastal scrub.	Moderate. This species has potential to occur throughout the study area.
Golden eagle	<i>Aquila chrysaetos</i>	None/None/FP	Completely open country, especially around mountains, hills, and cliffs.	Low. Marginal foraging habitat is present throughout the native shrubland within the study area; however, suitable nesting substrate (cliffs) are not present.
Oak titmouse	<i>Baeolophus inornatus</i>	None/SA/LAA	Dense, mature chaparral, forests and woodlands.	Low. Suitable foraging and breeding habitat for this species does not occur within the study area.
Turkey vulture	<i>Cathartes aura</i>	None/None/LAA	Various habitat types including chaparral, forest, scrub and woodland communities.	Low. This species may very likely soar over and potentially forage within the study area; however, it is not expected to breed within the vicinity.
Greater roadrunner	<i>Geococcyx californianus</i>	None/None/LAA	Chaparral, coastal scrub, grasslands, forests and woodlands.	High. Suitable foraging and nesting habitat is present throughout the native shrubland within study area. This species is likely to forage and breed within 500 feet of the development footprint and fuel modification/brush thinning zones.
Loggerhead shrike	<i>Lanius ludovicianus</i>	None/None/LAA	Chaparral, coastal scrub. Grasslands, forests and woodlands.	Moderate. Suitable foraging and nesting habitat for this species is present throughout the native shrubland within the study area. This species may breed within 500 feet of the development footprint and fuel modification/brush thinning zones.
California towhee	<i>Melospiza crissalis</i>	None/None/LAA	Chaparral, coastal scrub, grasslands, forests and woodlands.	High. Suitable foraging and nesting habitat is present throughout the native shrubland within study area. This species is likely to forage and breed within 500 feet of the development footprint and fuel modification/brush thinning zones.
Ruby-crowned kinglet	<i>Regulus calendula</i>	None/None/LAA	Various forest and woodland communities.	Low. Suitable foraging habitat is present within the study area; however, this species does not traditionally breed along the coast of Southern California (Cornell 2019).

Common Name	Scientific Name	Status (Federal/State/Other)	Habitat	Potential to Occur
Mammals				
western mastiff bat	<i>Eumops perotis californicus</i>	--/SSC/WBWG HIGH	Known to occur in habitat consisting of extensive open areas within dry desert washes, flood plains, chaparral, cismontane oak woodland, coastal scrub, open ponderosa pine forest, and grasslands. Roosts primarily in crevices in rock outcrops, buildings, tunnels, and trees.	Low. Suitable foraging and roosting habitat is present throughout the native shrubland within the study area; however, rock fissures and high cliff faces necessary for roosting are not present. Low. Large trees adjacent the basins provide potential roosting and foraging habitat for the species. The most recent detection was in 1991 the (CNDDDB 2022).
western red bat	<i>Lasiurus blossevillii</i>	None/SSC, SA/WBWG-H	Cismontane woodland, coastal scrub and valley and foothill grassland. Species is known to roost in the foliage of trees and shrubs (WBWG 2020).	Low. Suitable foraging and roosting habitat is present throughout the native shrubland within the study area. This species may roost within 500 feet of the development footprint and fuel modification/brush thinning zones.
Mountain lion	<i>Puma concolor</i>	None/CT or CE*/None	Various habitats	Moderate. (Hunting/Movement). Habitat suitable to support hunting activities is present throughout native shrubland and the primary unnamed drainage may be utilized for movement through the study area. However, rocky habitat/boulder assemblages of sufficient size to form caves used for denning/breeding, do not exist within the study area.
San Diego desert woodrat	<i>Neotoma lepida</i> ssp. <i>intermedia</i>	None/SSC, SA/None	Chaparral and coastal scrub. This species commonly constructs middens in rock outcrops or at the base of cactus species (Bleich 1975).	Present. Woodrat midden sign were observed onsite within the rock outcrop areas.
Reptiles				
Southern California legless lizard	<i>Anniella stebbinsi</i>	None/SSC, SA/None	Chaparral, coastal dunes and coastal scrub.	High. Suitable habitat for this species is present throughout the native shrubland within the study area.
Coastal western whiptail	<i>Aspidoscelis tigris</i> ssp. <i>stejnegeri</i>	None/None/SSC	Primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas. Found in coastal Southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County	High. Suitable habitat for this species is present throughout the native shrubland within the study area.

Common Name	Scientific Name	Status (Federal/State/Other)	Habitat	Potential to Occur
San Bernardino ringneck snake	<i>Diadophis punctatus</i> ssp. <i>modestus</i>	None/SA/None	Prefers mesic habitats (California Herps 2021) within wet meadows, rocky hillsides, cultivated and disturbed areas, grassland, chaparral, coniferous forests and various woodlands.	Moderate. Suitable vegetation and moist, shaded areas are present within the drainage and adjacent shrubland. This species may forage and breed within 500 feet of the development footprint and fuel modification/brush thinning zones.
Coast horned lizard	<i>Phrynosoma blainvillii</i>	None/SSC, SA/None	Various habitats throughout the foothills of California including coast live oak woodland and the herbaceous cover and friable soils.	High. Suitable foraging and breeding habitat is present throughout the native shrubland within the study area. This species may breed within 500 feet of the development footprint and fuel modification/brush thinning zones.
Invertebrates				
Crotch bumble bee	<i>Bombus crotchii</i>	None/SA/None	Coastal scrub and chaparral habitat. Preferred food plants include <i>Asclepias</i> spp., <i>Chaenactis</i> spp., <i>Lupinus</i> spp., <i>Medicago</i> spp., <i>Phacelia</i> spp. and <i>Salvia</i> spp. (Hatfield <i>et al.</i> 2015)	Low. Only limited occurrences of preferred food plants (i.e., <i>Salvia</i> spp.) were observed during the assessment; therefore, it is unlikely that this species would forage and breed within the study area.
Gertsch's socialchemmis spider	<i>Socalchemmis gertschi</i>	None/SA/None	Chaparral and scrub vegetation.	Moderate. Suitable habitat is present throughout the native shrubland within the study area. This species may occur within the development footprint and fuel modification/brush clearance zones.

Federal/State/Other Status: FE – Federally Endangered; FP – State Fully Protected; SE – State Endangered, SSC – State Species of Special Concern, SA – State Special Animal, WL – State watch List; LAA – Los Angeles Audubon sensitive; WBWG - Western Bat Working Group List (M – medium priority; H – high priority)

* Currently under further consideration. April 15-16, 2020 Fish and Game Commission Revised Meeting Agenda (ca.gov)

2.7 Plants

Vegetation within the study area primarily consists of native shrubland in limited states of human-caused disturbance. All plants observed within the study area during the site assessment were recorded and a comprehensive list is provided in **Appendix C**; those that were unidentified in the field were keyed to the species level using the 2012 Jepson Manual (Baldwin et al. 2012).

2.7.1 Special-Status Plants

Special-status plants are defined as those plants that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies as under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as special status on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. Special-status plants are defined as follows:

- Plants listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the FESA or CESA.
- Plants that meet the definitions of rare or endangered under CEQA Guidelines Section 15380.
- Plants considered by the CNPS to be rare, threatened, or endangered (Ranks 1A, 1B, 2A, and 2B plants) in California.
- Plants listed by the CNPS as plants in which more information is needed to determine their status and plants of limited distribution (List 3 and 4 plants),
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.)

A review of the CNDDDB (CDFW 2022a) and the CNPS Inventory of Rare and Endangered Plants (CNPS 2022) revealed numerous special-status plant species recorded within the 6-USGS quadrangle search area. The potential for special-status plant species to occur is based on on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat preferences and geographic ranges. Based on the presence of suitable habitat, known geographic distributions and/or range restrictions, it was determined that many of the plant species revealed in the search do not have the potential to occur within the study area, because they lack the necessary habitat requirements. Such species are therefore omitted from further discussion in this report.

Thirteen special-status plants were determined to have varying levels of potential to occur as indicated below in **Table 4, Special-Status Plant Species with Potential to Occur**. The potential for special-status plants to occur within the development footprint or fuel modification/brush thinning zones is based on the following criteria:

Absent: Suitable habitat for the species is not present or the species was not observed during focused rare plant surveys/would have been identifiable outside of the blooming period, if present.

Low Potential: Limited habitat exists for a particular species. For example, the appropriate vegetation assemblage may be present while the substrate preferred by the species may be absent, or a substantial amount of disturbance has occurred, rendering the habitat conditions as unsuitable.

Moderate Potential: The study area provides marginal habitat for a particular species. For example, the habitat may be disturbed, but still includes some required constituents, such as suitable soils and/or vegetation assemblage.

High Potential: The study area provides suitable habitat conditions for a particular species and/or known populations occur in the immediate vicinity.

Present: The species was observed within the study area during the site assessment.

Two special-status plant species were detected during the assessment—Catalina mariposa lily and Plummer’s mariposa lily are both within the non-native annual grasses and forbs and the sandstone rock outcrops.

2.8 Protected Trees

Pursuant to Section 22.44.1870 of the LCP (LCP 2014), all new development shall be sited and designed to preserve, oak, walnut, sycamore, bay, or other individual native trees to the maximum extent feasible. Protected oaks and any other native tree that has at least one trunk measuring a total of 6 inches or more in diameter, or a combination of any two trunks measuring a total of 8 inches or more in diameter at breast height. However, no native trees of regulated size were observed within 200-feet of the project disturbance limits. Impact to protected trees, as a result of the proposed project activities, is not expected.

2.9 Critical Habitat

Under the FESA, to the extent feasible, the USFWS and National Marine Fisheries Service (NMFS) are required to designate critical habitat for endangered and threatened species. Critical habitat is defined as areas of land, water, and air space containing the physical and biological features essential for the survival and recovery of endangered and threatened species. Designated critical habitat includes sites for breeding and rearing, movement or migration, feeding, roosting, cover, and shelter. Designated critical habitats require special management and protection of existing resources, including water quality and quantity, host animals and plants, food availability, pollinators, sunlight, and specific soil types. Critical habitat delineates all suitable habitat, occupied or not, essential to the survival and recovery of the species.

No critical habitat is located within the study area; however, Braunton’s milk-vetch critical habitat is located approximately 3.75 miles to the northeast of the study area. Marginal habitat is present within the development footprint and fuel modification/brush thinning zones for Braunton’s milk-vetch, but this species was not observed during the survey. Additionally, critical habitat for tidewater goby (*Eucyclogobius newberryi*) is located approximately 3.2 miles to the southeast and 3.6 miles to the southwest.

TABLE 4
SPECIAL-STATUS PLANT SPECIES WITH POTENTIAL TO OCCUR

Common Name	Scientific Name	Status (Federal/State/Other)	Habitat	Potential to Occur
Plants				
Braunton's milk-vetch	<i>Astragalus brauntonii</i>	FE/None/1B.1	Chaparral, valley grassland, coastal sage scrub and closed-cone pine forest.	Moderate. Marginal habitat is present within development footprint and fuel modification/brush thinning zones; however, this perennial herb is identifiable outside of the blooming period and was not observed during the focused rare plant survey.
Davidson's saltscale	<i>Atriplex serenana</i> var. <i>davidsonii</i>	None/None/1B.2	Coastal sage scrub, wetland-riparian.	Absent. No suitable habitat within study area. Study area exceeds the documented elevation range for the species.
Malibu Baccharis	<i>Baccharis malibuensis</i>	None/None/1B.1	Chaparral, cismontane woodland, coastal scrub and riparian woodland.	Absent. Suitable habitat does occur throughout the study area; however, this perennial evergreen shrub is identifiable in a vegetative state; and was not observed during the focused rare plant surveys.
Catalina mariposa lily	<i>Calochortus catalinae</i>	None/None/4.2	Chaparral, cismontane woodland, coastal scrub and valley and foothill grassland.	Present. This species was observed during the site assessment. Suitable habitat is present in openings and along the margins of the native shrubland communities within the development footprint and fuel modification/brush thinning zones.
Slender mariposa lily	<i>Calochortus clavatus</i> var. <i>gracilis</i>	None/None/1B.2	Chaparral, coastal scrub and valley and foothill grassland.	High. Suitable habitat is present in openings and along the margins of the native shrubland communities within the development footprint and fuel modification/brush thinning zones; however, this species was not observed during the focused rare plant survey conducted during the appropriately timed focused rare plant survey.
Plummer's mariposa lily	<i>Calochortus plummerae</i>	None/None/4.2	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest and valley and foothill grasslands.	Present. This species was observed during the site assessment. Suitable habitat is present in openings and along the margins of the native shrubland communities within the development footprint and fuel modification/brush thinning zones.
Santa Susana tarplant	<i>Deinandra minthornii</i>	None/CR/1B.2	Rocky substrate within chaparral and coastal scrub.	Absent. Suitable habitat does occur within the study area; however, this perennial evergreen shrub is identifiable in a vegetative state; and was not observed during the focused rare plant surveys.
Island Mountain Mahogany	<i>Cercocarpus betuloides</i> var. <i>blancheae</i>	None/CR/4.3	Coastal sage scrub and chaparral.	Absent. Suitable habitat does occur within the study area; however, this perennial evergreen shrub is identifiable in a vegetative state; and was not observed during the focused rare plant surveys.

Common Name	Scientific Name	Status (Federal/State/Other)	Habitat	Potential to Occur
Blochman's dudleya	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	None/None/1B.1	Coastal sage scrub, valley grassland.	Absent. Suitable habitat does occur throughout the study area; however, this perennial evergreen shrub is identifiable in a vegetative state; and was not observed during the focused rare plant surveys.
Santa Monica Mountains dudleya	<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	FT/None/1B.1	Sedimentary or volcanic, rocky substrate within chaparral or coastal scrub.	Absent. Suitable habitat does occur throughout the study area; however, this perennial evergreen shrub is identifiable in a vegetative state; and was not observed during the focused rare plant surveys.
decumbent goldenbush	<i>Isocoma menziesii</i> var. <i>decumbens</i>	None/None/1B.2	Sandy soil, chaparral, coastal scrub, landward side of dunes, hillsides, arroyos.	Absent. Study area is situated outside of the known elevation range for the species.
Coulter's goldfields	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	None/None/1B.1	Coastal salt marsh, freshwater wetlands, alkali sink, wetland-riparian.	Absent. Suitable habitat does not occur within the study area.
White-veined monardella	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	None/None/1B.3	Chaparral and cismontane woodland.	Moderate. Suitable habitat exists within the study area and there are three records within the six quad CNDDB search.
Lyon's pentachaeta	<i>Pentachaeta lyonii</i>	FE/CE/1B.1	Rocky (Conejo Volcanic substrate), clay substrate within chaparral, coastal scrub and valley and foothill grassland.	Absent. Suitable habitat is present in openings and along the margins of the native shrubland communities within the development footprint and fuel modification/brush thinning zones; however, this species was not observed during the appropriately timed focused rare plant survey.

Federal/State/Other Status: FE – federally endangered, FT – federally threatened; FSC – Federal Species of Concern; SE – State endangered, CR – State Rare; California Native Plant Society (CNPS) 1B – Plants rare, threatened or endangered in California and elsewhere, 2 – Plants rare, threatened or endangered in California, but more common elsewhere, and 4 – Plants of limited distribution; 0.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat), 0.2 Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat) and 0.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

2.10 Jurisdictional Resources

The primary unnamed intermittent drainage that supports limited riparian vegetation (California bay forest and woodland) traverses the project site in a north-to-south direction on the eastern edge of the study area, eventually reaching the Pacific Ocean approximately 2.75 river miles to the south (USFWS 2022). The drainage feature was observed to be dry. It is suspected that a locally perched water table supplies intermittent flow to the drainage, in this area. Considering the recent *Sackett v. EPA* ruling,² the intermittent unnamed drainage is not likely to be considered jurisdictional with the United States Army Corps of Engineers (USACE); however, would likely be considered jurisdictional with the CDFW, Regional Water Quality Control Board (RWQCB) and under the LCP.

3.0 Characteristics of the Surrounding Area

This section discusses the characteristics of existing habitat and land use surrounding the study area based on review of aerial imagery and overall knowledge of the region.

3.1 Existing Land Uses and Open Space

As described in Section 2.1 of this report, the study area is located in the County of Los Angeles, within the USGS Malibu Beach, California, 7.5-minute topographic quadrangle. It is situated within the Transverse Ranges, and more specifically, the Santa Monica Mountains. Currently, land use immediately surrounding the study area consists of rural residential development, public and private roadways and various utilities amongst native chaparral and scrub communities. These land uses exist elsewhere within the Santa Monica Mountains as well, with varying densities of residential development.

3.2 Plant Communities and Habitats

Native vegetation similar to that observed within the study area is consistent with the surrounding landscape; however, various other forms of shrubland, herbaceous and woodland/forest communities are present as well. Ephemeral, intermittent and perennial drainages traverse the landscape, supporting riparian assemblages of varying size and composition that provide a mode of transportation for water and support fish and wildlife migration. Surrounding woodland/forest associations generally support an overstory that is either dominated or mixed with various native tree species such as coast live oak (*Quercus agrifolia*), southern walnut (*Juglans californica*), and western sycamore (*Platanus racemosa*). Due to limited access to sunlight, these communities generally support a sparse understory of species that thrive in shaded understory canopy, such as canyon sunflower and California wood fern (*Dryopteris arguta*).

Surrounding shrub communities predominantly consist of fire-adapted species with sclerophyllous or drought-retardant and waxy foliage. Within the Santa Monica Mountains, these communities are often dominated by at least one of the following chaparral/scrub species: chamise, red shank (*Adenostema sparsifolium*), manzanita (*Arctostaphylos* spp.), bigpod

² *Sackett v. EPA* and the Definition of Waters of the United States - Harvard Law School.
<https://eelp.law.harvard.edu/2022/06/sackett-v-epa-and-the-definition-of-waters-of-the-united-states/>

ceanothus, greenbark ceanothus, laurel sumac, scrub oak (*Quercus berberidifolia*), and toyon, with varying assemblages of associated species. Herbaceous species are critical in development of an understory in these communities, and they are also the first to succeed in unvegetated areas, following both natural and human-caused disturbance, including wildfire. Both native and non-native species regularly associated with these communities within the region include wild oat (*Avena barbata*), tocalote (*Centaurea melitensis*), Canterbury bells (*Phacelia cicutaria* ssp. *hispida*), fiesta flower (*Pholistoma auritum*), ripgut brome (*Bromus diandrus*), snowberry (*Symphoricarpos* sp.), and, to a lesser degree, native needlegrass (*Stipa* spp.).

The communities and elements described above provide essential habitat for much of the wildlife observed within or expected to occur within the study area and elsewhere in the Santa Monica Mountains. However, perennial riparian corridors both with established riparian vegetation and persistent water sources/substantial perennial flow present elsewhere in the Santa Monica Mountains, such as, Malibu Creek, are more likely to provide habitat for riparian/aquatic-dependent species that are rare or otherwise protected by local, state, and/or federal regulations, such as southwestern willow flycatcher (*Empidonax traillii* ssp. *extimus*), yellow-breasted chat (*Icteria vireo*), least Bell's vireo (*Vireo bellii* ssp. *pusillus*), California red-legged frog (*Rana draytonii*), arroyo chub (*Gila orcuttii*), Pacific lamprey (*Lampetra tridentata*), and steelhead trout (*Onchorynchus mykiss*) (SCRLC 2016).

3.3 Cumulative Impacts

Cumulative impacts are defined as those created by various development projects situated within close geographical proximity of each other. Where one of these impacts occurring independently of the others may introduce a relatively limited impact to biological resources, their combined impact may have a much greater effect on biological resources within the region.

The proposed residence is centered within a previously disturbed portion of the project site, immediately adjacent to Little Las Flores Road; this will focus impacts in areas with existing disturbed area primarily covered by non-native grassland, simultaneously maximizing the preservation of surrounding resources (e.g., unnamed intermittent drainage and sandstone outcrops). For this reason, the proposed project is not expected to elevate cumulative impacts within the region to a significant level.

3.4 Wildlife Movement and Habitat Linkages

The Santa Monica Mountains and Western Transverse Ranges as a whole have historically provided a vital connection between the coast and Sierra Nevada Ranges of northern and central California, and the San Gabriel and San Bernardino Mountain Ranges in the southern portion of the state. In the face of ongoing commercial, industrial, and residential development pressures occurring throughout this region, the foothill and mountain topography of this range currently provide necessary habitat for many species of flora and fauna that is diminishing throughout the surrounding valleys and inland basins. Such habitat includes a variety of upland shrubland and (native and non-native dominated) grassland communities, riparian and cismontane woodland/forest, marshland, and open water.

Predators including coyote (*Canis latrans*), mountain lion, Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), and gray fox (*Urocyon cinereoargenteus*), including large herbivores such as California mule deer (*Odocoileus hemionus californicus*), depend on this habitat. The primary unnamed intermittent drainage that traverses the eastern portion of the study area is interspersed with occasional California bay forest and woodland that supports a mesic understory dominated by shade-loving herbaceous species due to the intermittent source of water. While the surrounding upland habitats are important for forage and surely support movement, to some extent, the unnamed drainage provides connectivity to sources of habitat downstream; and a more synthesized source of foraging habitat (food and water) and shelter. Therefore, it appears to serve as a more substantial resource for wildlife movement.

The proposed residence will be situated approximately 200 feet away from the primary unnamed drainage, and, assuming that the LACFD approves a fuel modification reduction (i.e., eliminate the need for Zone C in select areas), such activities will not take place in this area. Additionally, during construction of the residence, activities would be limited to daytime hours, and therefore would not present an impediment to nocturnal wildlife movement nor would they impede wildlife from traversing through the property during the day. Further, once occupied, the residence will have an occupancy consistent with neighboring rural residences and will not result in excessive ambient noise and/or nighttime lighting. Thus, the proposed project is not expected to affect wildlife movement within the study area.

4.0 Regulatory Setting

4.1 Federal and State Endangered Species Acts

FESA provides guidance for conserving federally listed species and the ecosystems upon which they depend. Section 9 of the FESA and its implementing regulations prohibit the “take” of any federally listed endangered or threatened plant or animal species, unless otherwise authorized by federal regulations. Take includes the destruction of a listed species’ habitat. Section 9 also prohibits a number of specified activities with respect to endangered and threatened plants.

The CESA mandates that state agencies not approve a project that would jeopardize the continued existence of species if reasonable and prudent alternatives are available that would avoid a jeopardy finding. The CESA also prohibits the take of any fish, wildlife, or plant species listed as endangered or threatened, or designated as candidates for listing, under CESA. Similar to the FESA, the CESA contains a procedure for the CDFW to issue an incidental take permit authorizing the take of listed and candidate species incidental to an otherwise lawful activity, subject to specified conditions.

4.2 Migratory Bird Treaty Act

The federal MBTA prohibits the take of native birds “by any means or manner to pursue, hunt, take, capture (or) kill” any migratory birds except as permitted by regulations issued by the USFWS. The term *take* is defined by USFWS regulation to mean to “pursue, hunt, shoot, wound,

kill, trap, capture or collect” any migratory bird or any part, nest, or egg of any migratory bird covered by the conventions, or to attempt those activities.

4.3 Clean Water Act

In accordance with Section 404 of the Clean Water Act (CWA), the USACE regulates discharge of dredged or fill material into waters of the U.S. Waters of the U.S. and their lateral limits are defined in 33 CFR 328.3(a) and includes navigable waters of the U.S., interstate waters, all other waters where the use or degradation or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries. Waters of the U.S. are often categorized as “jurisdictional wetlands” (i.e., wetlands over which the USACE exercises jurisdiction under Section 404) and “other waters of the United States” when habitat values and characteristics are being described. “Fill” is defined as any material that replaces any portion of a water of the U.S. with dry land or that changes the bottom elevation of any portion of a water of the U.S. Any activity resulting in the placement of dredged or fill material within waters of the United States requires a permit from USACE. In accordance with Section 401 of the CWA, projects that apply for a Section 404 permit for discharge of dredged or fill material must obtain water quality certification from the appropriate RWQCB indicating that the proposed project would uphold State of California water quality standards.

4.4 Native Plant Protection Act

The Native Plant Protection Act includes measures to preserve, protect, and enhance rare and endangered native plants. The list of native plants afforded protection pursuant to the Native Plant Protection Act includes those listed as rare and endangered under the CESA. The Native Plant Protection Act provides limitations on take as follows: “No person will import into this state, or take, possess, or sell within this state” any rare or endangered native plant, except in compliance with provisions of the act. Individual landowners are required to notify the CDFW at least 10 days in advance of changing land uses to allow the CDFW to salvage any rare or endangered native plant material.

4.5 Section 15380 of the California Environmental Quality Act Guidelines

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants or animals. This section was included in CEQA primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on, for example, a candidate species that has not been listed by either USFWS or CDFW. Thus, CEQA provides an agency with the ability to protect a species from the potential impacts of a project until the respective government agencies have an opportunity to designate the species as protected, if warranted. CEQA also calls for the protection of other locally or regionally significant resources, including natural

communities. Although natural communities do not at present have legal protection of any kind, CEQA calls for an assessment of whether any such resources would be affected and requires findings of significance if there would be substantial losses. Natural communities listed in the CNDDDB as sensitive are considered by CDFW to be significant resources and fall under the CEQA Guidelines for addressing impacts. Local planning documents such as general plans often identify these resources as well.

4.6 Sections 3503 and 3513 of the California Fish and Game Code

Section 3503 of the California Fish and Game Code prohibits the killing of birds or the destruction of bird nests. Birds of prey are protected under Section 3503.5 of the California Fish and Game Code, which provides that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Section 3513 of the California Fish and Game Code prohibits any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. Migratory birds include all native birds in the United States, except those non-migratory game species, such as quail and turkey, which are managed by individual states.

4.7 Section 1602 of the California Fish and Game Code

Section 1602 of the California Fish and Game Code requires a Streambed Alteration Agreement for any activity that may alter the bed and/or bank of a lake, stream, river, or channel. Typical activities that require a Streambed Alteration Agreement include, but are not limited to, excavation or fill placed within a channel, vegetation clearing, installation of culverts and bridge supports, and bank reinforcement. As part of the notification process, the CDFW requires documentation of any trees to be removed as part of the project. Trees that have a trunk diameter at breast height of greater than 2 inches are subject to regulation by the CDFW via the Streambed Alteration Agreement.

4.8 Santa Monica Mountains Local Coastal Program

In 1976, the California legislature enacted the California Coastal Act, which is intended to manage the development of resources throughout coastal regions of the state. Individual LCPs have been developed for various jurisdictions, under the guidance of the California Coastal Commission, to regulate development within the Coastal Zone. The LCP specifically refers to and regulates all development within the Santa Monica Mountains west of the city of Los Angeles, east of Ventura County, and south of the Coastal Zone boundary, excluding the city of Malibu. The LCP provides protection for various natural resources as part of the development process, including native vegetation communities, native trees of a specified size and species, various sensitive plant and wildlife species identified by the CNPS and/or CDFW, riparian corridors, etc.

5.0 Conclusions

5.1 Sensitive Natural Communities and Habitats

As described in Section 2.5.2, California bay forest and woodland meets the criteria for a CDFW sensitive natural community. In addition, various natural communities meet the criteria for SERA (i.e., H1, H2, and H2 “High Scrutiny”) in accordance with Section 22.44.1800 et seq. of the LCP. These are described in detail below. While not considered SERA, the H1 buffer and H3 habitats are designated in relation to SERA and are assessed when determining proposed project impacts and any recommendations and/or avoidance/minimization measures.

A discussion of the proposed project’s impact on SERA/CDFW sensitive communities is provided below.

5.1.1 H1 Habitat (SERA) and CDFW Sensitive Community

The implementation of fuel modification within Zone C (if deemed necessary by the LACFD) and the brush thinning zone are not expected to result in an impact to H1 habitat.

5.1.2 H2 Habitat (SERA)

Construction of the residence may remove approximately 0.08 acres of H2 habitat, while fuel modification within Zone A may remove approximately 0.03 acres of this habitat type. Additionally, fuel modification within Zones A and C (if deemed necessary by the LACFD) may result in a disturbance to approximately 0.53 acres and 0.79 acres, respectively, of H2 habitat.

Impacts to approximately 0.88 acres of H2 habitat because of brush thinning requirements will not be conditioned as part of the CDP process.

5.1.3 H2 Habitat “High Scrutiny” (SERA)

Construction of the residence and fuel modification may result in the removal of approximately 0.02 acres each, of H2 “High Scrutiny” habitat. Additionally, fuel modification within Zones B and C (if deemed necessary by the LACFD) may result in a disturbance of approximately 0.14 acres and 0.08 acres, respectively, of H2 “high scrutiny” habitat.

No impacts to H2 “High Scrutiny” habitat are expected to result from brush thinning activities.

5.1.4 H1 100-foot Buffer (Non-SERA)

Construction of the residence and fuel modification Zones A and B will not encroach into the H1 100-foot buffer. However, fuel modification within Zone C would encroach into approximately 0.02 acres of the H1 100-foot buffer if deemed necessary by the LACFD.

The encroachment into approximately 0.29 acres of H1 100-foot buffer because of brush thinning requirements will not be conditioned as part of the CDP process.

5.1.5 H3 Habitat (Non-SERA)

Construction of the residence would impact approximately 0.35 acres of the H3 habitat. Fuel modification within Zones A, B and C will result in an impact to 0.17 acres, 0.28 acres, and 0.16 acres, respectively, of H3 habitat.

Impacts to approximately 0.76 acres of H3 habitat because of brush thinning requirements will not be conditioned as part of the CDP process.

5.2 Special-Status Plants and Wildlife

5.2.1 Nesting Birds and Raptors

Numerous passerine and raptor species, such as California towhee, red-tailed hawk (*Buteo jamaicensis*), greater roadrunner, loggerhead shrike, and southern California rufous-crowned sparrow, may utilize all habitats within the study area to forage and breed.

5.2.2 Special-Status Plants

Two special-status plant species, Catalina mariposa lily and Plummer's mariposa lily (both are CNPS 4.2 ranked species), were detected within the project site and may be impacted as a result of project construction and fuel modification activities.

5.2.3 Special-Status Wildlife

Middens presumed to be occupied by San Diego desert woodrat were observed within the project site during the site assessment, which may be impacted as a result of the proposed fuel modification activities (Zone B). In addition, based on the presence of suitable habitat, there is a medium-to-high potential for 10 additional special-status wildlife species to occur within and immediately adjacent to the development footprint, including Southern California rufous-crowned sparrow, Southern California legless lizard, coastal western whiptail, San Bernardino ringneck snake, greater roadrunner, loggerhead shrike, California towhee, coast horned lizard, mountain lion (hunting/movement), and Gertsch's socialchemmis spider.

5.3 Critical Habitat

There is no critical habitat present in the vicinity of the study area.

5.4 Cumulative Impacts

The proposed residence is centered within a previously disturbed portion of the project site and will focus impacts in areas with existing development to maximize preservation of surrounding resources. For this reason, the proposed project is not expected to elevate cumulative impacts within the region to a significant level.

5.5 Jurisdictional Resources

The unnamed intermittent drainage is likely to be considered jurisdictional with RWQCB, the CDFW, and the LCP; however, the proposed project will not impact jurisdictional resources.

5.6 Wildlife Movement and Habitat Linkages

As discussed above, in Section 3.4, the proposed residence will be situated approximately 200 feet away from the unnamed intermittent drainage, and fuel modification/brush clearance practices will not result in a direct impact to this feature. Additionally, construction of the residence, activities would be limited to daylight hours, and therefore would not present an impediment to nocturnal wildlife movement nor would they impede wildlife from traversing through the property during the day. Further, once occupied, the residence will have an occupancy consistent with nearby rural residences and will not result in excessive ambient noise and/or nighttime lighting. As such, the proposed project would not present impacts to wildlife movement.

6.0 Recommendations

6.1 Sensitive Habitats

The County's Resource Conservation Program as described in the LCP was developed to address and compensate for unavoidable impacts to H1 and H2 habitats, pursuant to Section 22.44.1950 *et seq.* of the LCP. Potential impacts to the H1 habitat (and 100-foot buffer), H2 habitat and H2 habitat "high scrutiny" should be assessed through consultation with the County and compensation should be determined after approval of the final project design. As stated previously, impacts to SERA outside of the project site, because of brush thinning requirements, will not be conditioned as part of the CDP process. The Los Angeles Agricultural Commissioner will determine the need and extent of these requirements following approval of the CDP.

6.1 Nesting Birds

Project activities could negatively impact nesting birds that are protected in accordance with the MBTA and Fish and Game Code.

If work activities occur within the bird nesting season (generally defined as January 15 through September 15), a qualified biologist should conduct a nesting bird study within 30 days of the anticipated start date, and no less than 3 days prior to ground disturbance, to identify any active nests within 500 feet of the development footprint. If an active nest is found, the nest shall be avoided and a suitable avoidance buffer shall be delineated in the field where no impacts may occur until the chicks have fledged the nest as determined by a qualified biologist. Construction buffers shall be 300 feet for passerines or up to 500 feet for raptors. Avoidance buffers may be reduced at the discretion of the biologist, depending on the location of the nest, species tolerance to human presence, and the type of construction-related noises and vibrations that would occur.

6.2 Special-Status Plants

A pre-construction survey for both the Catalina and Plummer's mariposa lilies should be conducted during the peak blooming period for each to verify/map their locations within proposed impact areas. Each plant observed should be clearly delineated with brightly colored flagging and avoided to the degree feasible. Any impacts shall be mitigated by bulb collection

(during summer) and subsequent out-planting and propagation into a suitable mitigation site in the undeveloped portion of the project site or at an approved off-site location.

A qualified biologist should prepare and implement a mitigation plan that, at a minimum, should include the following and be approved by the County of Los Angeles prior to issuance of a grading permit:

- Mitigation shall be at a minimum of a 2:1 mitigation-to-impact ratio per individual plant, i.e., two replacement plants provided for every plant that is taken.
 - The seeds shall be collected from existing plants and cultivated in nursery until they are ready for transplant into mitigation area at the appropriate time of year or stored for direct seeding in the approved mitigation areas.
 - The salvaged bulbs can be immediately transplanted at appropriate time of year to appropriate receptor sites within the Project Area that support suitable habitat matching the habitat characteristics from which the bulbs were collected.
- Mitigation areas used for bulb transplanting and seed sowing shall be as dedicated open space, with the location of the mitigation areas to be selected based upon the habitat quality and suitability. The qualified biologist will undertake pre-ground disturbance flowering season surveys to determine these suitable mitigation areas of comparable soils, slope exposure and vegetation cover.
- Monitoring of the mitigation areas shall be conducted for 5 years or until performance standards are achieved—whichever is longer. Monitoring shall be conducted quarterly through the first year and annually thereafter for a total period of at least 5 years. Monitoring shall address issues of plant establishment and vigor, herbivory, and competition by non-native weedy plants.
- Performance standards shall be described to measure mitigation success by the end of the 5-year monitoring program, and contingency measures shall be incorporated to be pursued in the event that performance standards prove to be untenable.

6.3 Special-Status Wildlife

The following measures shall be implemented to avoid impacts to special-status wildlife during project construction activities.

Birds

- To avoid impacts to Southern California rufous-crowned sparrow, greater roadrunner, loggerhead shrike, and California towhee, a qualified biologist shall perform pre-construction surveys prior to the commencement of construction activities that would occur during the nesting season. The surveys shall be focused within the development footprint, as well as a surrounding 500-foot buffer. If no active nests are identified, no further action is required. However, if an active nest is found, the nest shall be avoided and avoidance measures shall be implemented similar to those described above for nesting birds, including installation of suitable buffer zones until a qualified biologist is able to determine that the nest is no longer active.

Invertebrates and Reptiles

- A qualified biologist shall conduct a preconstruction clearance survey throughout the development footprint, including a 300-foot buffer, for the Southern California legless lizard, coastal western whiptail, San Bernardino ringneck snake, coast horned lizard, and Gertsch's socialchemmis spider. If any of these species are observed within or near the construction areas, a qualified biologist should determine if relocation is necessary to protect the species. If relocation is needed, the individual may only be relocated by a qualified biologist to suitable habitat outside of the project site to ensure that construction-related impacts are avoided. Relocation areas and survey methods should be approved by the County biologist prior to implementation.

If an active nest of any of the aforementioned species are inadvertently excavated during construction activities, it shall be carefully replaced, to the extent feasible, and left undisturbed until the eggs have hatched (e.g., coastal western whiptail) and/or young have matured enough for the biologist to deem the nest inactive.

San Diego Desert Woodrat

- If removal of the active woodrat middens located in proximity to the development footprint is deemed necessary, they should be dismantled by hand under the supervision of the biologist, prior to the commencement of project activities. If young are encountered during the dismantling process, the material should be returned in place and the midden remain unmolested for two to three weeks to give the young enough time to mature and disperse on their own accord. After two to three weeks, the dismantling of the midden may begin again. Material should be moved to suitable adjacent areas (native scrub habitat at least 500 feet away) that are expected to remain undisturbed in perpetuity.

Wildlife Movement and Habitat Linkages and Mountain Lion

- Activities associated with the construction of the residence should be restricted to daylight hours to prevent an impediment to nocturnal wildlife activity (e.g., mountain lion) in adjacent habitats, with particular concern placed over the primary unnamed drainage.
- Once construction is complete, it is recommended that the homeowner limit ambient noises associated with nighttime activities and direct nighttime lighting away from natural areas, particularly the unnamed drainage.
- Poison baits containing second generation anticoagulant rodenticides (i.e., brodifacoum, bromadiolone, difenacoum or difethialone) for the control of rodents should not be utilized at any time, during and/or following the completion of construction activities.
- Pets (e.g., dogs and cats) should be kept indoors or monitored closely when outdoors. Furthermore, pets should be leashed when using any designated trail system and/or in any areas within or adjacent to open space. No action should be taken against mountain lions that prey on pets left outdoors.

Additional Avoidance Measures

- Prior to the commencement of construction activities, construction personnel shall check under stationary equipment to ensure no wildlife species are present.
- All trash shall be collected daily and taken off-site for proper disposal.

- Prior to project implementation, a Workers Environmental Awareness Program (WEAP) shall be prepared and presented to construction crews regarding all sensitive resources with the potential to occur on-site during construction activities. The WEAP training should concentrate on the proper identification of sensitive resources while in the field, suggested strategies in avoiding impact to sensitive resources, and proper reporting methods for field crews if sensitive resources are observed during construction activities.

6.4 Aquatic Resources

The following measures should be implemented to protect aquatic resources (e.g., primary unnamed drainage) present within proximity of project impact areas:

- Erosion control measures (i.e., silt fencing, straw wattles, etc.) should be implemented within the work area to prevent sediment from entering the ephemeral drainage.
- Drip pans should be placed underneath all mechanical machinery that will be staged within work areas during the construction period.

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Appendix A
**Santa Monica Mountains
Biological Assessment
Checklist**



SANTA MONICA MOUNTAINS BIOLOGICAL ASSESSMENT CHECKLIST

	Page	Initials
Title Page	--	
A. Project name.	Cover page, title page, table of contents, page 1	RG
B. County identification numbers (Project number, Permit number, APNs)	Page 2	RG
C. Applicant name and contact information	Cover page, title page, page 2	RG
D. Name and affiliation of preparer.	Pages 1 and 2	RG
E. Date.	Cover page, title page, footer of each page	RG
I. Project and Survey Description	--	
A. Project description.	Page 2	RG
1. Project name, type of report, address of project.	Page 2	RG
2. County application identification numbers including APNs.	Page 2	RG
3. Applicant name and contact information.	Page 2	RG
4. Parcel and acreage information.	Page 2	RG
5. Location.	Page 3	RG
a. Map of regional features showing project location, including watershed boundaries, proximity to public lands, streams, drainages, and roads in region.	Page 6 and 7	RG
b. Color aerial photograph(s) showing regional context of project, project parcels), existing development, open space, etc.	Page 7 and Appendix D	DK
6. Detailed description of proposed project, including area of vegetation removal, modification, or disturbance, grading volumes, etc.	Page 2	RG
B. Description of major natural features.	Page 3-5, 9-10, 24	RG
1. Landforms and geomorphology.		
2. Drainage and wetland features.		
3. Soils (soil/geological map optional).		
C. Methodology of biological survey.	Page 2 and 3	RG
1. Date(s) of survey(s).		
2. Detailed description of survey methods.		
II. Biological Characteristics of the site	--	
A. Flora.	Pages 9-16	RG
1. Map of vegetation communities, specifying system used (the use of Sawyer et al. 2009 is recommended)	Page 11	RG
2. Map of project site showing the habitat areas (H1, H2, H2 "High Scrutiny", H3 Habitat) from the LUP Biological Resources map.	Page 14	RG
3. Vegetation cover table, with acreages of each vegetation type (can be a legend in map)	Page 9	RG
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	Protected tree inventory has not been prepared.	RG
B. Fauna.	--	
1. Discussion of species observed; description of wildlife community.	Page 16-20	RG
C. Sensitive Species	Page 16-23	RG

	Page	Initials
2. Maps of occurrence for sensitive species observed	N/A	RG
D. List of flora and fauna observed or known from site	Appendix C	DK
E. Survey Checklist (see Part B, Survey Checklist, above)	--	
III. Bibliography	--	
A. Bibliography of references cited in text	Page 33	RG
IV. Appendices	Appendix A-E	RG
A. Site photographs (color)	Appendix D	RG
B. Qualifications of biologists and other contributors	Appendix B	RG
C. Oak tree report for sites with jurisdictional native oak trees (if applicable)	No report available at this time	RG

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.

Appendix B

Resumes





Robert Sweet

Senior Biologist/Botanist

Robert (Robbie) has over 14 years of experience as a biological consultant and has conducted numerous protocol-level surveys, monitored various construction projects and conducted breeding population studies for various special status avian species throughout California. Species include, but are not limited to the arroyo toad, blunt-nosed leopard lizard, California least tern, least bell's vireo, southwestern willow flycatcher, southwestern pond turtle, western burrowing owl and the western snowy plover. Robbie is also one of our primary ESA botanists within the southern California region and has conducted numerous biological resources assessments, focused rare plant surveys and restoration monitoring requiring extensive knowledge of both plant taxonomy as well as agency accepted survey techniques. Robbie has drafted numerous technical documents such as focused rare plant and protocol-level survey reports, biological assessment reports, restoration monitoring reports, and MND and EIR sections in support of CEQA. Robbie has been involved with various clients throughout Southern California from private developers to public utility companies.

EDUCATION

B.S., Environmental Science and Resource Management, California State University, Channel Islands

14 YEARS' EXPERIENCE

PERMITS AND CERTIFICATIONS

California Native Plant Society Certified Field Botanist

SPECIALIZED TRAINING

California Native Plant Society Rare Plant Surveys Workshop, 2012

Blunt-Nosed Leopard Lizard Identification Workshop, 2009. Level 1 Surveyor (additional 22 survey days with a Level II surveyor)

Desert Tortoise Surveying, Monitoring, and Handling Workshop, 2009 and 2014

PROFESSIONAL AFFILIATIONS

California Native Plant Society Member

Western Section of the Wildlife Society Member

Relevant Experience

Development

Private Client, Los Angeles County, CA. *Biologist/Botanist.* Has conducted biological services (i.e., general surveys, focused rare plant surveys, tree surveys) in support of numerous Coastal Development Permit (CDP) applications within the Santa Monica Mountains Local Coastal Program jurisdiction. Following completion of surveys, reports are prepared for submission to the County.

Private Client, Malibu, CA. *Biologist/Botanist.* Has conducted biological services (i.e., general surveys, focused rare plant surveys, tree surveys) in support of numerous CDP applications within the City of Malibu Local Coastal Program jurisdiction. Following completion of surveys, reports are prepared for submission to the City of Malibu.

DWR, Perris, CA. *Biologist.* Provided biological services, including pre-construction and protocol level surveys, biological/environmental compliance, and drafting of various technical documents (focused survey reports, biological resource assessments, CEQA) prior to and during the remediation of the Lake Perris dam, Emergency Release Facility.

KB Homes, San Jacinto, CA. *Biologist/Botanist.* Conducts quarterly monitoring for a multi-year restoration project at a Native American resource site. The restoration was implemented to mitigate for impacts caused by the development of a housing development. Monitoring includes quantitative and qualitative

assessments on the recruitment of native vegetation, control of non-native invasive vegetation and wildlife usage over time. Annual reports are prepared and submitted to the client and applicable agencies to document the status of the restoration.

First Solar, Clark County, NV. *Biologist.* Conduct protocol level surveys for the Agassiz's desert tortoise in support of a 1,550 acre proposed solar facility. Assisted in the capture and relocation of individuals and the completion of health assessments in support of the project.

Geokinetics, Colusa County, CA. *Lead Field Biologist.* Conducted pre-construction clearance surveys for nesting birds, southwestern pond turtle and the federally and state listed giant garter snake.

First Solar, Luna County, NM. *Biologist.* Conducted protocol burrowing owl surveys and breeding bird surveys of a proposed photovoltaic solar site on state land in Luna County, New Mexico. A report documenting the results of each survey and was prepared following completion of the surveys.

LAWA, Southern Tarplant Restoration Project, Los Angeles, CA.

Biologist/Botanist. Completed the final 3 years of a 5-year monitoring effort for a southern tarplant restoration site within the LAX airport. Annual monitoring of the restoration site and follow-up reports were submitted to LAWA in accordance with the Mitigation Monitoring Program drafted for the project. The Restoration was ultimately deemed a success.

Confidential Client, Calexico, CA. *Biologist.* Conducted breeding burrowing owl surveys for a proposed solar project in Calexico. Surveys involved the recording of new suitable burrows as well as checking on previously recorded burrows. Individuals, pellets, whitewash, tracks and other sign was observed and recorded.

Liberty Energy, Lost Hills, CA. *Biologist.* Mr. Sweet conducted a burrow survey for the proposed expansion of an active mulching facility. Surveys involved the recording of suitable burrows within and adjacent to the project impact area. Individuals, pellets, whitewash, tracks and other sign was observed and recorded.

Utility

DWR, Ventura/Los Angeles County, CA. *Biologist.* Conducted population monitoring for the arroyo toad along Middle Piru Creek for 10 years. Monitoring of the population was prompted following a FERC order to regulate upstream releases from Lake Pyramid such that flows align with and support toad breeding. Surveys included the documentation of various other sensitive species as well, including the southwestern pond turtle and two-striped garter snake. Annual surveys were followed by the completion of an annual status report submitted to the client and USFWS.

DWR, Kern County, CA. *Biologist.* Conducted focused surveys for the blunt-nosed leopard lizard (BNLL) and rare plant surveys in support of a liner raise and instrumentation construction project along the California Aqueduct. Drafted a follow-up MND section in support of CEQA permitting, for the BNLL and rare plant

surveys, as well as, other survey efforts for the Nelson's antelope squirrel, American badger, San Joaquin kit fox, and small-mammal trapping.

DWR, San Bernardino and Riverside Counties, CA. *Biologist.* Conducted biological clearance surveys (breeding bird surveys) and biological/environmental compliance during the construction of a water storage reservoir and conveyance pipelines.

DWR, Ventura/Los Angeles County, CA. *Biologist.* Conducted population monitoring for the arroyo toad along Middle Piru Creek for 10 years. Monitoring of the population was prompted following a FERC order to regulate upstream releases from Lake Pyramid such that flows align with and support toad breeding. Surveys included the documentation of various other sensitive species as well, including the California red-legged frog, southwestern pond turtle and two-striped garter snake. Annual surveys were followed by the completion of an annual status report submitted to the client and USFWS.

LADPW, Los Angeles County, CA. *Biologist.* Conducted a biological assessment, focused rare plant surveys, least Bell's vireo southwestern pond turtle surveys in suitable adjacent to and downstream of the Cogswell Dam, along the West Fork of the San Gabriel River. Also partook in snorkel surveys and net capture/release for special-status fish species downstream of Cogswell Dam.

Drafted the biological resources assessment report and rare plant memorandum outlining the survey results, and providing conclusions and recommendations regarding the proposed project impacts.

Los Angeles County Sanitation District, Los Angeles County, CA. *Biologist.* Conducted focused surveys for the tri-colored blackbird and trapping for the southwestern pond turtle.

LADWP, Barstow, CA. *Biologist.* Conducted a biological assessment and habitat mapping along an LADWP power line ROW, within the Mojave Desert. Sagging lines required intermittent grading of the underlying surface to prevent the lines from becoming too close to the ground and causing a safety concern. The proposed impact areas were surveyed to determine potential for special status species, including the desert kit fox, desert tortoise (Agassiz's), western burrowing owl, to occur within the project impact area.

LADWP, Kern County, CA. *Biologist.* Conducted avian point counts to determine the risk of avian collisions with existing and proposed wind turbines, within an active wind farm located in the Tehachapi Mountains. All data was ultimately analyzed and compiled into a final report at the conclusion of the study period.

PG&E, Gridley, CA. *Biological Monitor and Environmental Inspector.* Conducted biological and environmental construction monitoring during the replacement of a 2-mile segment of natural gas pipeline to ensure that activities remained in compliance with project permits. The project took place within state and federally threatened giant garter snake habitat.

PG&E, Sonoma County, CA. *Biologist.* Conducted rare plant surveys along over 15 miles of existing electrical transmission line. Surveys targeted and positively

identified the western dog violet, which is the host plant for the federally listed Myrtle's silverspot butterfly. The survey results were compiled in a follow-up report submitted to the client.

Trans Canada, MN. *GPS Technician.* Mr. Sweet collected GPS data while accompanying biologists conducting wetland/water body delineations and breeding bird surveys along a proposed crude oil pipeline right-of-way.

MWD, La Verne, CA. *Environmental Inspector and Biologist.* Conducted tree inventory surveys and routine biological/compliance monitoring during the upgrade of a water treatment facility to ensure compliance with project permits.

Transportation

Kern County Roads, Kern County, CA. *Biologist.* Conducted protocol level surveys for the blunt-nosed leopard lizard with a Level II surveyor along Midway Road in Kern County, Ca. Participated in six of the 12 required adult surveys. A known reference population of BNLL within five miles of the project site was surveyed twice prior to conducting protocol surveys where two adult BNLL were observed.

Other

Naval Base Ventura County Point Mugu Naval Base, Ventura County, CA. *Biologist.* Conducted monitoring of the California least tern and western snowy plover during the 2007 breeding season. Monitoring included but was not limited to conducting over 33.5 hours of survey transects for active nests and over 150 hours of observing nesting pairs through observation blinds. In addition, routine point counts for other species of wildlife (e.g., avian, marine mammal, reptile and amphibian species) within the naval base were completed as well. For example, routine southwestern pond turtle trapping surveys were conducted throughout many of the channels within the naval base property, as well.

Ryan Gilmore

Principal Biologist and Urban Forester



EDUCATION

MURP, Urban and Regional Planning Graduate Program, California State Polytechnic University, 2010

BA, Anthropology, University of California at Santa Cruz, 2000

21 YEARS' EXPERIENCE

CERTIFICATIONS/REGISTRATION

International Society of Arboriculture, Board Certified Master Arborist/Municipal Specialist - #WE-9009BM

International Society of Arboriculture, Tree Risk Assessment Qualified (TRAQ)

American Society of Consulting Arborists – Registered Consulting Arborist (RCA) #769

American Society of Consulting Arborists – Tree and Plant Appraisal Qualification (TPAQ)

Ryan is a biologist and urban forester with professional consulting experience in the environmental field throughout California. His general biological responsibilities include field surveys for habitat evaluation, rare plants, nesting bird, burrowing owl, bighorn sheep surveys, least Bell's vireo, resource constraints analysis, construction monitoring, and biological report writing. He specializes in restoration and urban forestry. In the field of restoration, he has extensive experience with habitat mitigation planning, potential mitigation site field evaluations, vegetation mapping, and writing sections of habitat mitigation and monitoring plans. His urban forestry experiences include the assessment and inventory of native woodlands, managing and monitoring the relocation and preservation of trees on development sites, urban tree health assessments including tree decay studies, global positioning system mapping, construction monitoring, data analysis, hazardous tree assessments, invasive pests studies (GSOB & ISHB), and preparation of various arboricultural reports including urban forestry management plans, street tree management plans, and native tree restoration plans. He has provided on-call arborist services for multiple municipalities and large land managers.

Relevant Experience

Long Potrero Mitigation Site, Sunrise Powerlink. San Diego Gas & Electric (SDG&E), San Diego County, California. *Arborist/Project Manager.* Responsible for conducting a protocol level survey of every native oak tree within the mitigation site, developed a GSOB management plan, and monitoring for success. In addition, he conducted follow-up field visits and authored three reports for 2010, 2011, and 2018. This project required protocol goldspotted oak borer (*Agrilus auroguttatus*; GSOB) surveys within the Long Potrero mitigation site. This required the evaluation of approximately 900 native oak trees for GSOB infestation.

Tehachapi Renewable Transmission Project. Southern California Edison (SCE), Fremont Valley Ecological Reserve Potential Mitigation Area, Fremont Valley, San California. *Restoration Ecologist.* Responsible for a routine-level jurisdictional delineation of the proposed mitigation site and vegetation mapping of the proposed 800- plus acre mitigation site. The project involved the assessment of potential off-site mitigation areas with Creosote Scrub habitat for Southern California Edison's Tehachapi Renewable Transmission Project.

Tehachapi Renewable Energy Project Segments 4-11 Restoration Project. Southern California Edison (SCE), Mitigation Planning, Los Angeles, San Bernardino, and Kern Counties, California. *Restoration Ecologist and Urban Forester.* Responsible for writing regulated native trees sections of the habitat mitigation and monitoring plans to be utilized as a part of mitigation planning for the TRTP. Conducted a field review of a proposed mitigation site at the Whittier Narrows Dam Basin Recreation Area. Performed preliminary field investigations based on the presence of non-native and/or invasive plant



Ryan Gilmore (Continued)

Principal Biologist and Urban Forester

species that could be removed to provide habitat enhancement. The project involved the assessment of multiple locations for potential off-site mitigation opportunities. Within the proposed site, approximately 40.98 acres of upland and 56.1 acres of riparian vegetation communities were identified as having a moderate to high potential for restoration. Also conducted a field review of potential mitigation sites on the Angeles National Forest. Preliminary field investigations were performed based on the presence of non-native and/or invasive species that could be removed to provide habitat enhancement. Within the proposed sites, approximately 4.38 acres of upland and 2.5 acres of riparian vegetation communities were identified as having a moderate to high potential for restoration. Results of these field assessments were incorporated into memos to be utilized as part of the mitigation planning for the project.

Tehachapi Renewable Transmission Project Segment 1 Restoration Project. Southern California Edison (SCE), Los Angeles County, California. *Restoration Ecologist.* Responsible for coordinating with SCE, multiple restoration subcontractors, and the ANF biologist. This project required weekly site visits during installation, quarterly post-installation, annual success evaluations, and walk through with the ANF biologist. In addition, he authored multiple memos and site observation reports documenting the project milestones. Habitat restoration of TRTP Segment 1 located in Los Angeles County, California. The project involved the restoration of approximately 25.6 miles of new and existing rights-of-way, of which, approximately 13 miles is within the Angeles National Forest (ANF).

Tehachapi Renewable Energy Project Segments 4-11 Restoration Project. Southern California Edison (SCE), Protected Tree Inventories, Los Angeles, San Bernardino, and Kern Counties, California. *Lead Urban Forester.* Responsible for the tree inventory on the TRTP Segments 4-11. The project involved the inventorying of regulated trees along approximately 175 miles of new and existing ROWs. This project involved the review of the jurisdictional tree ordinances as well as all environmental documents to create a strategy for the inventorying of regulated trees within the project boundaries. This included coordinating with multiple subcontractors to ensure quality data collection to provide the best possible tree inventory product. Responsibilities included writing the seven large tree inventory reports and working with the GIS manager to produce project maps. The field surveys took place in 2010 and 2011 resulting in the inventorying of over 160,000 trees.

SCE, Hazard Tree Removal Project, San Bernardino and San Jacinto Mountains, CA. *Biologist.* The surveys supported the implementation of a bark-beetle-tree-removal project along existing power lines within Riverside and San Bernardino counties. Responsible for conducting wildlife surveys, botanical surveys, habitat assessments, and surveys for sensitive and U.S. Forest Service–threatened, endangered, and sensitive species throughout the San Bernardino and San Jacinto Mountains along SCE power line routes.

City of Anaheim, Palm Tree Assessments and Memo for Public Works, Anaheim, CA. *Urban Forester.* Project consisted of two locations. First project was for curb replacement on both sides of Barranca Parkway median that required root disturbances for median trees including root removal and backfill soil placement at back of curb. Evaluated the potential tree impacts, provided specifications to minimize impact, and monitored selected trees considered at highest risk. All trees were retained in place and provided special measures to reduce potential impacts. Second project involved palm tree health assessments for trees planted along North Tustin Avenue. The palm trees were noted as existing in a state of persistent decline. The urban forester took soil samples for analysis and provided recommendations in a memorandum.

Southern California Gas Company, Protected Tree Inventories and Construction Monitoring, Los Angeles County, CA. *Urban Forester.* Provided urban forestry services as needed in support of pipeline repair projects. Tasks included



Ryan Gilmore (Continued)

Principal Biologist and Urban Forester

protected tree inventories, arborist reports in compliance with local jurisdictional ordinances, and submission of tree removal permits. Additionally, provided construction monitoring services for protected tree resources.

Big Tujunga Wash Mitigation Bank. Los Angeles County Department of Public Works, Los Angeles County, California. *Restoration Ecologist.* Conducted the monitoring of the mitigation monitoring program (MMP). Detailed annual reports were completed incorporating functional and success analysis results of the riparian habitat within the mitigation bank. Additional responsibilities included monitoring native tree height and establishment to meet success standards. The project was for the successful reestablishment of riparian woodland tree species in the Big Tujunga Wash Mitigation Bank. The detailed MMP includes a step-by-step description of the methodology, implementation, success and contingency measures, and quality assurance/quality control (QA/QC) plan for habitat restoration, re-vegetation, and exotic plant eradication at the Big Tujunga Wash Mitigation Bank.

Native Woodland Health Monitoring. The Reserve at Rancho Mission Viejo, Orange County, California. *Urban Forester.* Conducted long-term monitoring of native woodlands for health and structure. Data collected consists of: tree health and structure, pest presence, understory health, native tree regeneration, and drought response. Additionally, conducted focused surveys and trapping for Polyphagous shot hole borer (PSHB) with positive results. Comprehensive annual reports summarizing observations, results, and recommendations were submitted. The project consisted of long-term evaluation and monitoring of native woodland health on the Reserve and on multiple Orange County park lands. The project specifically evaluated the native woodlands for drought response and invasive pests.

Multiple Mitigation Site Projects. Newhall Land and Farming Company, Santa Clarita, California. *Restoration Ecologist.* Conducted the monitoring of the mitigation monitoring program. Work conducted included mapping of existing invasive species, success evaluations of native plant cover, irrigation, water well monitoring, and reporting (quarterly and annually). Detailed comprehensive annual reports were completed incorporating functional and success analysis results of the habitats within the mitigation sites. Additionally, conducted native woodlands for health, structure, and presence of invasive pests. Data collected consisted of tree health and structure, pest presence, understory health, native tree regeneration, and drought response. Project included the installation, establishment, and the long-term monitoring of nine mitigation site projects within Newhall Land and Farming Company lands.

NBC Universal, Protected Tree Inventory, Tree Evaluations, and Construction Monitoring, Hollywood, California. *Urban Forester.* Provided on-call arborist services for all arboricultural needs within the NBC Universal property in support of infrastructure projects. Lead the inventory, mapping, and evaluation of protected trees on the property for infrastructure projects. Various proposed developments on the site required preparation of tree encroachment letters and updates to the tree inventory management database. Provided impact analysis along with a comprehensive mitigation program. Coordinated with agencies for tree encroachment and removal permitting. In addition, provided protect tree monitoring on various construction projects to ensure compliance with City and County ordinances.

City of Calabasas, On-Call Arboricultural Services, Calabasas, CA. *Urban Forester.* The project consisted of providing the City of Calabasas with on-call arboricultural services in response to tree permits submissions and emergency evaluations of hazardous trees. Lead the response to requests for the evaluation of protected oak tree removal and pruning permits. Permit evaluations included assessment of applications, site visits, and memos with recommendations. Additionally, the project required the coordination with the City planning staff.

El Toro Water District (ETWD), On-Call Arboricultural Services, Orange County, CA. *Urban Forester.* The project consisted of providing the water district with on-call arboricultural services in response to infrastructure upgrade



Ryan Gilmore (Continued)

Principal Biologist and Urban Forester

projects. Responds to numerous requests for tree evaluations and assessments throughout the properties managed by the ETWD. Tree evaluations often include assessment of infrastructure upgrades and associated potential tree impacts. Provides objective analysis and reports regarding the trees from a sound arboricultural perspective.

PSHB Monitoring. Yucaipa Water District, Riverside County, California. *Urban Forester.* The project consisted of long-term trapping for PSHB on Yucaipa Water District lands. Lead the long-term monitoring and trapping for PSHB with positive results. Additionally, coordinated with agencies and researchers working on PSHB. Comprehensive annual reports summarizing observations, results, and recommendations were submitted.

Invasive Pest Monitoring. Orange County Transit Authority, Orange County, California. *Urban Forester.* Supported field effort to evaluate five mitigation banks for invasive pests. Evaluations provided positive results for GSOB and PSHB. Additionally, coordinated with agencies and researchers working on PSHB. Comprehensive annual reports summarizing observations, results, and recommendations were submitted. The project consisted of conducting invasive pest presence surveys on mitigation bank lands owned by the Orange County Transit Authority.

San Gabriel Mountains Bighorn Sheep Study, S.R. 39 Caltrans District 7, Angeles National Forest, Los Angeles County, California. *Biologist.* Served as support surveyor. Conducted San Gabriel bighorn sheep monitoring studies to ascertain seasonal movements through a proposed highway corridor for areas of rock-fall protection. Duties included setting up and maintaining remote-triggered wildlife camera stations with a boom truck, and conducting remote observations of sheep movements within the project area. Reviewed downloaded camera photos for wildlife images and assisted with interpretation of wildlife photos. Developed an interview and training for department maintenance staff in order to document staff members' knowledge of bighorn sheep sightings, potential use areas, and road-crossing locations. Project evaluated the potential impacts to San Gabriel bighorn sheep (*Ovis Canadensis nelson*) for the proposed reopening of State Route 39 through a closed portion of the San Gabriel Mountains within the Angeles National Forest.

Los Angeles Department of Water and Power, On-Call Arboricultural Services, (LADWP), Los Angeles County, CA. *Restoration Ecologist/Urban Forester.* Provided on-call arborist services for all arboricultural needs within the LADWP properties in support of infrastructure projects. Lead the inventory, mapping, and evaluation of protected trees on the various properties for infrastructure projects. Tree evaluations often include assessment of infrastructure upgrades and associated potential tree impacts. Coordinated with agencies for tree encroachment and removal permitting. Additionally, conducted installation and success monitoring for hydroseed applications within wildfire burns areas in and adjacent LADWP facilities. Responds to numerous requests for tree evaluations and assessments throughout the properties managed by the LADWP. Provides objective analysis and reports regarding the trees from a sound arboricultural perspective.

Multiple Infrastructure Improvement Projects. Coachella Valley Water District, Riverside County, California. *Biologist.* Served as senior biologist conducting biological literature reviews and site evaluations. Comprehensive biological resources technical study memorandums summarizing observations, results, and recommendations were submitted. Project involved the biological evaluation of potential constraints on multiple infrastructure projects throughout the Coachella Valley. The proposed projects were within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan (CVMSHCP/NCCP).

Eagle Canyon and Debris Basin Habitat Mitigation Project. Riverside Flood Control and Water Conservation District, Riverside County, California. *Restoration Ecologist.* Project included the enhancement of on-site and off-site



Ryan Gilmore (Continued)

Principal Biologist and Urban Forester

locations for lands within Riverside Flood Control and Water District. Work conducted included monitoring for the removal of invasive species, water quality monitoring, and reporting (quarterly and annually). Detailed comprehensive annual reports were completed incorporating success analysis of the sites. Additionally, conducted preconstruction surveys for nesting birds, burrowing owl (*Athene cunicularia*) and San Gabriel bighorn sheep (*Ovis Canadensis nelson*).

Castaic Conduit Project. Santa Clara Water District, Los Angeles County, California. *Biologist and Urban Forester.* Project included the evaluation of protected trees resources and Least Bell's Vireo (*Vireo bellii pusillus*) surveys within the Castaic Conduit Project for the Santa Clara Water District. Lead the protected tree inventory and LBVI surveys. LBVI surveys provided positive results for LBVI. Detailed comprehensive reports were completed incorporating results from the protected tree inventory and LBVI surveys.

Professional Affiliations

International Society of Arboriculture, Western Chapter

American Society of Consulting Arborists

Street Tree Seminar

Appendix C

Floral and Faunal Compendia



Floral Compendium

Family	Scientific Name	Common Name	Nativity	Status
ANGIOSPERMS				
DICOTS				
ANACARDIACEAE – SUMAC OR CASHEW FAMILY				
	<i>Malosma laurina</i>	laurel sumac	native	
ASTERACEAE – SUNFLOWER FAMILY				
	<i>Baccharis pilularis</i>	coyote brush	native	
	<i>Centaurea melitensis</i>	tochalote	naturalized	
	<i>Hazardia squarrosa</i>	sawtooth goldenbush	native	
	<i>Heterotheca grandiflora</i>	Telegraph weed	native	
	<i>Pseudognaphalium biolettii</i>	two-color rabbit-tobacco	native	
	<i>Pseudognaphalium californicum</i>	ladies' tobacco	native	
CACTACEAE – CACTUS FAMILY				
	<i>Opuntia ficus-indica</i>	Mission cactus	naturalized	
CHENOPODIACEAE – GOOSEFOOT FAMILY				
	<i>Salsola tragus</i>	Russianthistle	naturalized	
CUCURBITACEAE – GOURD FAMILY				
	<i>Marah macrocarpa</i>	chilicothe	native	
EUPHORBIACEAE – SPURGE FAMILY				
	<i>Euphorbia dendroides</i>	tree spurge	naturalized	
FABACEAE – PEA FAMILY				
	<i>Acmispon glaber</i>	deerweed	native	
	<i>Trifolium hirtum</i>	rose clover	naturalized	
GERANIACEAE – GERANIUM FAMILY				
	<i>Erodium cicutarium</i>	redstem filaree	native	
LAMIACEAE – MINT FAMILY				
	<i>Salvia mellifera</i>	black sage	native	
PHRYMACEAE – LOPSEED FAMILY				
	<i>Diplacus aurantiacus</i>	sticky monkey flower	native	
PLATANACEAE – SYCAMORE FAMILY				
	<i>Platanus racemosa</i>	California sycamore	native	
RHAMNACEAE – BUCKTHORN FAMILY				
	<i>Ceanothus megacarpus</i> ssp. <i>megacarpus</i>	bigpod ceanothus	native	
	<i>Ceanothus spinosus</i>	greenbark ceanothus	native	
	<i>Rhamnus ilicifolia</i>	evergreen buckthorn	native	
ROSACEAE – ROSE FAMILY				
	<i>Adenostoma fasciculatum</i>	chamise	native	
	<i>Heteromeles arbutifolia</i>	toyon	native	
	<i>Prunus ilicifolia</i>	holly leaf cherry	native	
SOLANACEAE – TOMATO FAMILY				
	<i>Solanum xanti</i>	nightshade	native	
MONOCOTS				
AGAVACEAE – YUCCA FAMILY				
	<i>Hesperoyucca whipplei</i>	chaparral yucca	naturalized	
POACEAE – GRASS FAMILY				
	<i>Avena</i> sp.	wild oats	naturalized	
	<i>Cynodon dactylon</i>	Bermuda grass	naturalized	
	<i>Elymus condensatus</i>	giant ryegrass	native	
	<i>Pennisetum setaceum</i>	fountain grass	naturalized	
	<i>Stipa miliacea</i>	Smilo grass	naturalized	
LILIACEAE – LILY FAMILY				
	<i>Calochortus catalinae</i>	Catalina mariposa lily	native	4.2
	<i>Calochortus plummerae</i>	Plummer's mariposa lily	native	4.2

Faunal Compendium

Class	Family	Family Common Name	Scientific Name	Common Name	Special-status?
BIRDS					
	Corvidae	Crows and Jays	<i>Aphelocoma californica</i>	California Scrub-Jay	N
	Fringillidae	Fringilline and Cardueline Finches and Allies	<i>Spinus psaltria</i>	lesser goldfinch	N
	Mimidae	Thrashers, Mockingbirds, Tremblers	<i>Toxostoma redivivum</i>	California thrasher	N
	Odontophoridae	New World Quails	<i>Callipepla californica</i>	California quail	N
	Passerellidae	New World Sparrows	<i>Pipilo crissalis</i>	spotted towhee	N
	Picidae	Woodpeckers and Flickers	<i>Colaptes auratus</i>	northern flicker	N
	Sylviidae	Warblers	<i>Chamaea fasciata</i>	wrenit	N
	Turdidae	Thrushes	<i>Catharus guttatus</i>	Hermit thrush	N
MAMMALS					
	Leporidae	Rabbits	<i>Sylvilagus audubonii</i>	desert cottontail	N

* SSC – Species of Special Concern; WL – Watch List

Appendix D

Photographic Log





Photo 1 (N). Photograph depicts the location of the proposed development footprint and sandstone rock out crop to the right.



Photo 2 (NW). Photograph depicts the location of the proposed development footprint.



Photo 3 (N). Photograph depicts the location of the proposed development footprint.



Photo 4 (W). Photograph depicts the bigpod ceanothus chaparral shrubland within the northwestern portion of the project site and study area.



Photo 5 (SW). Photograph depicts sandstone rock outcrop.



Photo 6. Photograph depicts the San Diego desert woodrat midden in the sandstone rock outcrop.



Photo 7 (W). Photograph depicts the outfall of the intermittent feature south of the dirt road.



Photo 8 (S). Photograph depicts the bed and banks of the unnamed intermittent drainage.



Photo 9 (W). Photograph depicts overview of the unnamed intermittent creek crossing under the dirt road.



Photo 10 (S). Photograph upper slope within the central portion of the project site.

Appendix E
**CNDDDB and CNPS Database
Search Results**





Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Query Criteria: Quad (Malibu Beach (3411816)) OR Thousand Oaks (3411827) OR Canoga Park (3411825) OR Calabasas (3411826) OR Point Dume (3411817) OR Topanga (3411815)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Agoura Hills dudleya <i>Dudleya cymosa ssp. agourensis</i>	PDCRA040A7	Threatened	None	G5T1	S1	1B.2
American badger <i>Taxidea taxus</i>	AMAJF04010	None	None	G5	S3	SSC
American peregrine falcon <i>Falco peregrinus anatum</i>	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
arroyo chub <i>Gila orcuttii</i>	AFCJB13120	None	None	G2	S2	SSC
arroyo toad <i>Anaxyrus californicus</i>	AAABB01230	Endangered	None	G2G3	S2S3	SSC
bank swallow <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S2	
beach spectaclepod <i>Dithyrea maritima</i>	PDBRA10020	None	Threatened	G1	S1	1B.1
Blochman's dudleya <i>Dudleya blochmaniae ssp. blochmaniae</i>	PDCRA04051	None	None	G3T2	S2	1B.1
Braunton's milk-vetch <i>Astragalus brauntonii</i>	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
burrowing owl <i>Athene cunicularia</i>	ABNSB10010	None	None	G4	S3	SSC
California leaf-nosed bat <i>Macrotus californicus</i>	AMACB01010	None	None	G3G4	S3	SSC
California legless lizard <i>Anniella spp.</i>	ARACC01070	None	None	G3G4	S3S4	SSC
California Orcutt grass <i>Orcuttia californica</i>	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
California red-legged frog <i>Rana draytonii</i>	AAABH01022	Threatened	None	G2G3	S2S3	SSC
California screw moss <i>Tortula californica</i>	NBMUS7L090	None	None	G2G3	S2?	1B.2
California Walnut Woodland <i>California Walnut Woodland</i>	CTT71210CA	None	None	G2	S2.1	
chaparral nolina <i>Nolina cismontana</i>	PMAGA080E0	None	None	G3	S3	1B.2
chaparral ragwort <i>Senecio aphanactis</i>	PDAST8H060	None	None	G3	S2	2B.2
coast horned lizard <i>Phrynosoma blainvillii</i>	ARACF12100	None	None	G3G4	S3S4	SSC



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
coastal California gnatcatcher <i>Polioptila californica californica</i>	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
coastal dunes milk-vetch <i>Astragalus tener</i> var. <i>titi</i>	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
coastal whiptail <i>Aspidoscelis tigris stejnegeri</i>	ARACJ02143	None	None	G5T5	S3	SSC
conejo buckwheat <i>Eriogonum crocatum</i>	PDPGN081G0	None	Rare	G1	S1	1B.2
Conejo dudleya <i>Dudleya parva</i>	PDCRA04016	Threatened	None	G1	S1	1B.2
Cooper's hawk <i>Accipiter cooperii</i>	ABNKC12040	None	None	G5	S4	WL
Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	PDAST5L0A1	None	None	G4T2	S2	1B.1
Coulter's saltbush <i>Atriplex coulteri</i>	PDCHE040E0	None	None	G3	S1S2	1B.2
Crotch bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	None	G2	S1S2	
Davidson's saltscale <i>Atriplex serenana</i> var. <i>davidsonii</i>	PDCHE041T1	None	None	G5T1	S1	1B.2
decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	PDAST57091	None	None	G3G5T2T3	S2	1B.2
dune larkspur <i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	PDRAN0B1B1	None	None	G4T2	S2	1B.2
Gertsch's socialchemmis spider <i>Socalchemmis gertschi</i>	ILARAU7010	None	None	G1	S1	
globose dune beetle <i>Coelus globosus</i>	IICOL4A010	None	None	G1G2	S1S2	
golden eagle <i>Aquila chrysaetos</i>	ABNKC22010	None	None	G5	S3	FP
hoary bat <i>Lasiurus cinereus</i>	AMACC05030	None	None	G3G4	S4	
least Bell's vireo <i>Vireo bellii pusillus</i>	ABPBW01114	Endangered	Endangered	G5T2	S2	
Lyon's pentachaeta <i>Pentachaeta lyonii</i>	PDAST6X060	Endangered	Endangered	G1	S1	1B.1
Malibu baccharis <i>Baccharis malibuensis</i>	PDAST0W0W0	None	None	G1	S1	1B.1
many-stemmed dudleya <i>Dudleya multicaulis</i>	PDCRA040H0	None	None	G2	S2	1B.2
marcescent dudleya <i>Dudleya cymosa</i> ssp. <i>marcescens</i>	PDCRA040A3	Threatened	Rare	G5T2	S2	1B.2



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
mesa horkelia <i>Horkelia cuneata</i> var. <i>puberula</i>	PDROS0W045	None	None	G4T1	S1	1B.1
monarch - California overwintering population <i>Danaus plexippus plexippus</i> pop. 1	IILEPP2012	Candidate	None	G4T1T2	S2	
Nuttall's scrub oak <i>Quercus dumosa</i>	PDFAG050D0	None	None	G3	S3	1B.1
Ojai navarretia <i>Navarretia ojaiensis</i>	PDPLM0C130	None	None	G2	S2	1B.1
pallid bat <i>Antrozous pallidus</i>	AMACC10010	None	None	G4	S3	SSC
Parish's brittle scale <i>Atriplex parishii</i>	PDCHE041D0	None	None	G1G2	S1	1B.1
Parry's spineflower <i>Chorizanthe parryi</i> var. <i>parryi</i>	PDPGN040J2	None	None	G3T2	S2	1B.1
Plummer's mariposa-lily <i>Calochortus plummerae</i>	PMLIL0D150	None	None	G4	S4	4.2
quino checkerspot butterfly <i>Euphydryas editha quino</i>	IILEPK405L	Endangered	None	G5T1T2	S1S2	
salt marsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
salt spring checkerbloom <i>Sidalcea neomexicana</i>	PDMAL110J0	None	None	G4	S2	2B.2
San Bernardino ringneck snake <i>Diadophis punctatus modestus</i>	ARADB10015	None	None	G5T2T3	S2?	
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	AMAFF08041	None	None	G5T3T4	S3S4	SSC
San Fernando Valley spineflower <i>Chorizanthe parryi</i> var. <i>fernandina</i>	PDPGN040J1	None	Endangered	G2T1	S1	1B.1
sandy beach tiger beetle <i>Cicindela hirticollis gravida</i>	IICOL02101	None	None	G5T2	S2	
Santa Monica dudleya <i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	PDCRA040A5	Threatened	None	G5T1	S1	1B.1
Santa Monica grasshopper <i>Trimerotropis occidentiloides</i>	IIORT36300	None	None	G1G2	S1S2	
Santa Monica shieldback katydid <i>Aglaothorax longipennis</i>	IIORT32020	None	None	G1G2	S1S2	
Santa Susana tarplant <i>Deinandra minthornii</i>	PDAST4R0J0	None	Rare	G2	S2	1B.2
slender mariposa-lily <i>Calochortus clavatus</i> var. <i>gracilis</i>	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Sonoran maiden fern <i>Thelypteris puberula</i> var. <i>sonorensis</i>	PPTHE05192	None	None	G5T3	S2	2B.2



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
south coast saltscale <i>Atriplex pacifica</i>	PDCHE041C0	None	None	G4	S2	1B.2
Southern California Coastal Lagoon <i>Southern California Coastal Lagoon</i>	CALE1220CA	None	None	GNR	SNR	
Southern California legless lizard <i>Anniella stebbinsi</i>	ARACC01060	None	None	G3	S3	SSC
southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	ABPBX91091	None	None	G5T3	S3	WL
Southern California Steelhead Stream <i>Southern California Steelhead Stream</i>	CARE2310CA	None	None	GNR	SNR	
Southern Coast Live Oak Riparian Forest <i>Southern Coast Live Oak Riparian Forest</i>	CTT61310CA	None	None	G4	S4	
Southern Coastal Salt Marsh <i>Southern Coastal Salt Marsh</i>	CTT52120CA	None	None	G2	S2.1	
Southern Sycamore Alder Riparian Woodland <i>Southern Sycamore Alder Riparian Woodland</i>	CTT62400CA	None	None	G4	S4	
spotted bat <i>Euderma maculatum</i>	AMACC07010	None	None	G4	S3	SSC
steelhead - southern California DPS <i>Oncorhynchus mykiss irideus pop. 10</i>	AFCHA0209J	Endangered	Candidate Endangered	G5T1Q	S1	
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S3	
tidewater goby <i>Eucyclogobius newberryi</i>	AFCQN04010	Endangered	None	G3	S3	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
two-striped gartersnake <i>Thamnophis hammondi</i>	ARADB36160	None	None	G4	S3S4	SSC
Valley Needlegrass Grassland <i>Valley Needlegrass Grassland</i>	CTT42110CA	None	None	G3	S3.1	
Valley Oak Woodland <i>Valley Oak Woodland</i>	CTT71130CA	None	None	G3	S2.1	
Ventura Marsh milk-vetch <i>Astragalus pycnostachyus var. lanosissimus</i>	PDFAB0F7B1	Endangered	Endangered	G2T1	S1	1B.1
Wawona riffle beetle <i>Atractelmis wawona</i>	IICOL58010	None	None	G3	S1S2	
western mastiff bat <i>Eumops perotis californicus</i>	AMACD02011	None	None	G4G5T4	S3S4	SSC
western pond turtle <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC
western red bat <i>Lasiurus blossevillii</i>	AMACC05060	None	None	G4	S3	SSC



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
western ridged mussel <i>Gonidea angulata</i>	IMBIV19010	None	None	G3	S1S2	
western small-footed myotis <i>Myotis ciliolabrum</i>	AMACC01140	None	None	G5	S3	
western spadefoot <i>Spea hammondi</i>	AAABF02020	None	None	G2G3	S3	SSC
white-veined monardella <i>Monardella hypoleuca ssp. hypoleuca</i>	PDLAM180A5	None	None	G4T3	S3	1B.3
Yuma myotis <i>Myotis yumanensis</i>	AMACC01020	None	None	G5	S4	

Record Count: 87


CNPS Rare Plant Inventory









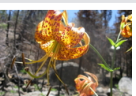
Search Results

53 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [3411827:3411825:3411826:3411816:3411817:3411815]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
<i>Asplenium vespertinum</i>	western spleenwort	Aspleniaceae	perennial rhizomatous herb	Feb-Jun	None	None	G3?	S4	4.2	No Photo Available
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	FE	None	G2	S2	1B.1	 © 2009 Thomas Stoughton
<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Ventura Marsh milk-vetch	Fabaceae	perennial herb	(Jun)Aug-Oct	FE	CE	G2T1	S1	1B.1	No Photo Available
<i>Astragalus tener</i> var. <i>titi</i>	coastal dunes milk-vetch	Fabaceae	annual herb	Mar-May	FE	CE	G2T1	S1	1B.1	No Photo Available
<i>Atriplex coulteri</i>	Coulter's saltbush	Chenopodiaceae	perennial herb	Mar-Oct	None	None	G3	S1S2	1B.2	No Photo Available
<i>Atriplex pacifica</i>	south coast saltscale	Chenopodiaceae	annual herb	Mar-Oct	None	None	G4	S2	1B.2	No Photo Available
<i>Atriplex parishii</i>	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G1G2	S1	1B.1	No Photo Available
<i>Atriplex serenana</i> var. <i> davidsonii</i>	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	G5T1	S1	1B.2	No Photo Available
<i>Baccharis malibuensis</i>	Malibu baccharis	Asteraceae	perennial deciduous shrub	Aug	None	None	G1	S1	1B.1	No Photo Available
<i>Baccharis plummerae</i> ssp. <i>plummerae</i>	Plummer's baccharis	Asteraceae	perennial deciduous shrub	May-Oct	None	None	G3T3	S3	4.3	No Photo Available
<i>Calandrinia breweri</i>	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2	No Photo Available
<i>Calochortus catalinae</i>	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	G3G4	S3S4	4.2	No Photo Available
<i>Calochortus</i>	club-haired	Liliaceae	perennial	(Mar)May-	None	None	G4T3	S3	4.3	

<u><i>clavatus</i> var. <i>clavatus</i></u>	mariposa lily		bulbiferous herb	Jun							No Photo Available
<u><i>Calochortus</i> <i>clavatus</i> var. <i>gracilis</i></u>	slender mariposa-lily	Liliaceae	perennial bulbiferous herb	Mar- Jun(Nov)	None	None	G4T2T3	S2S3	1B.2		No Photo Available
<u><i>Calochortus</i> <i>plummerae</i></u>	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	G4	S4	4.2		No Photo Available
<u><i>Camissoniopsis</i> <i>lewisii</i></u>	Lewis' evening- primrose	Onagraceae	annual herb	Mar- May(Jun)	None	None	G4	S4	3		No Photo Available
<u><i>Cercocarpus</i> <i>betuloides</i> var. <i>blancheae</i></u>	island mountain- mahogany	Rosaceae	perennial evergreen shrub	Feb-May	None	None	G5T4	S4	4.3		No Photo Available
<u><i>Chloropyron</i> <i>maritimum</i> ssp. <i>maritimum</i></u>	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May- Oct(Nov)	FE	CE	G4?T1	S1	1B.2		No Photo Available
<u><i>Chorizanthe</i> <i>parryi</i> var. <i>fernandina</i></u>	San Fernando Valley spineflower	Polygonaceae	annual herb	Apr-Jul	None	CE	G2T1	S1	1B.1		No Photo Available
<u><i>Chorizanthe</i> <i>parryi</i> var. <i>parryi</i></u>	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	G3T2	S2	1B.1		No Photo Available
<u><i>Convolvulus</i> <i>simulans</i></u>	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	G4	S4	4.2		No Photo Available
<u><i>Deinandra</i> <i>minthornii</i></u>	Santa Susana tarplant	Asteraceae	perennial deciduous shrub	Jul-Nov	None	CR	G2	S2	1B.2		No Photo Available
<u><i>Delphinium parryi</i> ssp. <i>blochmaniae</i></u>	dune larkspur	Ranunculaceae	perennial herb	Apr-Jun	None	None	G4T2	S2	1B.2		No Photo Available
<u><i>Delphinium parryi</i> ssp. <i>purpureum</i></u>	Mt. Pinos larkspur	Ranunculaceae	perennial herb	May-Jun	None	None	G4T4	S4	4.3		No Photo Available
<u><i>Dichondra</i> <i>occidentalis</i></u>	western dichondra	Convolvulaceae	perennial rhizomatous herb	(Jan)Mar-Jul	None	None	G3G4	S3S4	4.2		No Photo Available
<u><i>Dithyrea maritima</i></u>	beach spectaclepod	Brassicaceae	perennial rhizomatous herb	Mar-May	None	CT	G1	S1	1B.1		No Photo Available
<u><i>Dudleya</i> <i>blochmaniae</i> ssp. <i>blochmaniae</i></u>	Blochman's dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	G3T2	S2	1B.1		No Photo Available
<u><i>Dudleya cymosa</i> ssp. <i>agourensis</i></u>	Agoura Hills dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	G5T1	S1	1B.2		No Photo Available
<u><i>Dudleya cymosa</i> ssp. <i>marcescens</i></u>	marcescent dudleya	Crassulaceae	perennial herb	Apr-Jul	FT	CR	G5T2	S2	1B.2		No Photo Available

<u><i>Dudleya</i></u> <u><i>ssp. muricostata</i></u>	dudleya											NO PHOTO Available
<u><i>Dudleya cymosa</i></u> <u><i>ssp. ovatifolia</i></u>	Santa Monica dudleya	Crassulaceae	perennial herb	Mar-Jun	FT	None	G5T1	S1	1B.1		No Photo Available	
<u><i>Dudleya</i></u> <u><i>multicaulis</i></u>	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	G2	S2	1B.2		No Photo Available	
<u><i>Dudleya parva</i></u>	Conejo dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	G1	S1	1B.2		No Photo Available	
<u><i>Eriogonum</i></u> <u><i>crocatum</i></u>	conejo buckwheat	Polygonaceae	perennial herb	Apr-Jul	None	CR	G1	S1	1B.2		No Photo Available	
<u><i>Horkelia cuneata</i></u> <u><i>var. puberula</i></u>	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	None	None	G4T1	S1	1B.1		© 2008 Tony Morosco	
<u><i>Isocoma menziesii</i></u> <u><i>var. decumbens</i></u>	decumbent goldenbush	Asteraceae	perennial shrub	Apr-Nov	None	None	G3G5T2T3	S2	1B.2		No Photo Available	
<u><i>Juglans californica</i></u>	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	G4	S4	4.2		© 2020 Zoya Akulova	
<u><i>Juncus acutus</i></u> <u><i>ssp.</i></u> <u><i>leopoldii</i></u>	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May- Jun	None	None	G5T5	S4	4.2		© 2019 Belinda Lo	
<u><i>Lasthenia</i></u> <u><i>glabrata</i></u> <u><i>ssp.</i></u> <u><i>coulteri</i></u>	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1		© 2013 Keir Morse	
<u><i>Lepechinia</i></u> <u><i>fragrans</i></u>	fragrant pitcher sage	Lamiaceae	perennial shrub	Mar-Oct	None	None	G3	S3	4.2		© 2014 Debra L. Cook	
<u><i>Lilium humboldtii</i></u> <u><i>ssp. humboldtii</i></u>	Humboldt lily	Liliaceae	perennial bulbiferous herb	May- Jul(Aug)	None	None	G4T3	S3	4.2		© 2008 Sierra Pacific Industries	
<u><i>Lilium humboldtii</i></u> <u><i>ssp. ocellatum</i></u>	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar- Jul(Aug)	None	None	G4T4?	S4?	4.2		© 2008 Thomas	

<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	Lamiaceae	perennial herb	(Apr)May-Aug(Sep-Dec)	None	None	G4T3	S3	1B.3	No Photo Available
<i>Navarretia ojaiensis</i>	Ojai navarretia	Polemoniaceae	annual herb	May-Jul	None	None	G2	S2	1B.1	No Photo Available
<i>Nolina cismontana</i>	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May-Jul	None	None	G3	S3	1B.2	No Photo Available
<i>Orcuttia californica</i>	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	G1	S1	1B.1	No Photo Available
<i>Pelazoneuron puberulum</i> var. <i>sonorensis</i>	Sonoran maiden fern	Thelypteridaceae	perennial rhizomatous herb	Jan-Sep	None	None	G5T3	S2	2B.2	No Photo Available
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	Asteraceae	annual herb	(Feb)Mar-Aug	FE	CE	G1	S1	1B.1	No Photo Available
<i>Polygala cornuta</i> var. <i>fishiae</i>	Fish's milkwort	Polygalaceae	perennial deciduous shrub	May-Aug	None	None	G5T4	S4	4.3	No Photo Available
<i>Quercus dumosa</i>	Nuttall's scrub oak	Fagaceae	perennial evergreen shrub	Feb-Apr(May-Aug)	None	None	G3	S3	1B.1	No Photo Available
<i>Romneya coulteri</i>	Coulter's matilija poppy	Papaveraceae	perennial rhizomatous herb	Mar-Jul(Aug)	None	None	G4	S4	4.2	No Photo Available
<i>Senecio aphanactis</i>	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	G3	S2	2B.2	No Photo Available
<i>Sidalcea neomexicana</i>	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	None	None	G4	S2	2B.2	No Photo Available
<i>Tortula californica</i>	California screw moss	Pottiaceae	moss		None	None	G2G3	S2?	1B.2	No Photo Available

Showing 1 to 53 of 53 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website <https://www.rareplants.cnps.org> [accessed 29 September 2022].

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Los Angeles County, California



Local office

Ventura Fish And Wildlife Office

☎ (805) 644-1766

📅 (805) 644-3958

✉ FW8VenturaSection7@FWS.Gov

2493 Portola Road, Suite B
Ventura, CA 93003-7726

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
<p>California Least Tern <i>Sterna antillarum browni</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104</p>	Endangered
<p>Coastal California Gnatcatcher <i>Polioptila californica californica</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8178</p>	Threatened
<p>Least Bell's Vireo <i>Vireo bellii pusillus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5945</p>	Endangered
<p>Marbled Murrelet <i>Brachyramphus marmoratus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4467</p>	Threatened
<p>Southwestern Willow Flycatcher <i>Empidonax traillii extimus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6749</p>	Endangered
<p>Western Snowy Plover <i>Charadrius nivosus nivosus</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035</p>	Threatened

Yellow-billed Cuckoo <i>Coccyzus americanus</i>	Threatened
There is final critical habitat for this species. Your location does not overlap the critical habitat.	
https://ecos.fws.gov/ecp/species/3911	

Fishes

NAME	STATUS
Tidewater Goby <i>Eucyclogobius newberryi</i>	Endangered
Wherever found	
There is final critical habitat for this species. Your location does not overlap the critical habitat.	
https://ecos.fws.gov/ecp/species/57	

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i>	Candidate
Wherever found	
No critical habitat has been designated for this species.	
https://ecos.fws.gov/ecp/species/9743	

Crustaceans

NAME	STATUS
Riverside Fairy Shrimp <i>Streptocephalus woottoni</i>	Endangered
Wherever found	
There is final critical habitat for this species. Your location does not overlap the critical habitat.	
https://ecos.fws.gov/ecp/species/8148	
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i>	Threatened
Wherever found	
There is final critical habitat for this species. Your location does not overlap the critical habitat.	
https://ecos.fws.gov/ecp/species/498	

Flowering Plants

NAME	STATUS
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<p>Braunton's Milk-vetch <i>Astragalus brauntonii</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5674</p>	Endangered
<p>California Orcutt Grass <i>Orcuttia californica</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4923</p>	Endangered
<p>Gambel's Watercress <i>Rorippa gambellii</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4201</p>	Endangered
<p>Lyon's Pentachaeta <i>Pentachaeta lyonii</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4699</p>	Endangered
<p>Marcescent Dudleya <i>Dudleya cymosa</i> ssp. <i>marcescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7145</p>	Threatened
<p>Marsh Sandwort <i>Arenaria paludicola</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2229</p>	Endangered
<p>Salt Marsh Bird's-beak <i>Cordylanthus maritimus</i> ssp. <i>maritimus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6447</p>	Endangered
<p>Santa Monica Mountains Dudleyea <i>Dudleya cymosa</i> ssp. <i>ovatifolia</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2538</p>	Threatened

Spreading Navarretia Navarretia fossalis

Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/1334>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around

your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<p>Allen's Hummingbird <i>Selasphorus sasin</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637</p>	Breeds Feb 1 to Jul 15
<p>Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8</p>	Breeds Apr 1 to Aug 15
<p>Bullock's Oriole <i>Icterus bullockii</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Mar 21 to Jul 25
<p>California Thrasher <i>Toxostoma redivivum</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Jan 1 to Jul 31
<p>Cassin's Finch <i>Carpodacus cassinii</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462</p>	Breeds May 15 to Jul 15
<p>Common Yellowthroat <i>Geothlypis trichas sinuosa</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084</p>	Breeds May 20 to Jul 31

<p>Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680</p>	Breeds Jan 1 to Aug 31
<p>Lawrence's Goldfinch <i>Carduelis lawrencei</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464</p>	Breeds Mar 20 to Sep 20
<p>Nuttall's Woodpecker <i>Picoides nuttallii</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410</p>	Breeds Apr 1 to Jul 20
<p>Oak Titmouse <i>Baeolophus inornatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656</p>	Breeds Mar 15 to Jul 15
<p>Olive-sided Flycatcher <i>Contopus cooperi</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914</p>	Breeds May 20 to Aug 31
<p>Tricolored Blackbird <i>Agelaius tricolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3910</p>	Breeds Mar 15 to Aug 10
<p>Western Grebe <i>Aechmophorus occidentalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743</p>	Breeds Jun 1 to Aug 31
<p>Wrentit <i>Chamaea fasciata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Mar 15 to Aug 10

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

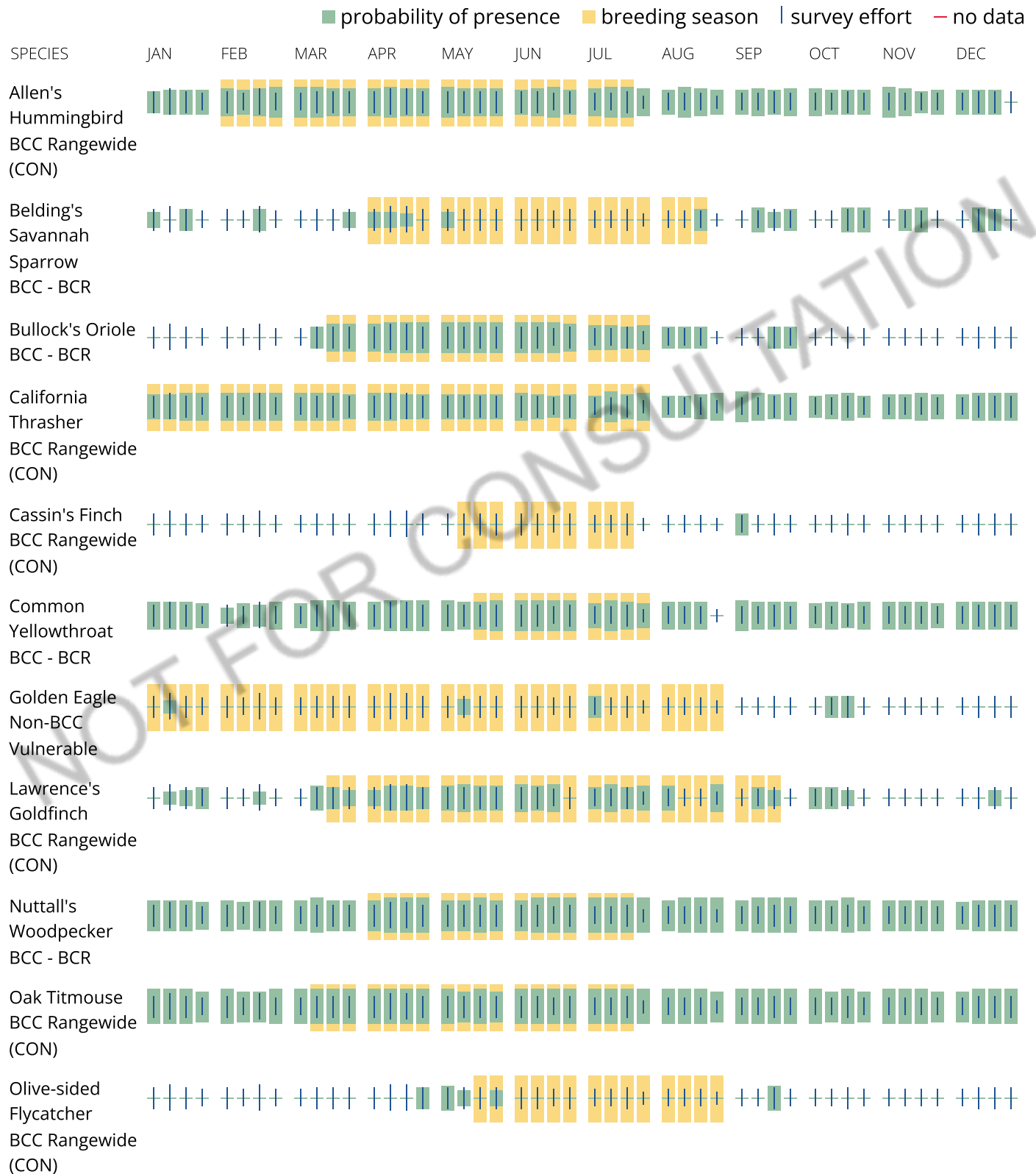
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

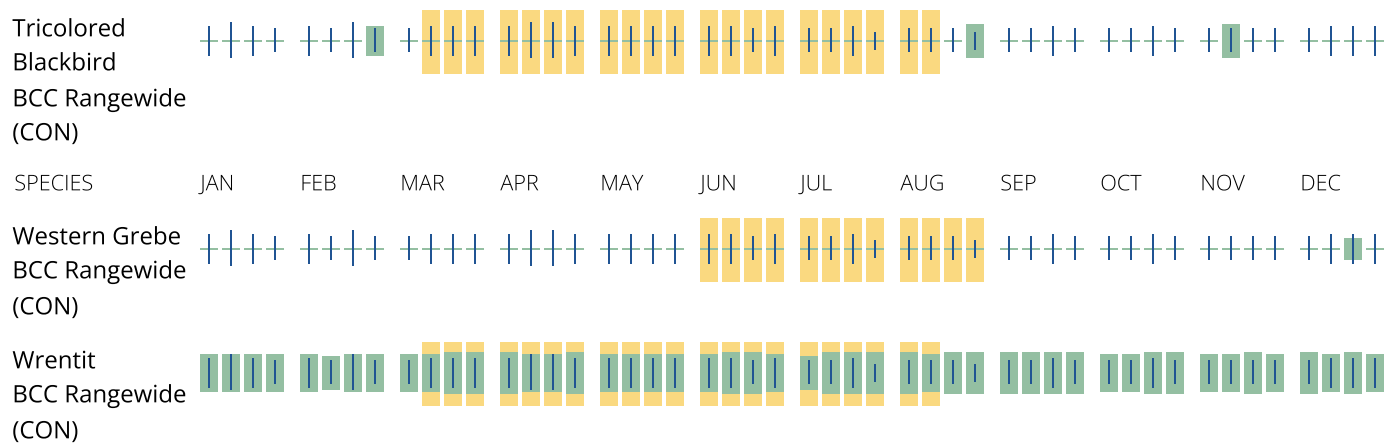
No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be

subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION