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Biological Assessment

555 Sadie Road
Santa Monica Mountains Coastal Zone
Unincorporated Los Angeles County, California

Subject Property:

APN: 4438-037-018
555 Sadie Road
Los Angeles, California 90265

Prepared for:

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Introduction

This Biological Assessment (“Assessment”) describes the known and potentially-occurring biological resources on a parcel measuring approximately 2.46 acres in extent located at 555 Sadie Road (hereafter, “Project Site”), located in the Santa Monica Mountains Coastal Zone of unincorporated Los Angeles County, California and has been developed pursuant to the Biological Assessment Report guidelines in Section 22.44.1870 (subsection B) of the Santa Monica Mountains Local Implementation Program. As shown herein, while biological resources with minor special status designations have been documented on or near the Project Site, the Project would not be expected to have significant adverse effects on these biological resources.

Project Site Location

The Project is proposed construction on approximately 2.46 acres of land located at 555 Sadie Road in an unincorporated portion of the Santa Monica Mountains, Los Angeles County, California. On the Public Land Survey System, the Project Site is located within Section 14, Township 01S, Range 17W of the US Geological Survey's 7.5-minute *Malibu Beach* quadrangle. The Project's location is shown to the right in **Figure 1**. A Site Map is provided as **Exhibit 1** on the next page.

Project Description

The Project is a proposed two story single family residence with a garage measuring approximately 9,906 square feet. Construction is also proposed on a driveway and fire department turnaround.

The plans, as provided to England|Ecology, also include a fuel modification plan that has been approved by the County of Los Angeles Fire Department Prevention Services Bureau.

The plans provided by the Applicant to England|Ecology are attached to this Assessment as **Appendix F**.

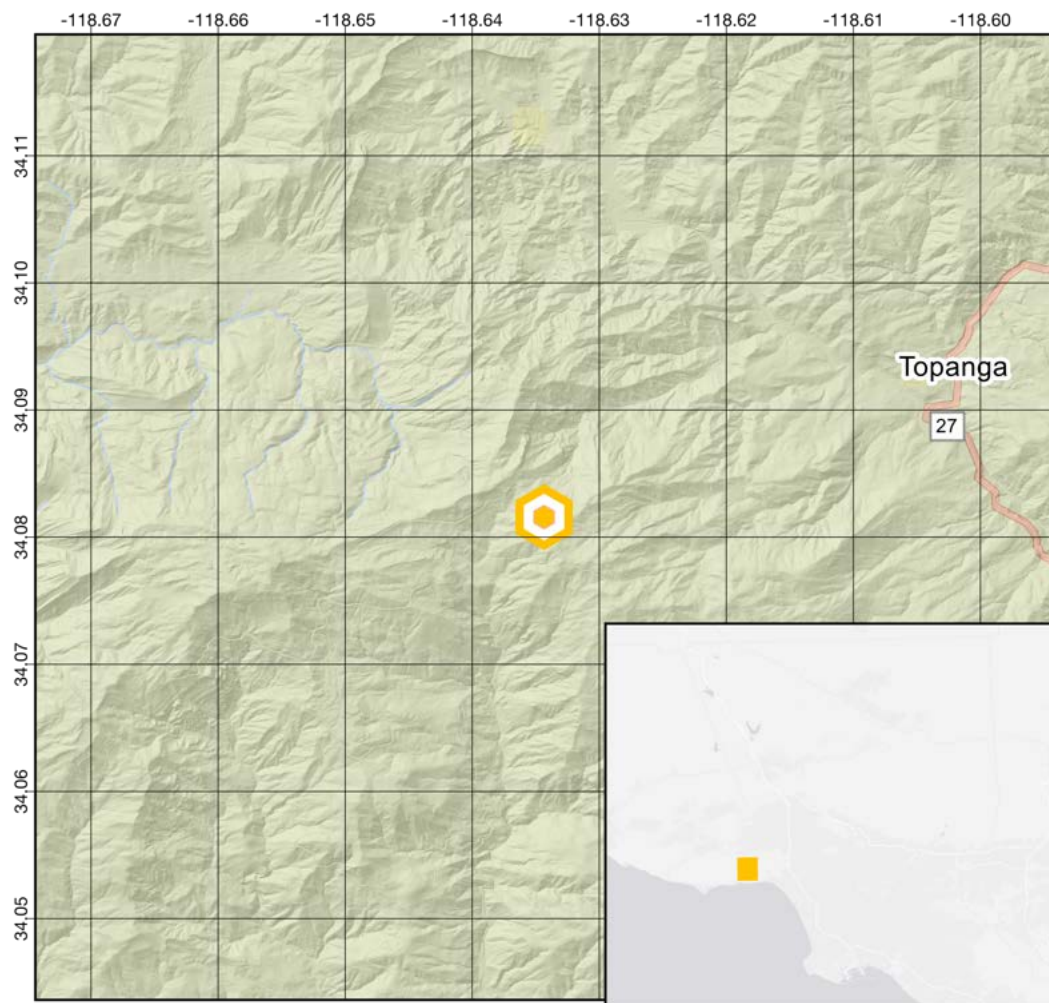



Figure 1. Project Location Map



Exhibit 1. Site Map

555 Sadie Road



 Project Site Boundary

Reference Grid Overlay: 50 feet. Coordinate System: EPSG 3310.
Base Map: Google. Map Scale: 1:1527



Definitions

The following are the study areas referenced in this Assessment:

- **Project Site:** The Project Site includes the 2.46 acres of land being considered for entitlements and directly surveyed for this report.
- **Biological Study Area:** The Biological Study Area includes the Project Site and a 200 foot buffer. For this Project, the Biological Study Area measures 17.09 acres in extent. Known or potentially-occurring biological resources were examined closely within the Biological Study Area, but may not have been directly surveyed because of access restrictions.
- **Regional Study Area:** The Regional Study Area is the area for which taxa and habitat records were pulled from most biological resource databases. It includes the 7.5-minute US Geological Survey quadrangle the Project Site is located in (*Malibu Beach*) and all surrounding quadrangles: *Calabasas*, *Canoga Park*, *Point Dume*, *Thousand Oaks*, and *Topanga*. The Regional Study Area is depicted in the **Desktop Review Report** provided as **Appendix B**.



Regulatory Setting

The following summarizes regulations and other resource protection mechanisms that are known to be or potentially are applicable to biological resources on the Project Site. Key species status terms and their abbreviations, used later in this report, are in bold text.

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's tool to protect rare and declining plant and wildlife species. It is implemented jointly by the US Fish and Wildlife Service (USFWS, terrestrial species) and the National Marine Fisheries Service. FESA protects species using the following status designations:

- An **endangered (FE)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A **threatened (FT)** species is a species of invertebrate, plant, or wildlife formally listed under FESA as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

A **proposed threatened (FPT)** or **proposed endangered (FPE)** species is one officially proposed for addition to the federal threatened or endangered species lists. A **candidate (FC)** species is one under review for listing, often due to the submittal of a petition by an outside entity.

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take", under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3).

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat (CH)** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS publishes a proposed Federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

Several changes to the FESA have been proposed in 2025, including a proposal to rescind the definition of "harm" under the Federal Endangered Species Act¹.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational,

¹ <https://www.federalregister.gov/documents/2025/04/17/2025-06746/rescinding-the-definition-of-harm-under-the-endangered-species-act>



scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11). In 2025, the FWS issued a memorandum eliminating the incidental take provision of the Migratory Bird Treaty Act²

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (BGEPA) (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." For purposes of the guidelines, "disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death, or nest abandonment.

Birds of Conservation Concern

The **Birds of Conservation Concern (BCC)** list "identifies the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent [the USFWS's] highest conservation priorities. The list is based on an assessment of several factors, including population abundance and trends, threats on breeding and nonbreeding grounds, and size of breeding and nonbreeding ranges. Bird species considered for the BCC include: nongame birds, gamebirds without hunting seasons, subsistence-hunted nongame birds in Alaska, ESA candidate, proposed, and recently delisted species."³

State of California

California Endangered Species Act

The California Endangered Species Act (CESA) is the State of California's tool to protect rare and declining plant and wildlife species. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Implementation of CESA is by the California Department of Fish and Wildlife (CDFW). CESA protects species using the following status designations:

- An **endangered (CE)** species is a species of plant or wildlife whose prospects of survival and reproduction are in immediate jeopardy.

² <https://www.doi.gov/sites/default/files/documents/2025-04/m-37085.pdf>

³ <https://fws.gov/media/birds-conservation-concern-2021.pdf>



- A **threatened (CT)** species is a species of plant or wildlife present in such small numbers throughout its range that it is considered likely to become an endangered species in the near future in the absence of special protection or management.

A **candidate (CC)** species is one formally under review for listing. Candidate species are protected from take by CESA during the review process.

Assembly Bill 1319 (AB 1319) was signed by Governor Newsom, becoming effective on January 1, 2026. AB 1319 intends to counter any reduction in protections by the FESA, requiring CDFW to monitor changes in species protections under FESA. If CDFW *determines that a federally listed species would be substantially impacted by a decrease in protections by the federal government and that listing as a provisional candidate species could significantly reduce such impacts, CDFW would publish its determination, and the species will be listed under CESA as a provisional candidate species*⁴. “Provisional candidate species” is a new classification under CESA, providing these species with the same protections afforded to candidate species under CESA.

Fully Protected Animals

CDFW describes the **Fully Protected (FP)** animals list as “the State's initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians, reptiles, birds and mammals. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research, relocation of the bird species for the protection of livestock, or if they are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan.⁵”

Species of Special Concern

Species of special concern (SSC) is an informal designation used by the CDFW for some declining wildlife species that are not officially listed as endangered, threatened, or rare. This designation does not provide legal protection, but signifies that these species are recognized as vulnerable by the CDFW.

California Rare Plant Ranks

While not a government agency, the California Native Plant Society (CNPS) is a statewide resource conservation organization that has developed an inventory of California's special-status plant species that is highly regarded by the agencies and biologists. This inventory is a summary of information on the distribution, rarity, and endangerment of California's vascular plants. Rare or potentially rare plant species are ranked using the following system (**CRPR**):

- **1A:** Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere.
- **1B:** Plants Rare, Threatened, or Endangered in California and Elsewhere.
- **2A:** Plants Presumed Extirpated in California, But Common Elsewhere.

⁴ <https://www.endangeredspecieslawandpolicy.com/california-legislature-sends-endangered-species-bill-to-governor>

⁵ <https://wildlife.ca.gov/Conservation/Fully-Protected>



- **2B:** Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere.
- **3:** Plants About Which More Information is Needed - A Review List.
- **4:** Plants of Limited Distribution - A Watch List.

After each rarity ranking, there is also a threat ranking:

- **0.1:** Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat).
- **0.2:** Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).
- **0.3:** Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

California Fish and Game Code Sections 3503, 3503.5, 3513

These California Fish and Game Code sections protect all birds, birds of prey, and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code or any regulation made pursuant thereto; and Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders 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 CFGC or any regulation adopted pursuant thereto. In 2025, the California Migratory Bird Protection Act was signed into law, prohibiting the unauthorized “take” of any bird species that is covered by the MBTA. Specifically, the law modifies Section 3613 of the CFGC to read “It is unlawful to take or possess any migratory bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2025, any additional migratory bird that may be designated in that federal act after that date, or any part of a migratory bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2025, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code.”

California Environmental Quality Act

Appendix G of the CEQA Guidelines is used by public agencies to determine whether a project may have a significant impact on biological resources. Under Appendix G (Section IV), a project may have a significant impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFW or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, or regulations by the CDFW or USFWS.



- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands).
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

In addition, Section 15065(a) of the CEQA Guidelines establishes that a significant impact may occur if "[t]he project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, [or] reduce the number or restrict the range of an endangered, rare or threatened species."

California Coastal Commission

In 1976, the California State Legislature passed the Coastal Act⁶, which made the Coastal Commission a permanent agency with broad authority to regulate coastal development. The Coastal Act guides how the land along the coast of California is developed or protected from development. It emphasizes the importance of the public being able to access the coast and the preservation of sensitive coastal and marine habitat and biodiversity. The Coastal Act defines the area of the coast that comes under the jurisdiction of the California Coastal Commission, which is called the "coastal zone." The Coastal Zone extends seaward to the state's outer limit of jurisdiction (three miles), including offshore islands. The inland boundary varies according to land uses and habitat values. In general, it extends inland 1,000 yards from the mean high tide line of the sea, but is wider in areas with significant estuarine, habitat, and recreational values, and narrower in developed urban areas.

For terrestrial resources, the Coastal Act includes special protection for Environmentally Sensitive Habitat Areas, often referred to as ESHA:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

⁶ <https://www.coastal.ca.gov/coastalvoices/IntroductionToCoastalAct.pdf>



County of Los Angeles

Santa Monica Mountains Local Coastal Program

The Coastal Act described above requires coastal cities and counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program (LCP). An LCP identifies ground rules for future development in the coastal zone. The Santa Monica Mountains LCP consists of the Land Use Plan (LUP) and implementing actions including the Local Implementation Program (LIP) for the Santa Monica Mountains Coastal Zone, defined as the unincorporated portion of 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 Malibu⁷.

Environmental Review Policy CO-70 of the LUP states that *a detailed Biological Assessment report shall be required in applications for new development located in, or within 200 feet of, H1, H2, or H2 “High Scrutiny” habitat, as mapped on the Biological Resources Map, or where an initial Biological Inventory indicates the presence or potential for sensitive species or habitat.*

Particularly important to the assessment of this Project Site are the LUP’s and LIP’s description of sensitive environmental resource area (SERA) habitat categories (described in the **Methods** section of this Assessment) and the LIP’s protected trees (described as oak, sycamore, walnut, and bay).

⁷ <https://planning.lacounty.gov/long-range-planning/santa-monica-mountains-local-coastal-program/>



Methods

This Assessment is informed by data from an expansive desktop review and a field survey, the methods for which are described below. From this section forward, the more biologically accurate terms *taxon* and *taxa* are used in place of the term *species* used in most regulations because of the fluid nature of modern taxonomy, with special status assignments often being made for subspecies and populations instead of entire species. The term *species* is only used where applicable to the discussion.

Desktop Review

Databases

England|Ecology conducted a review of literature and data sources to characterize biological conditions and to compile records of special status biological resources that could potentially occur on the Project Site. The resources used for this analysis are described below.

- **Soils:** Soils on and in the vicinity of the Project Site were assessed using the Web Soil Survey tools provided by the US Department of Agriculture⁸.
- **Water:** Potential water resources were examined using the US Geological Survey's National Hydrography Dataset⁹ and the USFWS National Wetlands Inventory¹⁰.
- **Vegetation Communities:** potentially occurring sensitive vegetation community records were pulled from the California Natural Diversity Database (CNDDDB)¹¹ for the Regional Study Area.
- **Flora and Fauna:** potentially occurring special status plant and wildlife records were pulled from the following data sources:
 - Designated and proposed critical habitat layers from the US Fish & Wildlife Service¹². Taxa were included if critical habitat was proposed or designated within the Regional Study Area.
 - CNDDDB records from within the Regional Study Area.
 - The California Native Plant Society (CNPS) Rare Plant Inventory¹³ records from within the Regional Study Area.

⁸ <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

⁹ <https://www.usgs.gov/national-hydrography/national-hydrography-dataset>

¹⁰ <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

¹¹ California Natural Diversity Database (CNDDDB). August 25, 2025. State and Federally Listed Endangered, Threatened, and Rare Plants of California. California Department of Fish and Wildlife. Sacramento, CA.

¹² <https://ecos.fws.gov/ecp/report/critical-habitat>

¹³ <https://rareplants.cnps.org>



- The USFWS-managed Information for Planning and Consultation (IPaC) database¹⁴ for records returned when uploading the boundary of the Project Site.

In addition, records were searched locally within eBird¹⁵ and iNaturalist¹⁶.

Resource Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife taxa and habitats; however, not all are applicable to this report. The following special status designations were considered when determining special status taxa and habitats to be discussed:

- **Federal Status:** Taxa listed as **Endangered (FE)** or **Threatened (FT)**, as well as taxa **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the Federal Endangered Species Act. Bald and Golden Eagles protected by the **Bald and Golden Eagle Protection Act (BGEPA)** and **USFWS-listed Birds of Conservation Concern** are also included.
- **California Status:** Taxa listed as **Endangered (CE)** or **Threatened (CT)**, as well as taxa that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are taxa listed as **Fully Protected (FP)** and **Species of Special Concern (SSC)**.
- **CNPS Status:** California Rare Plant Ranks (CRPR) 1, 2, and 3.
- **NatureServe Element Ranks:** NatureServe element state ranks were only considered for taxa when other criteria did not apply. Taxa were included with ranks of **S1 (Critically Imperiled)**, **S2 (Imperiled)**, and **S3 (Vulnerable)**.
- **Vegetation Communities:** All vegetation communities mapped by the CNDDDB.

Site-Specific Reports

During the preparation of this report, England|Ecology was provided with the following reports pertaining to biological resources on the Project Site:

- **ECORP Report:** an Biological Inventory Report, which was not the appropriate level of reporting for the proposed Project, was completed for this Project by ECORP in February 2022¹⁷. Hereafter, this report will be referred to as the “ECORP Report”.
- **PSBS Report:** a biological report was completed for this Project by Pacific Southwest Biological Services in July 2025¹⁸. Hereafter, this report will be referred to as the “PSBS Report”.

¹⁴ <https://ipac.ecosphere.fws.gov/>

¹⁵ <https://ebird.org>

¹⁶ <https://inaturalist.org>

¹⁷ ECORP Consulting. 2022. Biological Inventory Report for a 2.0-Acre Residential Parcel (APN 4438-037-018) in the City of Los Angeles, California. 21 pages.

¹⁸ Citation



These reports are provided in **Appendix E**. Neither of these reports was considered acceptable by the County. Information from these reports has been considered or used where applicable; however, this Assessment is based entirely on England|Ecology's own conclusions.

Field Survey

England|Ecology principal biologist Marcus C. England conducted a general biological survey on the Project Site of sufficient detail to document the presence/absence and condition of water resources, vegetation communities and habitats, and flora and fauna observed. This provided a baseline for understanding the potential for occurrence of special status biological resources. Survey information, including start and end times and weather conditions, is provided in **Table 1**.

The majority of the Project Site was easily covered on foot walking transects of convenience to examine biological resources. The exception is some areas of the Project Site toward the east, not proposed for development (but which may be affected by fuel modification), where dense chaparral and steep terrain rendered the area impassable. The majority of these areas were viewable with binoculars from the upper portions of the Project Site. Where necessary, observations were made with Leica Noctivid 8x42 binoculars and documented with a Nikon Z8 camera paired with a Nikkor 180-600mm lens. All other observations were documented using various applications and functions on an iPhone 17 Pro, including the Solocator¹⁹ app for photographic documentation of site conditions and the QField²⁰ app for collecting spatial (e.g., photo and resource locations) and non-spatial (e.g., plant and wildlife lists) tabular data. After the survey was completed, data in QField was synchronized to a geospatial database using QGIS²¹ 3.40.

Table 1. Survey Dates, Times, and Weather Conditions

Monday, November 24, 2025 0840-1050h (2.2 hours) Marcus C. England	Light Breeze out of the North No Fog No Rain No Snow	54°F 12°C	No Wind No Fog No Rain No Snow	64°F 18°C
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Occurrence Potential

England|Ecology assessed the potential for occurrence of special status plant and wildlife taxa and habitats based on data provided by the desktop review and observations made during the field survey. For taxa for which field observations could not definitively determine occurrence, the following information was considered:

- **Range:** The Regional Study Area—from which records were gathered—is a large area capturing many taxa that would not be expected to occur in the Biological Study Area. In general, range determinations were made as follows:
 - **Flora:** The range of the taxon is based on an export of point records of that taxon from Calflora²² with each record provided a buffer of 10km. If the Biological Study Area was within that mapped range, it could be

¹⁹ <https://solocator.com/>

²⁰ <https://qfield.org/>

²¹ <https://www.qgis.org/en/site/>

²² <https://www.calflora.org/>



considered outside of range if the elevations in the Biological Study Area were more than ten percent outside of the known elevation range of the taxon. If alternative sources are used, they are included in the notes.

- **Fauna:** The range of the taxon was determined differently based on the taxonomic group:
 - **Invertebrates and Fish:** An export of records of that taxon from the Global Biodiversity Information Facility²³ with each record provided a buffer of 10km. If alternative sources are used, they are included in the notes.
 - **Amphibians, Reptiles, Birds, and Mammals:** California Wildlife Habitat Relationships²⁴ range data from the California Department of Fish and Wildlife. If alternative sources are used, they are included in the notes.
- **Habitat:** If the Biological Study Area was determined to be outside of the taxon's range, habitat was not assessed and is labeled "N/A". If the Biological Study Area was determined to be within the taxon's range, the quality of the habitats in the Biological Study Area to support any portion of that taxon's life cycle was assessed and labeled as "Low", "Medium", or "High". The rationale for that determination is provided in the Notes of the desktop review report.

These occurrence potential assignments are defined below:

- **Present:** Taxa or habitat/vegetation community is known to occur on the Project Site based on recent surveys, CNDDDB (within 10 years), or other records.
- **High:** Taxa with known recent recorded occurrences/populations near the Project Site and highly suitable habitat occurs within the Project Site. Highly suitable habitat includes all necessary elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate:** Taxa with known recent recorded occurrences/populations near the Project Site; however, habitat within the Project Site has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the taxon (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the taxon's range, or there are no reported occurrences nearby.
- **Low:** Taxa with few known recent recorded occurrences/populations near the Project Site and habitat within the Project Site are highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant taxa that may have been detectable during a focused survey in the appropriate blooming period but were not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, taxa for which poor-quality habitat may support the taxon within the Project Site, but the reported extant range is far outside the Project Site and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Project Site).

²³ <https://gbif.org>

²⁴ <https://wildlife.ca.gov/Data/CWHR>



- **None:** Taxa or habitat/vegetation community are not expected to be present because focused surveys were conducted and the taxon or habitat/vegetation community was not detected, or the taxon was found in the desktop review, but suitable habitat (soil, vegetation, elevational range) was not found on the Project Site, or the Project Site is not within the known geographic range of the species.

The potential for bird species was further distinguished into those that may: 1) nest within or near the Project Site; 2) forage within or near the Project Site; and/or 3) occur on or near the Project Site only as transients during migratory flights or other dispersal events.

Geospatial & Tabular Data Storage

All GIS-based resource analysis was conducted in QGIS 3.40, with either local data copies stored in a GeoPackage database or using a web service provided by the organization housing the data. Data specific to the Project Site is stored in a statewide GeoPackage database file.

Vegetation Community Mapping

Vegetation was mapped in a geospatial database based on field observations and documentation and recent aerial photography. Mapped vegetation had the potential to fall into two categories:

- **Natural Alliance:** native or non-native natural vegetation communities that are recognized by the Manual of California Vegetation²⁵, a classification system recognized by most agencies. Areas with heavy anthropogenic influence, such as seasonal ground disturbance from fuel modification, are tagged as “Disturbed”. Most alliances provide some level of habitat for wildlife, though it can be minimal when disturbed or dominated by invasive plant species.
- **Land Cover:** areas of hardscape, water features, and landscaping that do not fall into the alliance classification scheme. This may include tree-dominated landscapes that do have an associated alliance (such as oak and *Eucalyptus* woodlands) but are not in a natural state, such as those found in heavily residential areas.

Section 22.44.1870 B of the LIP requires that a *consulting biologist must then prepare a Habitat Category map using the Habitat Category definitions in Section 22.44.1810*. This map was created by England|Ecology using a field in the geospatial database for assigning a SERA classification to each vegetation polygon. The SERA habitat categories are described in the LUP and LIP as follows:

- **H1:** *H1 habitat consists of areas of highest biological significance, rarity, and sensitivity. H1 habitats include: alluvial scrub; coastal bluff scrub; dune; native grassland and scrub with a strong component of native grasses or forbs; riparian; native oak, sycamore, walnut and bay woodlands; and rock outcrop habitat types. Wetlands, including creeks, streams, marshes, seeps and springs, are also H1 habitat. H1 habitat also includes populations of plant and animal species (1) listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global- ranked 1, 2, or 3, and identified as California Species of Special Concern, and/or (2) CNPS-listed 1B and 2 plant species, normally associated with H1 habitats, where they are found within H2 or H3 habitat areas.*

²⁵ <https://vegetation.cnps.org/>



- **H2:** *H2 habitat consists of areas of high biological significance, rarity, and sensitivity that are important for the ecological vitality and diversity of the Santa Monica Mountains Mediterranean Ecosystem. H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. A subcategory of H2 habitat is H2 “High Scrutiny” habitat, which comprises (1) CNDDDB-identified rare natural communities; (2) plant and animal species listed by the State or Federal government as rare, threatened, or endangered; listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California Species of Special Concern; and/or (3) CNPS-listed 1B and 2 plant species, normally associated with H2 habitats. H2 “High Scrutiny” habitat also includes (1) plant and animals species listed by the State or Federal government as rare, threatened or endangered, listed by NatureServe as State or Global-ranked 1, 2, or 3, and identified as California Species of Special Concern, and/or (2) CNPS-listed 1B and 2 plant species, normally associated with H1 habitats, where they are found as individuals (not a population) in H2 habitat.*
- **H3:** *H3 habitat consists of areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully-established development. This category also includes areas of native vegetation that are not significantly disturbed and would otherwise be categorized as H2 habitat, but have been substantially fragmented or isolated by existing, legal development and are no longer connected to large, contiguous areas of coastal sage scrub and/or chaparral- dominated habitats. This category includes lawfully-developed areas and lawfully-disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing development (unless established illegally in an H2 or H1 area). This category further includes isolated and/or disturbed stands of native tree species (oak, sycamore, walnut, and bay) that do not form a larger woodland or savannah habitat.*

Taxonomy & Nomenclature

It is important within a given report to use a consistent taxonomy for clarity in communication, especially as the various sources used in the research for a report may not use the same taxonomy and nomenclature. The taxonomic database underpinning England|Ecology’s work is updated monthly from NatureServe²⁶. NatureServe’s taxonomy includes an Element Code for each taxon. These same Element Codes are used by a variety of agencies and organizations, including the California Department of Fish and Wildlife in the CNDDDB and the California Native Plant Society in their Rare Plant Inventory. The Element Code provides a basis for linking records from disparate data sources. In all cases in this report, the taxonomic order and nomenclature are NatureServe’s²⁷, with the exception of the special status flora discussion which is linked to a monthly export of the Rare Plant Inventory. As such, while this report largely capitalizes common names consistent with the NatureServe taxonomy, tabular data exported for special status floral analysis does *not* use this convention, as it is not used by the California Native Plant Society.

²⁶ <https://www.natureserve.org/classifying-biodiversity>

²⁷ The author does not always agree with NatureServe’s taxonomy (such as where it varies from that of the American Ornithological Society), but it provides a consistent basis for discussion across taxonomic groups.



Statement on the Use of Artificial Intelligence

England|Ecology, LLC does not use artificial intelligence (AI) or AI-based tools for any facet of data collection, analysis, mapping, or document production with the following exceptions:

- **Document Review:** the Proofread function built into the macOS operating system is used to proofread document text.
- **Recording Devices:** where trail cameras or autonomous recording devices (for bird and/or bat sounds) are used, software that incorporates AI tools is used in wildlife discovery and tentative identification before manual verification.



Results

This section discusses in detail what is known about biological resources in the Biological Study Area based on information from a field survey, 430 CNDDDB records, 52 CNPS records, 40 IPaC records, and nine critical habitat determinations in the Regional Study Area. It begins with a discussion of the Project's biological setting and habitats, and ends with a discussion of the floral and faunal taxa that are known to occur or potentially occur in the Biological Study Area. Photographs of site conditions during the survey are provided in the Photo Log attached as **Appendix C**.

Biological Setting

Protected Areas

The nearest open space in the California Protected Areas Database (CPAD) is Topanga State Park managed by the California Department of Parks and Recreation. It immediately abuts the Project Site to the north and east. The nearest easement in the California Conservation Easement Database is located approximately 0.6 miles to the west. Protected areas in the CPAD are shown below in **Figure 2**.

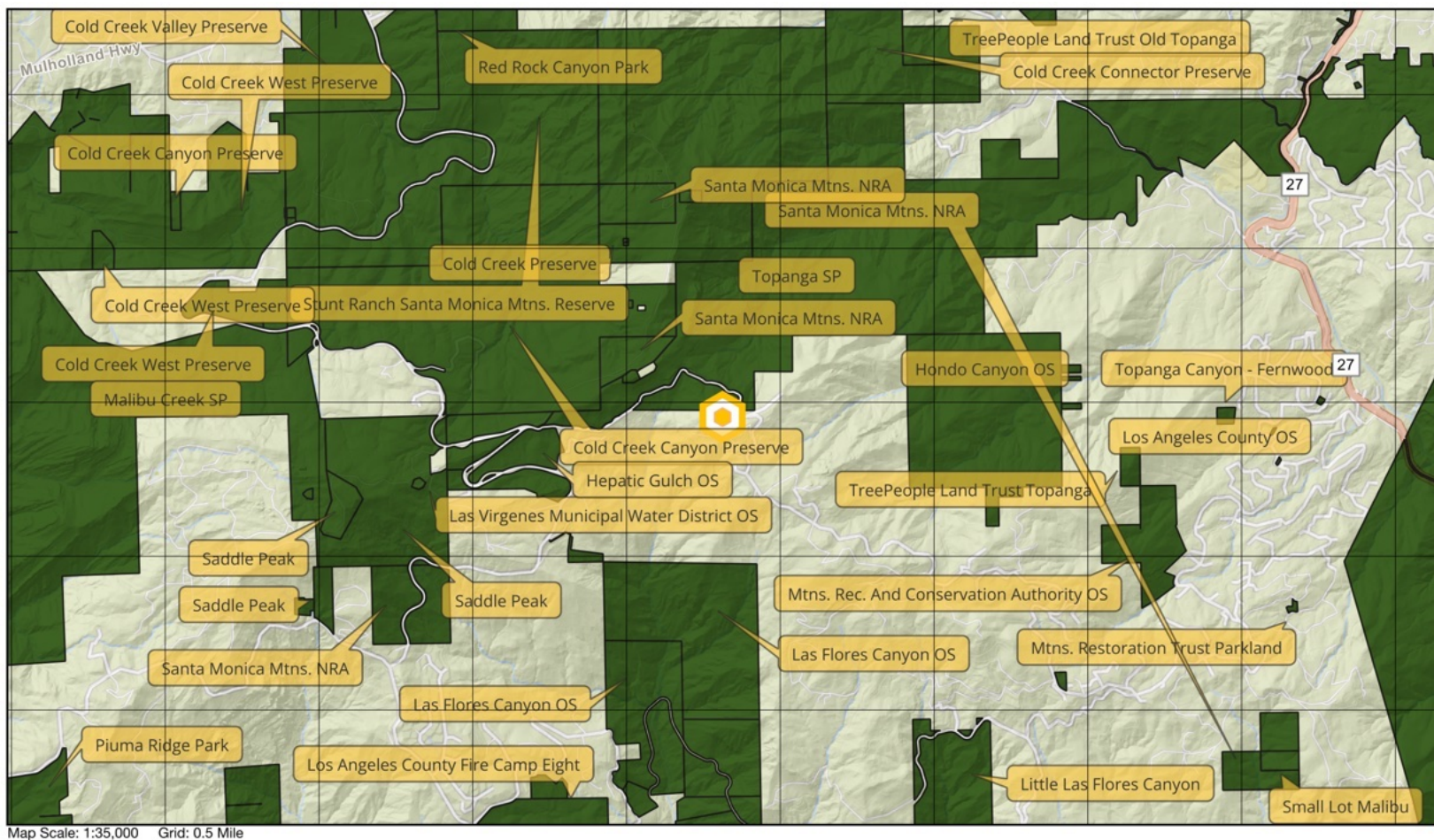


Figure 2. Protected Areas in the California Protected Areas Database



Historic Land Use

The Project Site's history can be assembled generally from historic aerial photos, such as those available on the UC Santa Barbara FrameFinder site²⁸ and Google Earth²⁹. The images on the FrameFinder site are not georectified (making it difficult to place a Project Site boundary on them), but are useful for providing a general overview of land use history in the area. To that end, England|Ecology reviewed aerial photos from a series of years, three of which are provided below.

2002

This image from Google shows conditions similar to those that are present this day. The image referred to herein is provided as **Figure 3**.



Figure 3. Historic Aerial from 2002. Source: Google Earth.

1989

This image from FrameFinder shows the first clearing and development in the area of the Project Site was occurring in 1989. The image referred to herein is provided as **Figure 4**.



Figure 4. Historic Aerial from 1989. Source: FrameFinder.

²⁸ https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

²⁹ https://www.google.com/intl/en_us/earth/



1965

This image from FrameFinder shows no development was present in 1965, except for Saddle Peak Road. A large fuel break crosses the Project Site. The image referred to herein is provided as **Figure 5**.

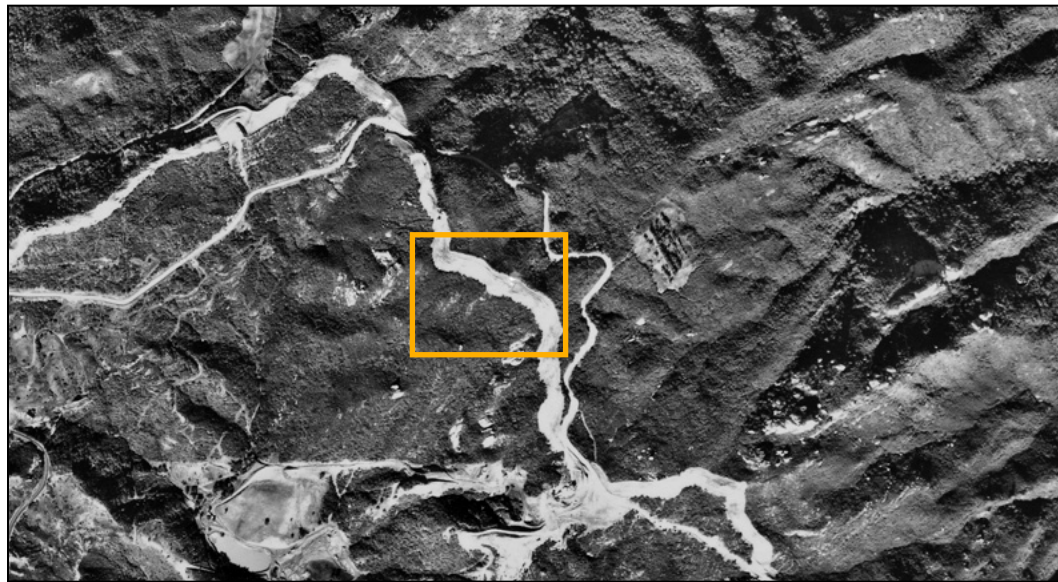


Figure 5. Historic Aerial from 1965. Source: FrameFinder.

Fire History

Fire perimeters from 1878 to the present are available from CAL FIRE³⁰. Based on these data, five fires have occurred on the Project Site, the most recent being the 2025 Palisades Fire measuring approximately 23,449 acres. That fire burned the western edge of the Project Site, while the majority of the site remained intact. Fire perimeters relative to the Project Site are shown at right in **Figure 6**. The official mapped limits of the Palisades Fire are shown on **Exhibit 3**.

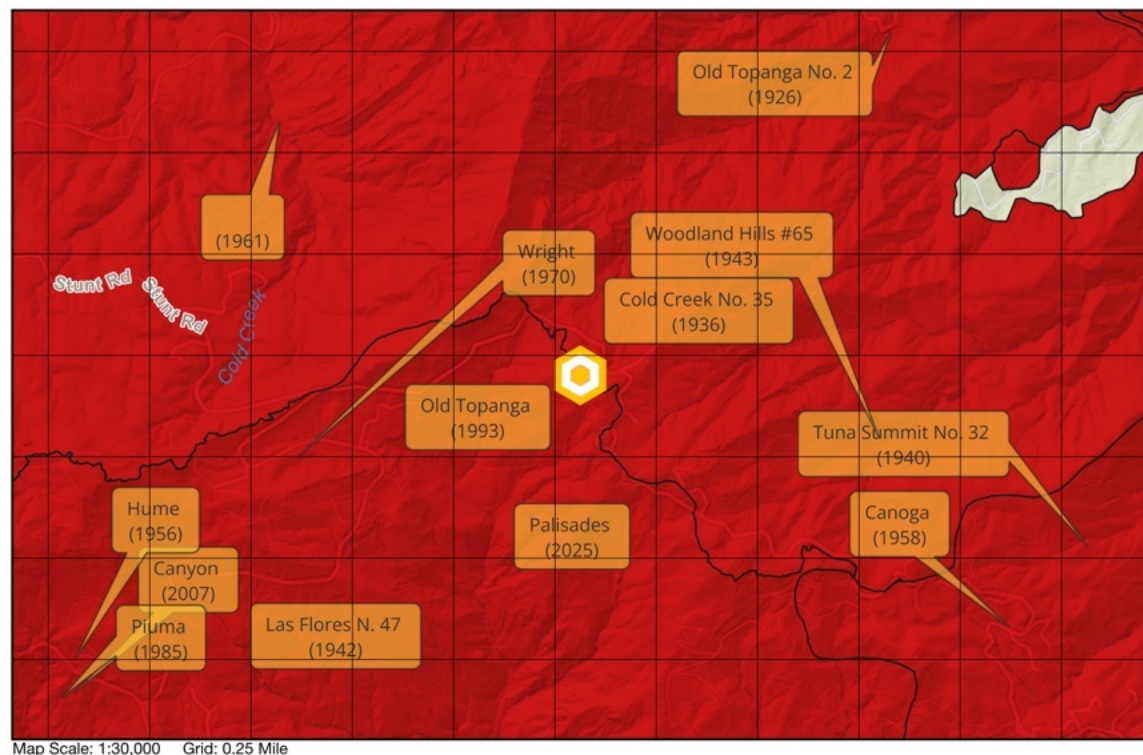


Figure 6. Fire Perimeters Relative to the Project Site

³⁰ <https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program>



Terrain & Soils

The Project Site features rolling and hilly terrain with elevations ranging from approximately 2400 to 2550 feet above mean sea level, with an elevation of approximately 2539 feet above mean sea level at the center of the Project Site. Two soil types are present on the Project Site. The soil type with the largest extent is Rock outcrop-Sumiwawa-Hipuk complex, 30 to 75 percent slopes. The second soil type is Zumaridge-Kawenga association, 30 to 75 percent slopes.³¹ Photographs depicting the Project Site are provided in the **Photo Log** attached to this report as **Appendix C**. Soils on the Project Site and surrounding area are shown in **Figure 7**. There are no unique physical or natural site features that have unusual or exceptional biological value such as cliff faces, rock outcrops, bluffs, or stream banks. The Biological Study Area's terrain features are shown in **Exhibit 2**.

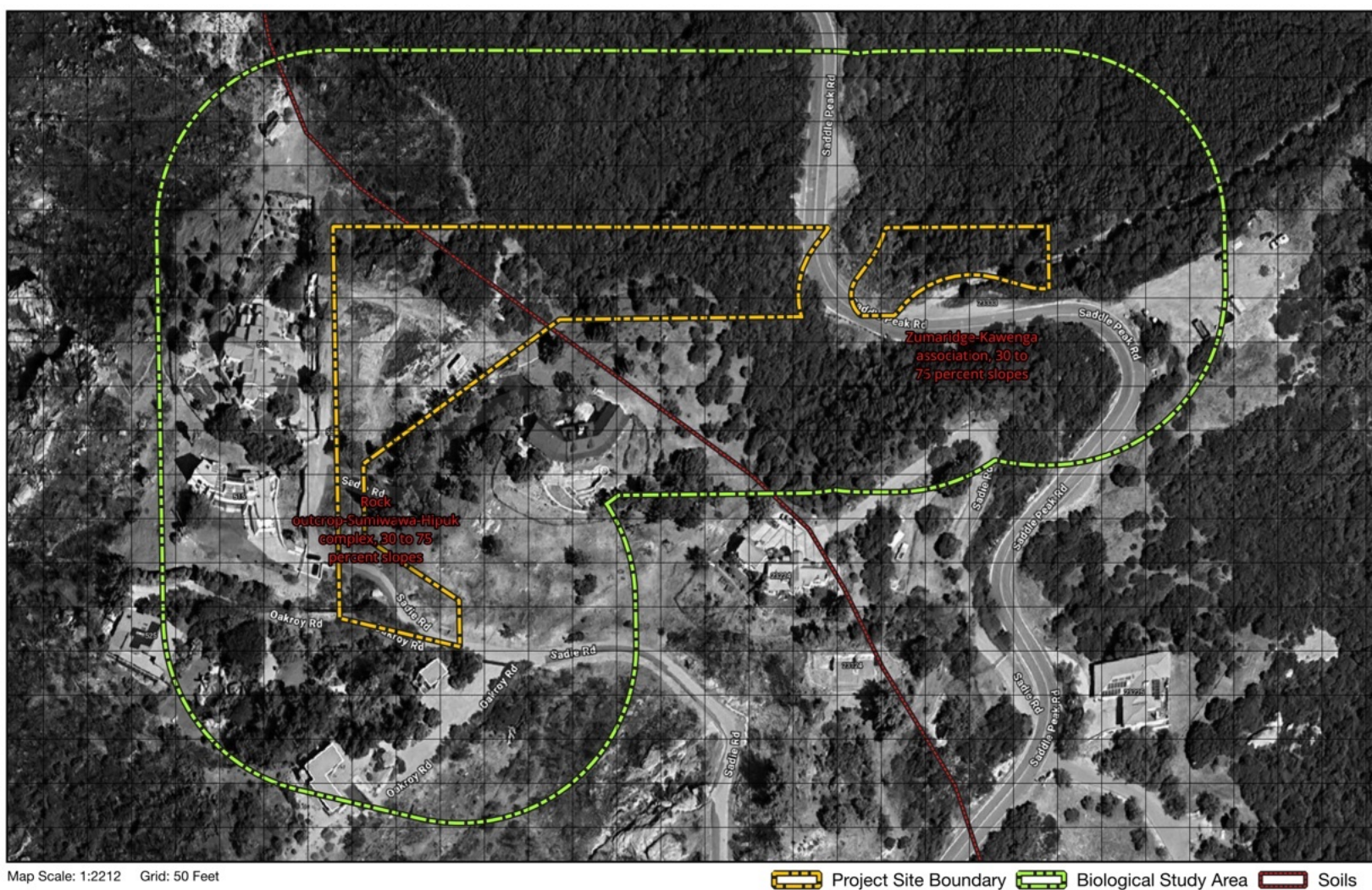


Figure 7. Soils on the Project Site

³¹ <https://websoilsurvey.sc.egov.usda.gov/app/>



Exhibit 2. Terrain Map

555 Sadie Road

 Project Site Boundary

 Biological Study Area

Aerial: Google Earth
Elevation: USGS 1/3 arc-second DEM
North UP



Natural Aquatic Resources

Per the National Hydrography Dataset (NHD), the Project Site is located within the Garapito Creek, Santa Monica Beach-Frontal Santa Monica Bay HU-12 drainage which is a subcomponent of the Garapito Creek-Frontal Santa Monica Bay HU-10 drainage. No hydrological features are mapped on the Project Site by the NHD or the National Wetlands Inventory, except for a small NHD drain line in the eastern portion of the parcel (see **Figure 8** below). No natural water features or indicators of the presence of ephemeral water features were observed on the Project Site during England Ecology's survey, with the exception of a potential erosional feature east of the proposed Project Footprint, below where the neighboring property to the south has placed a concrete drainage channel. That is shown on **Photo Point 2067** in the **Photo Log** provided as **Appendix C**.



Figure 8. National Hydrography Dataset and National Wetlands Inventory Data

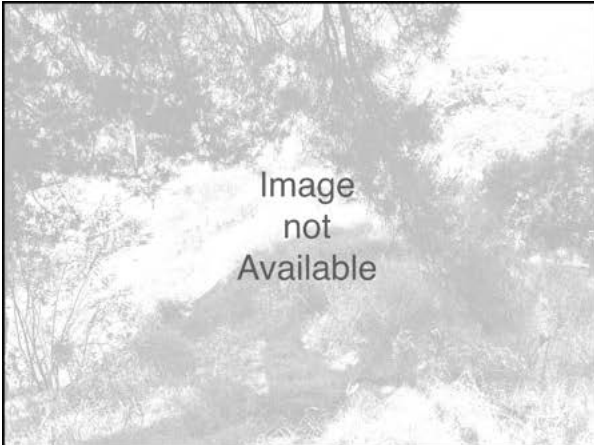


Vegetation Communities & Habitats

The following section discusses vegetation communities and habitats in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Extant Vegetation Communities & Land Cover

Ecology mapped vegetation alliances and land cover types on the Project Site and the 200-foot Biological Study Area based upon recent aerial photography and field observations. This resulted in the classification/mapping of 13 community/land cover types in the Biological Study Area. These are discussed below and shown on **Exhibit 3**. For alliances, the opening description comes from the *Manual of California Vegetation*. Summary boxes for each vegetation description are color-matched to their polygons in **Exhibit 3** for ease of reference. Chaparral types were identified and demarcated using vegetation data prepared by the National Park Service³².

	<p>Artificial Water Feature Non-Alliance Land Cover</p> <p>Species: Artificial water features are man-made, typically small bodies of water. The majority of these are swimming pools, which generally have no practical wildlife value. In some cases, small ponds and large fountains may be mapped as this land cover type.</p> <p>Layers: N/A</p> <p>Habitats: Residential areas, office parks, and other urban and suburban areas.</p> <p>Holland (1986) Crosswalk: N/A</p> <p>Project-Specific Discussion: This cover type is only mapped in the southern portion of the Biological Study Area, outside of the Project Site.</p>
<p>CDFW Code: N/A Global Rank: N/A State Rank: N/A Biological Study Area Extent: 0.02 acres (0% of BSA) Not represented on Project Site.</p>	

³² <https://www.nps.gov/im/vmi-samo.htm>





CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.01 acres (0% of BSA)
Not represented on Project Site.

Bare Rock/Soil

Non-Alliance Land Cover

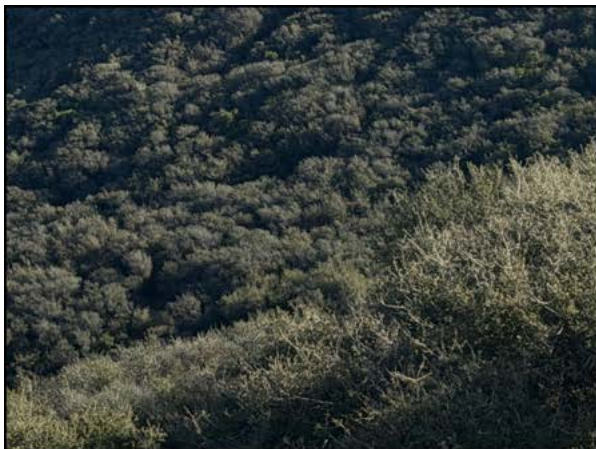
Species: Areas mapped as this land cover type are typically near-vertical and comprise rock, a mix of rock and soil, or bare soil with little or no vegetation present. In some cases, this land cover is associated with boulder piles in areas such as drainages. These areas often occur naturally in areas with significant terrain features.

Layers: N/A

Habitats: N/A

Holland (1986) Crosswalk: N/A

Project-Specific Discussion: One small area northwest of the Project Site, a rock outcrop, is mapped as this cover type.



CDFW Code: 37.201.00 | Global Rank: G4 | State Rank: S4
Biological Study Area Extent: 0.75 acres (4% of BSA)
Not represented on Project Site.

Bigpod Ceanothus Chaparral

Ceanothus megacarpus Shrub Alliance

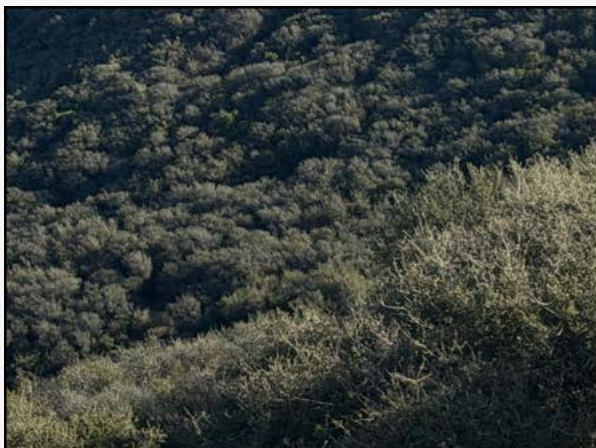
Species: *Ceanothus megacarpus* is dominant in the shrub canopy with *Adenostoma fasciculatum*, *Adenostoma sparsifolium*, *Ceanothus spinosus*, *Cercocarpus montanus*, *Eriogonum cinereum*, *Hesperoyucca whipplei*, *Heteromeles arbutifolia*, *Malosma laurina*, *Quercus berberidifolia*, *Rhamnus ilicifolia* and *Salvia mellifera*. Emergent trees may be present at low cover, including *Juglans californica*, *Quercus agrifolia* or *Umbellularia californica*.

Layers: Shrubs < 4 m; canopy is intermittent to continuous. Herbaceous layer is sparse or occasionally grassy.

Habitats: Varied topography.

Holland (1986) Crosswalk: Ceanothus megacarpus chaparral.

Project-Specific Discussion: The various chaparral types in the Biological Study Area largely grade into each other and are not immediately evident when viewed in the field. The extent and location of this chaparral subtype roughly approximates mapping completed by the National Park Service in 2019. The same image (taken during fieldwork on the site) is used for each.



CDFW Code: 37.101.00 | Global Rank: G5 | State Rank: S5
Biological Study Area Extent: 1.82 acres (11% of BSA)
Project Site Extent: 0.25 acres (10.32% of Project Site)

Chamise Chaparral

Adenostoma fasciculatum Shrub Alliance

Species: *Adenostoma fasciculatum* is dominant in the shrub canopy with *Adenostoma sparsifolium*, *Arctostaphylos glandulosa*, *Arctostaphylos manzanita*, *Arctostaphylos viscida*, *Ceanothus* spp., *Diplacus aurantiacus*, *Eriodictyon californicum*, *Eriogonum fasciculatum*, *Hesperoyucca whipplei*, *Heteromeles arbutifolia*, *Quercus berberidifolia*, *Quercus wislizeni*, *Salvia apiana*, *Salvia leucophylla*, *Salvia mellifera* and *Toxicodendron diversilobum*. Emergent trees may be present at low cover.

Layers: Shrubs < 4 m; canopy is intermittent to continuous.

Habitats: Varied topography. Soils are commonly shallow over colluvium and many kinds of bedrock.

Holland (1986) Crosswalk: Gabbroic northern mixed chaparral, Chamise chaparral, Northern maritime chaparral, Southern maritime chaparral, Northern north slope chaparral.

Project-Specific Discussion: The various chaparral types in the Biological Study Area largely grade into each other and are not immediately evident when viewed in the field. The extent and location of this chaparral subtype roughly approximates mapping completed by the National Park Service in 2019. The same image (taken during fieldwork on the site) is used for each.





CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.08 acres (0% of BSA)
Project Site Extent: 0.08 acres (3.13% of Project Site)

Chaparral Pea (*Pickeringia montana*)

Non-Alliance Land Cover

Species: While not a recognized alliance, the County of Los Angeles prefers the mapping of Chaparral Pea *Pickeringia montana* as a community, rather than individual plants, due to the fact the species may be clonal. As such, occurrence areas are to be mapped as H2 High Scrutiny. Other plants from the surrounding chaparral also occur within this mapped area.

Layers: Canopy to two meters of *Pickeringia montana*. Other plants from surrounding communities often present in gaps.

Habitats: Chaparral. Openings.

Holland (1986) Crosswalk: N/A

Project-Specific Discussion: All plants on-site border disturbed areas.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 1.78 acres (10% of BSA)
Project Site Extent: 0.1 acres (3.87% of Project Site)

Disturbed: Impermeable Surface

Non-Alliance Land Cover

Species: Impermeable Surfaces are parts of the built environment, including paved roads, sidewalks, walkways, and buildings.

Layers: N/A

Habitats: Residential areas, office parks, and other urban and suburban areas.

Holland (1986) Crosswalk: N/A

Project-Specific Discussion: Most of this land cover type occurs off-site, with the exception of portions of paved Sadie Road that are within the parcel.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.73 acres (4% of BSA)
Project Site Extent: 0.3 acres (12.16% of Project Site)

Disturbed: Permeable Surface

Non-Alliance Land Cover

Species: Permeable Surfaces are parts of the built environment, including compacted but unpaved areas devoid of vegetation, gravel, and unimproved roads.

Layers: N/A

Habitats: Residential areas, office parks, and other urban and suburban areas.

Holland (1986) Crosswalk: N/A

Project-Specific Discussion: This cover type is found on-site in well-used access routes, as well as off-site to the east. Mapped areas are mix of gravel and compacted soils.





CDFW Code: 37.302.00 | Global Rank: G4 | State Rank: S4
Biological Study Area Extent: 1.04 acres (6% of BSA)
Project Site Extent: 0.38 acres (15.42% of Project Site)

Eastwood Manzanita Chaparral

Arctostaphylos glandulosa Shrubland Alliance Shrub Alliance

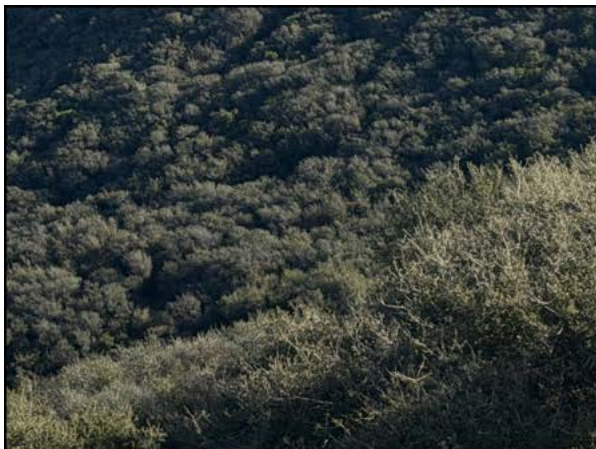
Species: *Arctostaphylos glandulosa* is dominant or co-dominant in the shrub canopy with *Adenostoma fasciculatum*, *Arctostaphylos glauca*, *Baccharis pilularis*, *Ceanothus crassifolius*, *Ceanothus cuneatus*, *Ceanothus greggii*, *Ceanothus leucodermis*, *Cercocarpus montanus*, *Eriogonum fasciculatum*, *Hesperoyucca whipplei*, *Heteromeles arbutifolia*, *Quercus berberidifolia*, *Quercus wislizeni* and *Rhus ovata*. Emergent trees may be present at low cover, including *Pinus attenuata*, *Pinus coulteri* or *Quercus agrifolia*.

Layers: Shrubs < 3 m; canopy is continuous and it may be two tiered. Herbaceous layer is sparse or absent.

Habitats: Outcrops, ridges, and north- and east-facing slopes. Soils are shallow and are often rocky, and may be gabbro- or serpentine-derived.

Holland (1986) Crosswalk: Northern mixed chaparral, Mafic southern mixed chaparral, Chamise chaparral, Upper Sonoran manzanita chaparral.

Project-Specific Discussion: The various chaparral types in the Biological Study Area largely grade into each other and are not immediately evident when viewed in the field. The extent and location of this chaparral subtype roughly approximates mapping completed by the National Park Service in 2019. The same image (taken during fieldwork on the site) is used for each.



CDFW Code: 37.912.00 | Global Rank: G5 | State Rank: S4
Biological Study Area Extent: 3.33 acres (19% of BSA)
Project Site Extent: 0.51 acres (20.82% of Project Site)

Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral

Prunus ilicifolia – *Heteromeles arbutifolia* – *Ceanothus spinosus* Shrub Alliance

Species: *Ceanothus spinosus*, *Heteromeles arbutifolia* and/or *Prunus ilicifolia* is dominant or co-dominant in the shrub canopy with *Artemisia californica*, *Ceanothus megacarpus*, *Cercocarpus montanus*, *Clematis lasiantha*, *Diplacus aurantiacus*, *Eriogonum fasciculatum*, *Fraxinus dipetala*, *Keckiella antirrhinoides*, *Keckiella cordifolia*, *Quercus berberidifolia*, *Rhamnus ilicifolia*, *Rhus ovata* and *Salvia mellifera*. Emergent trees may be present at low cover, including *Juglans californica* or *Quercus agrifolia*.

Layers: Shrubs < 15 m; canopy is open to continuous. Herbaceous layer is sparse to continuous.

Habitats: Slopes that are often steep and north-facing. Soils are derived from bedrock or colluvium.

Holland (1986) Crosswalk: Upper Sonoran ceanothus chaparral, Northern north slope chaparral, Southern north slope chaparral, Island cherry forest, Mainland cherry forest.

Project-Specific Discussion: The various chaparral types in the Biological Study Area largely grade into each other and are not immediately evident when viewed in the field. The extent and location of this chaparral subtype roughly approximates mapping completed by the National Park Service in 2019. The same image (taken during fieldwork on the site) is used for each.



CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 0.77 acres (4% of BSA)
Not represented on Project Site.

Landscape: Forb

Non-Alliance Land Cover

Species: This land cover type is typically dominated by any of a myriad of non-native landscape forb species, though native forbs may be present. This land cover type also includes lawns, or non-native grasslands that are cut short like a lawn, typically for fuel modification purposes.

Layers: Canopy typically less than 1 meter.

Habitats: Residential areas, office parks, and other urban and suburban areas.

Holland (1986) Crosswalk: N/A

Project-Specific Discussion: As the Project Site has no current development, this land cover occurs entirely off-site. The provided image shows it manicured lawn surrounded by Landscape: Tree & Shrub.





CDFW Code: N/A | Global Rank: N/A | State Rank: N/A
Biological Study Area Extent: 2.83 acres (17% of BSA)
Project Site Extent: 0.23 acres (9.38% of Project Site)

Landscape: Tree & Shrub

Non-Alliance Land Cover

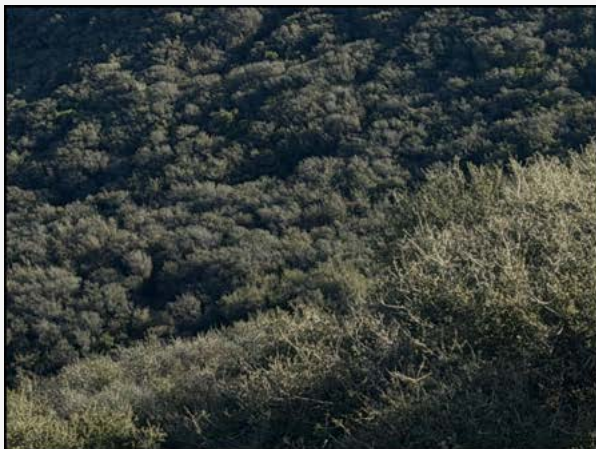
Species: This land cover type is typically dominated by any of a myriad of non-native landscape tree species, though native trees may be present. In some cases, native trees may be dominant, but this land cover is characterized by maintenance as part of a managed landscape.

Layers: Tree cover may be 10 meters or higher. Shrub cover varies. Understory is typically dominated by non-native species.

Habitats: Residential areas, office parks, and other urban and suburban areas.

Holland (1986) Crosswalk: N/A

Project-Specific Discussion: In the Biological Study Area, this land cover type is predominantly non-native trees, though some natives (such as Coast Live Oak) are also included where present as part of a managed landscape environment. Also included (varying from prior biologists on this proposed project) are the lollipoped and widely-spaced shrubs in the area cleared by the residence southeast of the Project Site.



CDFW Code: 37.407.00 | Global Rank: G4 | State Rank: S4
Biological Study Area Extent: 1.05 acres (6% of BSA)
Project Site Extent: 0.03 acres (1.12% of Project Site)

Scrub Oak Chaparral

Quercus berberidifolia Shrub Alliance

Species: *Quercus berberidifolia* is dominant or co-dominant in the shrub canopy with *Adenostoma fasciculatum*, *Adenostoma sparsifolium*, *Arctostaphylos glandulosa*, *Arctostaphylos glauca*, *Ceanothus crassifolius*, *Ceanothus cuneatus*, *Ceanothus greggii*, *Ceanothus integerrimus*, *Ceanothus leucodermis*, *Ceanothus oliganthus*, *Ceanothus spinosus*, *Ceanothus thyrsiflorus*, *Ceanothus tomentosus*, *Cercocarpus montanus*, *Frangula californica*, *Fraxinus dipetala*, *Heteromeles arbutifolia*, *Pickeringia montana*, *Prunus ilicifolia*, *Quercus wislizeni*, *Rhamnus ilicifolia*, *Rhus ovata*, *Toxicodendron diversilobum* and *Xylococcus bicolor*. Emergent trees may be present at low cover, including *Aesculus californica*, *Juglans californica*, *Pinus attenuata*, *Pinus sabiniana*, *Quercus agrifolia* or *Quercus engelmannii*.

Layers: Shrubs < 6 m; canopy is continuous. Herbaceous layer is sparse.

Habitats: Primarily north-facing, steep slopes, though topography becomes more varied where *Adenostoma fasciculatum* co-dominates. Soils are deep to shallow, are well to extensively drained, and may be rocky.

Holland (1986) Crosswalk: Granitic southern mixed chaparral, Mafic southern mixed chaparral, Island chaparral, Scrub oak chaparral, Northern maritime chaparral, Northern north slope chaparral, Southern north slope chaparral.

Project-Specific Discussion: The various chaparral types in the Biological Study Area largely grade into each other and are not immediately evident when viewed in the field. The extent and location of this chaparral subtype roughly approximates mapping completed by the National Park Service in 2019. The same image (taken during fieldwork on the site) is used for each.



CDFW Code: 42.013.00 | Global Rank: GNA | State Rank: SNA
Biological Study Area Extent: 0.24 acres (1% of BSA)
Project Site Extent: 0.23 acres (9.38% of Project Site)

Upland Mustards or Star-thistle Fields

Brassica nigra – *Centaurea (solstitialis, melitensis)* Herb Semi-Natural Alliance

Species: *Brassica nigra*, *Brassica rapa*, *Carduus pycnocephalus*, *Centaurea melitensis*, *Centaurea solstitialis*, *Cynara cardunculus*, *Euphorbia terracina*, *Hirschfeldia incana*, *Isatis tinctoria* or *Raphanus sativus* or similar ruderal forb is dominant in the herbaceous layer. Emergent trees and shrubs may be present at low cover.

Layers: Herbs < 3 m; cover is open to continuous.

Habitats: Fallow fields, rangelands, grasslands, roadsides, levee slopes, disturbed coastal scrub, riparian areas, cleared roadsides, waste places. Soils are clays to sandy loams.

Holland (1986) Crosswalk: Non-native grassland.

Project-Specific Discussion: This non-native-dominated alliance is similar to Wild Oats and Annual Brome Grasslands, and is only mapped on-site. New growth of Black Mustard was evident during the survey.





Wild Oats and Annual Brome Grasslands

Avena spp. – *Bromus* spp. Herb Semi-Natural Alliance

Species: *Avena barbata*, *Avena fatua*, *Brachypodium distachyon*, *Briza maxima*, *Bromus diandrus*, *Bromus hordeaceus* and/or *Hordeum murinum* is dominant or co-dominant with other non-natives in the herbaceous layer such as *Atriplex semibaccata* and *Hordeum* spp. Emergent trees and shrubs may be present at low cover.

Layers: Herbs < 1.2 m; cover is open to continuous.

Habitats: All topographic settings in foothills, waste places, rangelands, openings in woodlands. The USFWS Wetland Inventory (2012 national list) recognizes *Bromus hordeaceus* as a FACU plant.

Holland (1986) Crosswalk: Valley and foothill grassland, Non-native grassland.

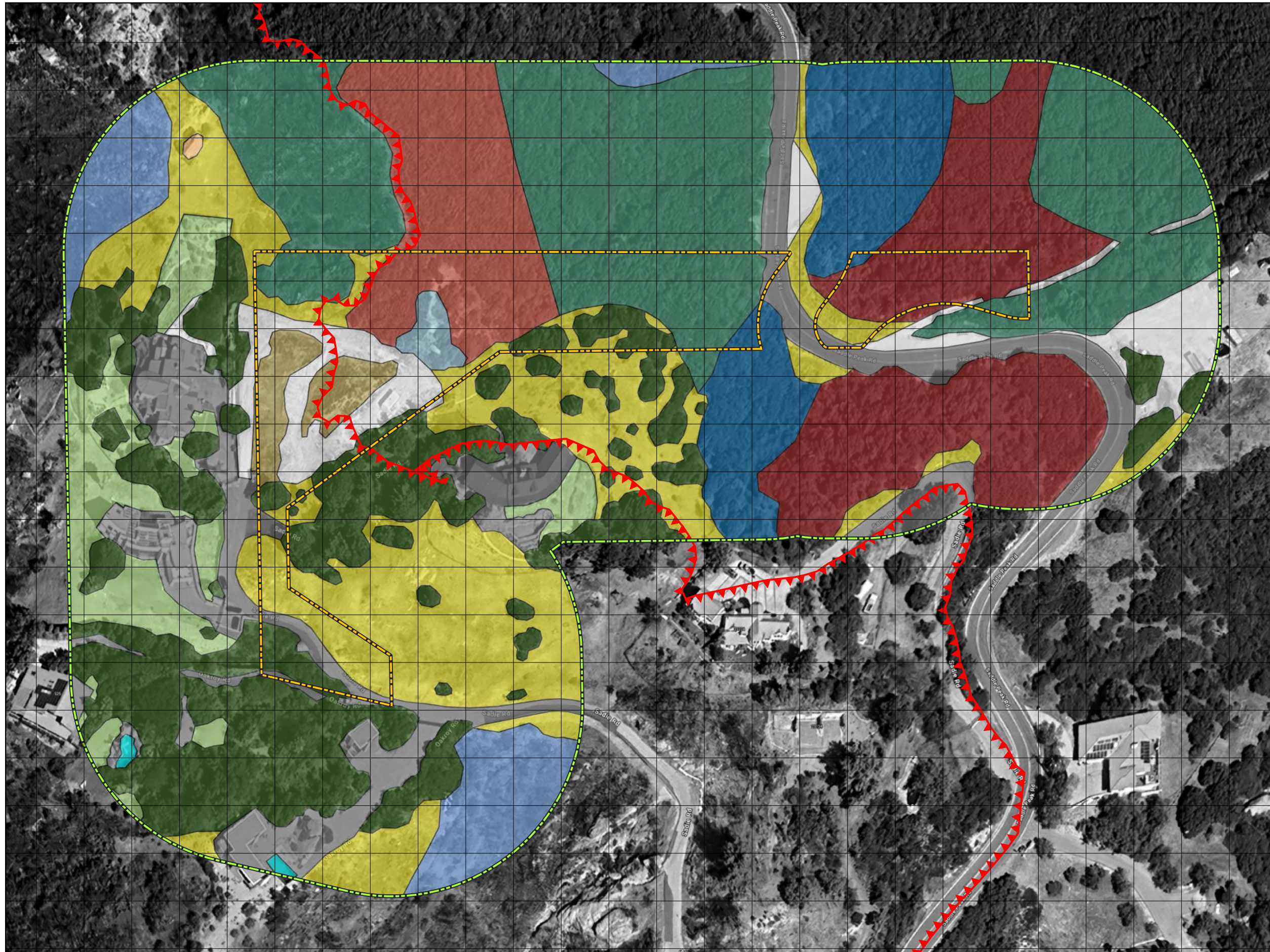
Project-Specific Discussion: This non-native-dominated alliance is similar to Upland Mustards. During the survey, much new growth was evident. In the Biological Study Area, this occurs in heavily-disturbed areas, especially those cleared annually for fuel breaks.

CDFW Code: 42.027.00 | Global Rank: GNA | State Rank: SNA
Biological Study Area Extent: 2.67 acres (16% of BSA)
Project Site Extent: 0.35 acres (14.4% of Project Site)



Exhibit 3. Vegetation Communities & Land Cover

555 Sadie Road



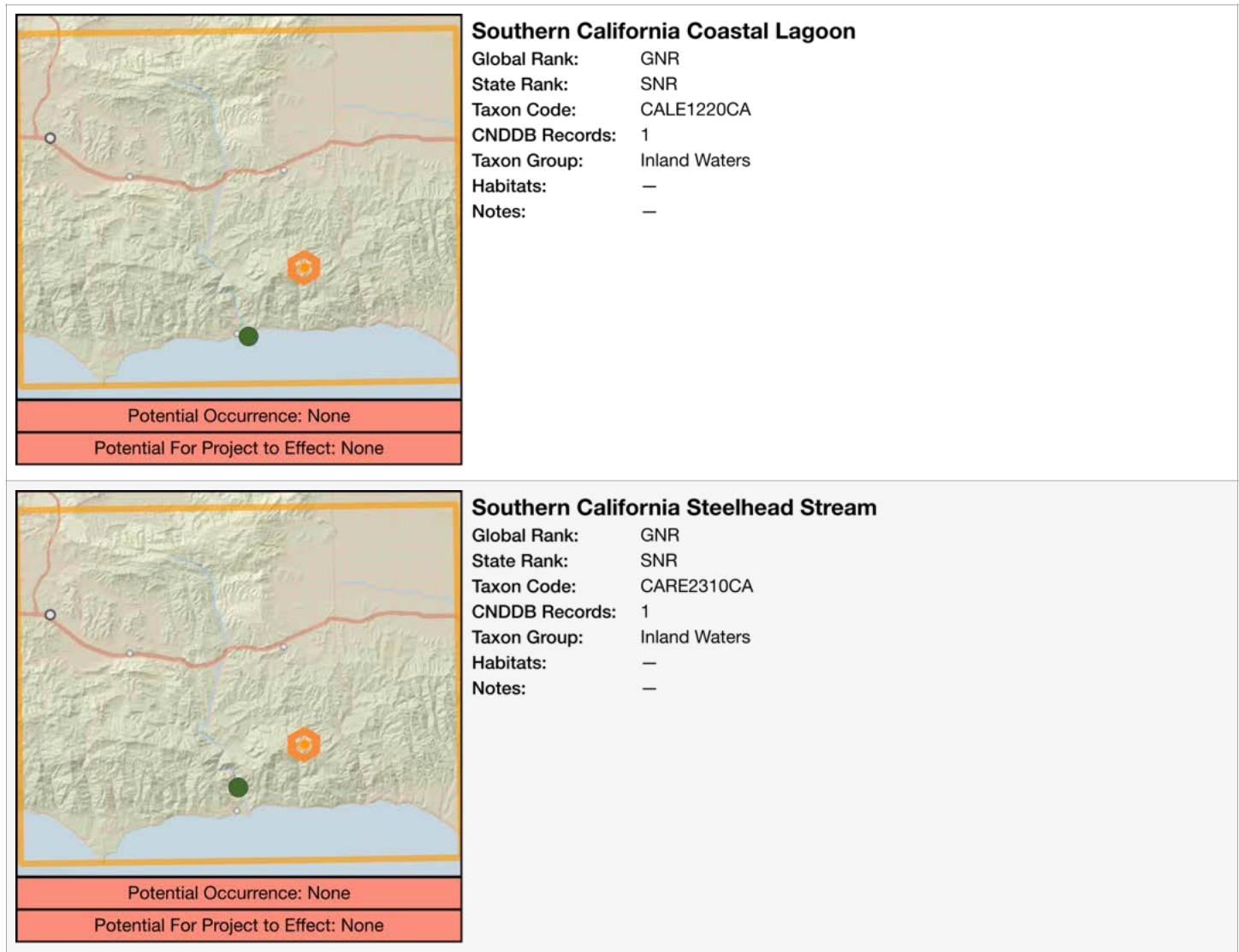
- Project Site Boundary
 - Biological Study Area
 - CalFIRE Palisades Fire Perimeter
- Vegetation Communities & Land Cover
- Artificial Water Feature
 - Bare Rock/Soil
 - Bigpod Ceanothus Chaparral (G4, S4)
 - Chamise Chaparral (G5, S5)
 - Chaparral Pea (*Pickeringia montana*)
 - Disturbed: Impermeable Surface
 - Disturbed: Permeable Surface
 - Eastwood Manzanita Chaparral (G4, S4)
 - Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral (G5, S4)
 - Landscape: Forb
 - Landscape: Tree & Shrub
 - Upland Mustards or Star-thistle Fields (GNA, SNA)
 - Scrub Oak Chaparral (G4, S4)

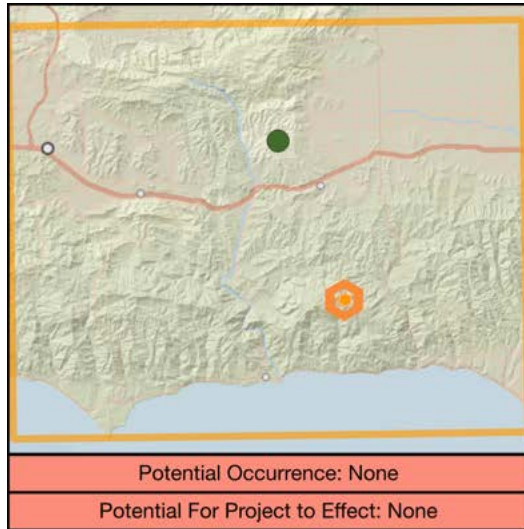
Map Scale: 1:1223
 Reference Grid Overlay: 50 feet
 Coordinate System: EPSG 3310
 Base Map: Google
 Off-site areas may not have been directly observed and were mapped based on distant binocular observation and inferences from aerial photography.



Sensitive Vegetation Communities

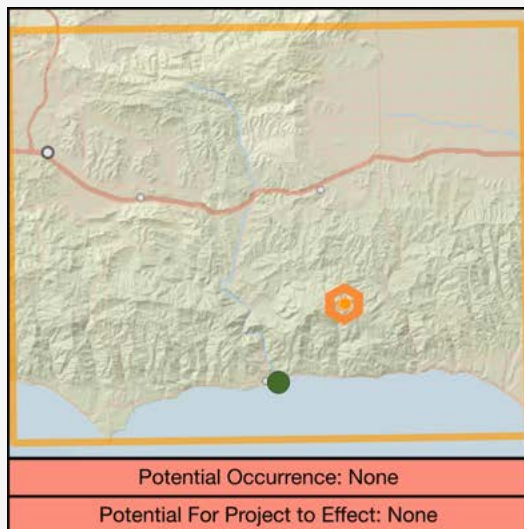
The eight sensitive vegetation communities mapped by the CNDDDB as occurring within the Regional Study Area are shown below. The maps show the Project Site location, the limits of the Regional Study Area, and centroids of the CNDDDB records in order to spatially depict the occurrences relative to the Project Site. The accounts highlight determinations of their potential occurrence on the Project Site as well as their potential to be adversely affected by the Project based on field observations.





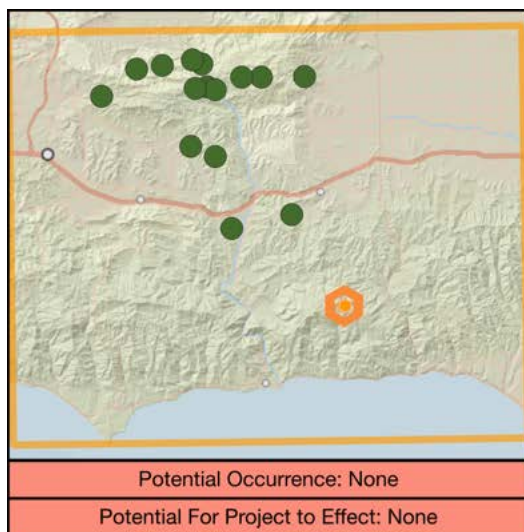
Valley Needlegrass Grassland

Global Rank: G3
State Rank: S3.1
Taxon Code: CTT42110CA
CNDDDB Records: 1
Taxon Group: Herbaceous
Habitats: Valley & foothill grassland
Notes: —



Southern Coastal Salt Marsh

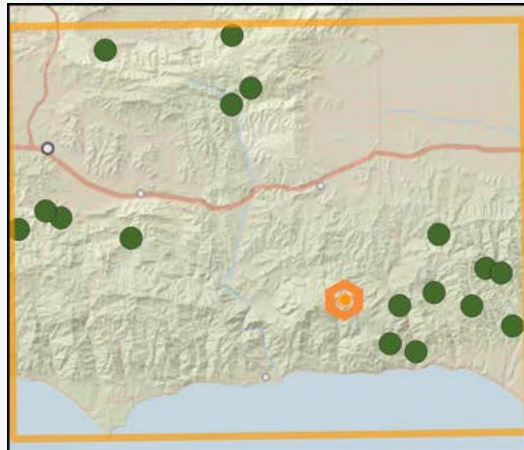
Global Rank: G2
State Rank: S2.1
Taxon Code: CTT52120CA
CNDDDB Records: 1
Taxon Group: Marsh
Habitats: Marsh & swamp; Wetland
Notes: —



Southern Coast Live Oak Riparian Forest

Global Rank: G4
State Rank: S4
Taxon Code: CTT61310CA
CNDDDB Records: 15
Taxon Group: Riparian
Habitats: Riparian forest
Notes: —



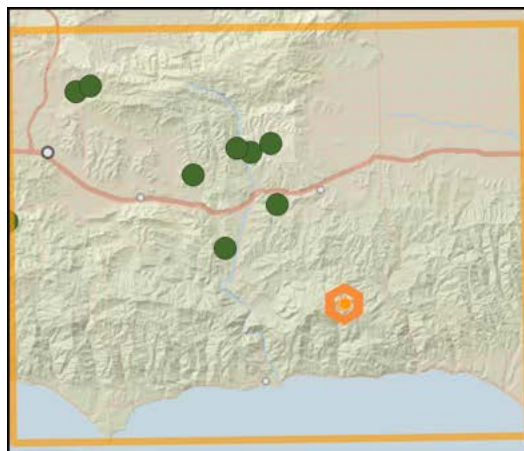


Southern Sycamore Alder Riparian Woodland

Global Rank: G4
State Rank: S4
Taxon Code: CTT62400CA
CNDDDB Records: 17
Taxon Group: Riparian
Habitats: Riparian woodland
Notes: —

Potential Occurrence: None

Potential For Project to Effect: None

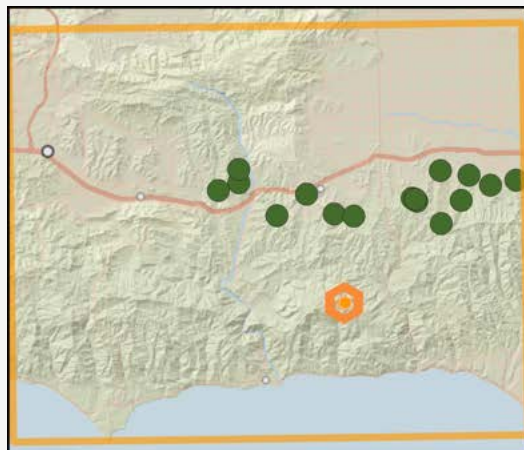


Valley Oak Woodland

Global Rank: G3
State Rank: S2.1
Taxon Code: CTT71130CA
CNDDDB Records: 10
Taxon Group: Woodland
Habitats: Cismontane woodland
Notes: —

Potential Occurrence: None

Potential For Project to Effect: None



California Walnut Woodland

Global Rank: G2
State Rank: S2.1
Taxon Code: CTT71210CA
CNDDDB Records: 8
Taxon Group: Woodland
Habitats: Cismontane woodland
Notes: —

Potential Occurrence: None

Potential For Project to Effect: None



SERA Habitat Categories

Exhibit 4 shows County-mapped SERA habitat categories as well as habitat categories proposed by England|Ecology based on site-specific mapping prepared for this Assessment. The vegetation and land cover types provided in Exhibit 3 are summarized below in **Table 2** with a rationale for assigning SERA classes to each. Acreage differences on-site between County mapping and England|Ecology mapping are provided in **Table 3**.

Table 2. Rationale for SERA Habitat Categorization by Vegetation Type

<p>Artificial Water Feature</p> <p>SERA Class: N/A. Rationale: Non-habitat man-made features.</p>
<p>Bare Rock/Soil</p> <p>SERA Class: H2. Rationale: Occurs within a fuel break. Not a fully-functional "rock outcrop" habitat that is otherwise H1.</p>
<p>Bigpod Ceanothus Chaparral</p> <p>SERA Class: H2. Rationale: Per County guidance: "H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats."</p>
<p>Chamise Chaparral</p> <p>SERA Class: H2. Rationale: Per County guidance: "H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats."</p>
<p>Chaparral Pea (<i>Pickeringia montana</i>)</p> <p>SERA Class: H2HS. Rationale: Specifically mapped as H2HS at request of County.</p>
<p>Disturbed: Impermeable Surface</p> <p>SERA Class: N/A. Rationale: Non-habitat man-made feature.</p>
<p>Disturbed: Permeable Surface</p> <p>SERA Class: H3. Rationale: Per County guidance: "H3 habitat consists of areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully-established development."</p>
<p>Eastwood Manzanita Chaparral</p> <p>SERA Class: H2. Rationale: Per County guidance: "H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats."</p>
<p>Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral</p> <p>SERA Class: H2. Rationale: Per County guidance: "H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats."</p>



<p>Landscape: Forb</p> <p>SERA Class: H3. Rationale: Per County guidance: "This category includes lawfully-developed areas and lawfully-disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing development."</p>
<p>Landscape: Tree & Shrub</p> <p>SERA Class: H3. Rationale: Per County guidance: "This category includes lawfully-developed areas and lawfully-disturbed areas dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing development."</p>
<p>Scrub Oak Chaparral</p> <p>SERA Class: H2. Rationale: Per County guidance: "H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats."</p>
<p>Upland Mustards or Star-thistle Fields</p> <p>SERA Class: H3. Rationale: Per County guidance: "H3 habitat consists of areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully-established development."</p>
<p>Wild Oats and Annual Brome Grasslands</p> <p>SERA Class: H3. Rationale: Per County guidance: "H3 habitat consists of areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed as part of lawfully-established development."</p>

Table 3. Existing and Proposed SERA Habitat Categories On-Site³³

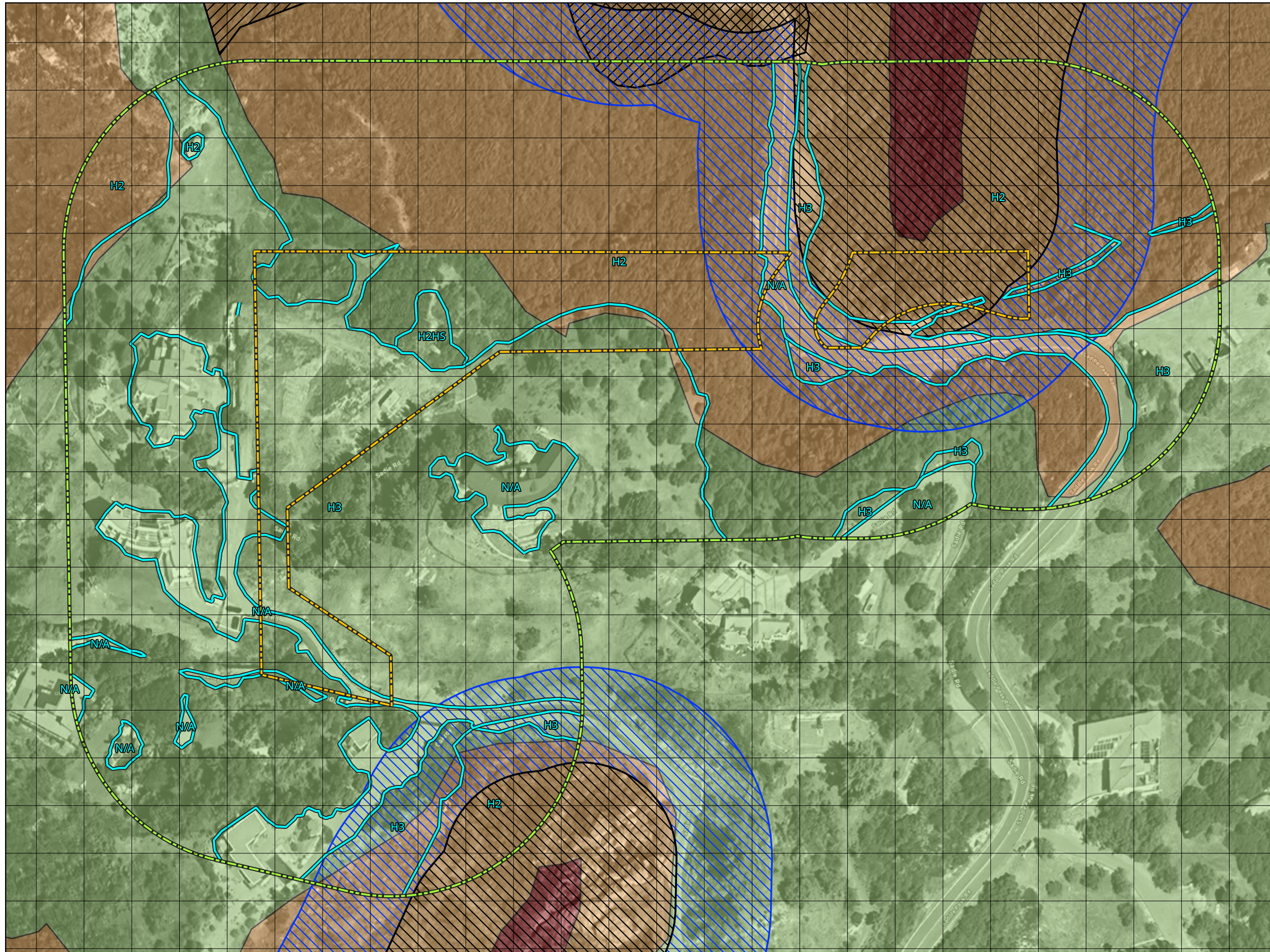
Habitat Category	County-Mapped Acreage	England Ecology-Mapped Acreage	Difference
H1	0	0	0
H2	0.9	1.17	0.27
H2HS	0	0.08	0.08
H3	1.46	1.11	-0.35
Total	2.36	2.36	0

³³ Acreages are based on parcel boundary shown on all exhibits.



Exhibit 4. SERA Habitat Categories

555 Sadie Road



- Project Site Boundary
- Biological Study Area
- Proposed SERA Habitat Classifications
- County-Provided SERA Mapping
As of December 2025**
- SMMLCP_H1_CCC
- SMMLCP_H1_CCC_100ft_buffer
- SMMLCP_H1_CCC_100ft_Buffer_Quiet_Zone
- SMMLCP_H2_CCC
- SMMLCP_H2_High_Scrutiny_CCC
- SMMLCP_H3_Habitat_Simplified

Map Scale: 1:1223
Reference Grid Overlay: 50 feet
Coordinate System: EPSG 3310
Base Map: Google
Off-site areas may not have been directly observed
and were mapped based on distant binocular
observation and inferences from aerial photography.



ESHA Presence/Absence

As a project in the coastal zone, it is required to determine whether an ESHA may exist on or in the vicinity of the Project Site and whether an ESHA may be impacted. Section 30107.5 of the Coastal Act defines an ESHA as *any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments*. No ESHA-suitable areas were identified on the Project Site during England|Ecology's survey.

Summary of Findings

The portion of the Project Site proposed for development is highly disturbed. England|Ecology mapped 13 vegetation community and land cover types in the Biological Study Area, none of which have sensitivity rankings above G4 or S4. The highest SERA habitat category occurring in the Biological Study Area is H2.

Flora

The following section discusses plants in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Floral Diversity

The list of 27 plant taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix A**. No special status plants from the Desktop Review were detected. Nor are any expected to occur. The known or expected status of all special status plants analyzed for this report are described in the next section.

Special Status Flora

The literature review identified 40 special status plant taxa to be considered for their potential occurrence. This was based on records from the following sources:

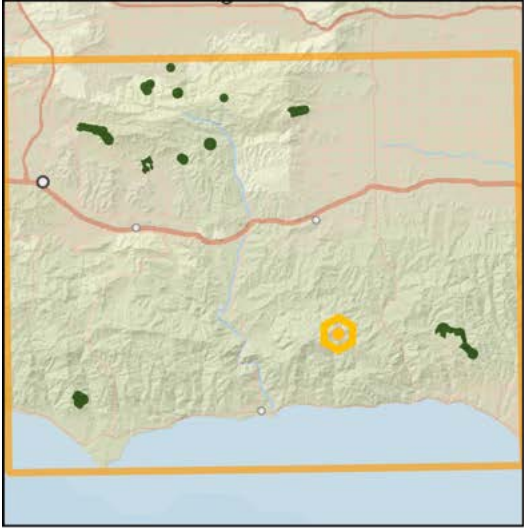
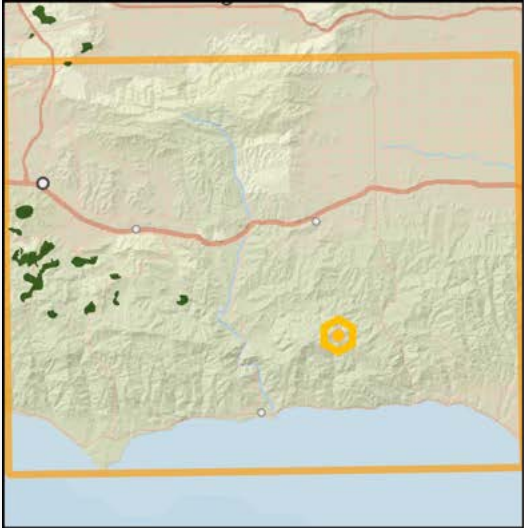
- **CNDDDB:** 198 occurrences of 34 plant taxa in the CNDDDB for the Regional Study Area.
- **CNPS:** 52 plant taxa in the CNPS Rare Plant Inventory for the Regional Study Area.
- **IPaC:** Nine plant taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** Two plant taxa with proposed or designated critical habitat in the Regional Study Area.

Of the 40 special status plant taxa analyzed for this report, none were determined to be Present, none were determined to have a High potential for occurrence, none were determined to have a Moderate potential for occurrence, none were determined to have a Low potential for occurrence, and 40 were determined to have an occurrence potential of "None". These data are summarized in the Desktop Review Report provided in **Appendix B**.



Critical Habitat

Critical habitat in the Regional Study Area for plants listed under the Federal Endangered Species Act is summarized below. The nearest critical habitat to the Project Site is that for Braunton's Milkvetch approximately 3.9 miles to the east.

	<p>Braunton's Milkvetch <i>Astragalus brauntonii</i></p> <p>Federal Status: Endangered Critical Habitat Status: Final Month & Year Designated: November 2006 Primary Constituent Elements: (1) Calcium carbonate soils derived from marine sediment; (2) Low proportion (<10%) of shrub cover directly around the plant; and (3) Chaparral and coastal sage scrub communities characterized by periodic disturbances that stimulate seed germination (e.g., fire, flooding, erosion) and reduce vegetative cover.</p> <p>Distance from Project Site: 3.9 miles</p>
	<p>Lyon's Pygmy-daisy <i>Pentachaeta lyonii</i></p> <p>Federal Status: Endangered Critical Habitat Status: Final Month & Year Designated: November 2006 Primary Constituent Elements: (1) Clay soils of volcanic origin; (2) Exposed soils that exhibit a microbial crust which may inhibit invasion by other plant competitors; and (3) A mosaic of bare ground (>10%) patches in an area with less than 60 percent cover.</p> <p>Distance from Project Site: 6.4 miles</p>

County-Protected Trees & Shrubs

Coast Live Oak

Two small Coast Live Oak trees (*Quercus agrifolia*; e.g., California Live Oak in the NatureServe taxonomy) are present in the northwest portion of the Project Site outside of the proposed development footprint. These appeared to be below protected size. Their locations are shown on **Exhibit 5** later in this Assessment. Further, a large *Quercus* sp. is located off-site, behind a fence, adjacent to the Project Site's entrance road and proposed driveway. The tree protected zone for this oak is also shown on Exhibit 5. This tree is also visible in the **Photo Log** in Photo Point 2054. Tree-specific reporting may be required by the County.



Chaparral Pea

Chaparral Pea (*Pickeringia montana*; e.g.; Stingaree-bush in the NatureServe taxonomy) was noted in both the ECORP Report and the PSBS Report. While not a special status taxon, the County noted in comments on the ECORP Report that “Since the species is endemic to where it grows, predominantly because it rarely reproduces from seed and grows additional stems from its roots, the species should be protected/avoided to the extent feasible since new recruitment from seed is unlikely.” The County also noted that “Stands should be mapped as H2 “High Scrutiny” if they form a mappable vegetation type.” The locations of these plants, as mapped by England|Ecology, are shown on **Exhibit 5** later in this Assessment. The area within which they occur has been mapped as a land cover as H2 “High Scrutiny”.

Summary of Findings

England|Ecology reviewed 40 potentially-occurring special status plant taxa and determined that none were likely to occur on the Project Site. Twenty-seven taxa were detected during England|Ecology’s survey. Two small Coast Live Oaks were mapped, along with the locations of Chaparral Pea, a taxon of local importance.

Fauna

The following section discusses wildlife in the Biological Study Area, including known resources and the potential for occurrence of special status resources.

Faunal Diversity

The list of twenty wildlife taxa detected by England|Ecology is provided in the **Floral & Faunal Compendium** provided as **Appendix A**. This list includes no amphibian, one reptile, 18 bird, and one mammal detections during fieldwork conducted on the Project Site. Four special status wildlife taxa, all Birds of Conservation Concern, were detected. The known or expected status of all special status wildlife analyzed for this report are described in the next section.

Special Status Fauna

The literature review identified 65 special status wildlife taxa to be considered for their potential occurrence. This was based on records from the following sources:

- **CNDDDB:** 178 occurrences of 41 wildlife taxa in the CNDDDB for the Regional Study Area.
- **IPaC:** 12 wildlife taxa recommended for consideration by IPaC based on an upload of the Project Site boundary.
- **Critical Habitat:** Seven wildlife taxa with proposed or designated critical habitat in the Regional Study Area.

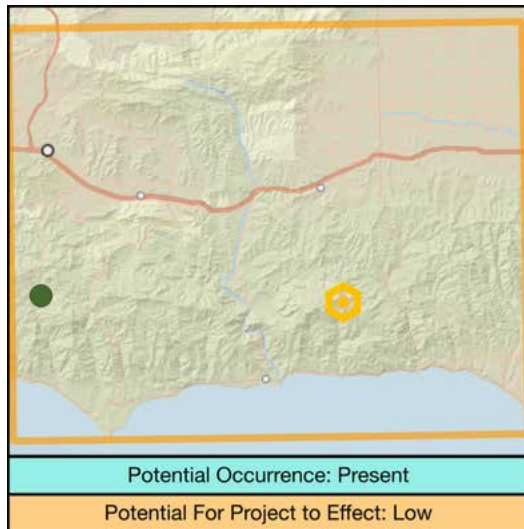
Of the 65 special status wildlife taxa analyzed for this report, four were determined to be Present, two were determined to have a High potential for occurrence, eight were determined to have a Moderate potential for occurrence, seven were determined to have a Low potential for occurrence, and 44 were determined to have an occurrence potential of "None". These data are summarized in the Desktop Review Report provided in **Appendix B**. The accounts below summarize taxa determined to have moderate or higher occurrence potential. The maps show the Project Site location, the limits of the



Regional Study Area, and centroids of the CNDDDB records in order to spatially depict the occurrences relative to the Project Site (for taxa that are in the CNDDDB). All data, including habitat descriptions, is directly from the CNDDDB.

<p>Potential Occurrence: Moderate</p> <p>Potential For Project to Effect: Low</p>	<p>Blainville's Horned Lizard <i>Phrynosoma blainvillii</i></p> <p>Legal Status: SSC, S4 Source(s): CNDDDB(9) Taxon Code: ARACF12100 Natural History: FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.</p> <p>Range Notes: — Habitat Suitability: High. CWHR Predicted Habitat: No. England Ecology disagrees. CWHR maps potential high quality habitat around the Project Site. This habitat continues onto the Project Site. Notes: — Habitats: Potentially found in Bigpod Ceanothus Chaparral, Chamise Chaparral, Eastwood Manzanita Chaparral, Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral, Scrub Oak Chaparral</p>
<p>Potential Occurrence: Moderate</p> <p>Potential For Project to Effect: Low</p>	<p>San Diegan Tiger Whiptail <i>Aspidoscelis tigris stejnegeri</i></p> <p>Legal Status: SSC, S3 Source(s): CNDDDB(10) Taxon Code: ARACJ02143 Natural History: FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.</p> <p>Range Notes: — Habitat Suitability: Medium. CWHR Predicted Habitat: No. England Ecology disagrees. CWHR maps potential medium quality habitat around the Project Site. This habitat continues onto the Project Site. Notes: — Habitats: Potentially found in Bigpod Ceanothus Chaparral, Chamise Chaparral, Eastwood Manzanita Chaparral, Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral, Scrub Oak Chaparral</p>

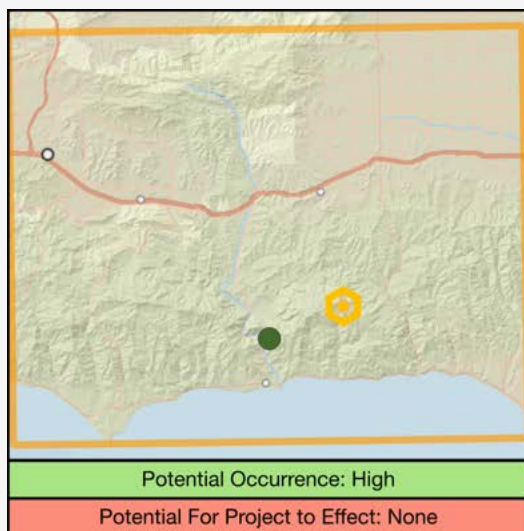




Cooper's Hawk

Accipiter cooperii

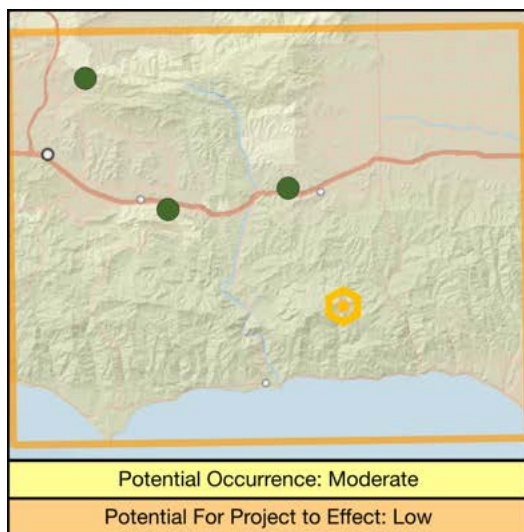
Legal Status: WL, S4
Source(s): CNDDDB(1)
Taxon Code: ABNKC12040
Natural History: WOODLAND, CHIEFLY OF OPEN, INTERRUPTED OR MARGINAL TYPE. NEST SITES MAINLY IN RIPARIAN GROWTHS OF DECIDUOUS TREES, AS IN CANYON BOTTOMS ON RIVER FLOOD-PLAINS; ALSO, LIVE OAKS.
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandIEcology agrees.
Notes: Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Cooper's Hawk if construction occurs during the nesting season.
Habitats: Potentially found in Bigpod Ceanothus Chaparral, Chamise Chaparral, Eastwood Manzanita Chaparral, Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral, Landscape: Tree & Shrub



American Peregrine Falcon

Falco peregrinus anatum

Legal Status: FD, CD, S3S4
Source(s): CNDDDB(1)
Taxon Code: ABNKD06071
Natural History: NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.
Range Notes: —
Habitat Suitability: High. No suitable nesting habitat on or near the Project Site. CWHR Predicted Habitat: High quality. EnglandIEcology agrees.
Notes: This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting. The Project would not have significant adverse effects on hunting habitat for Peregrine Falcon.
Habitats: Potentially found in Bigpod Ceanothus Chaparral, Chamise Chaparral, Landscape: Forb, Landscape: Tree & Shrub

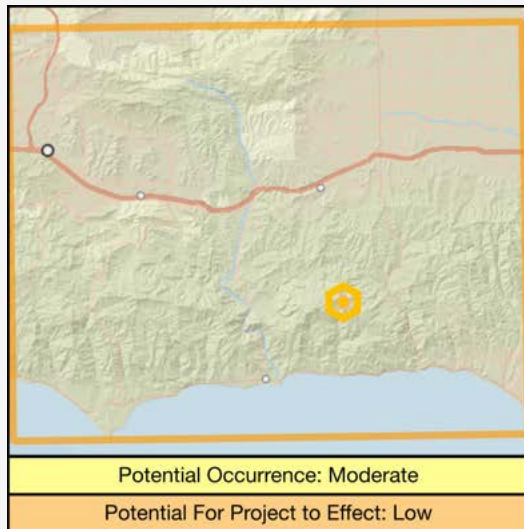


Southern California Rufous-crowned Sparrow

Aimophila ruficeps canescens

Legal Status: WL, S4
Source(s): CNDDDB(3)
Taxon Code: ABPBX91091
Natural History: RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: No. EnglandIEcology disagrees. CWHR maps potential high quality habitat around Project Site. This habitat continues on the site.
Notes: If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Rufous-crowned Sparrows if construction occurs during the nesting season.
Habitats: Potentially found in Chamise Chaparral

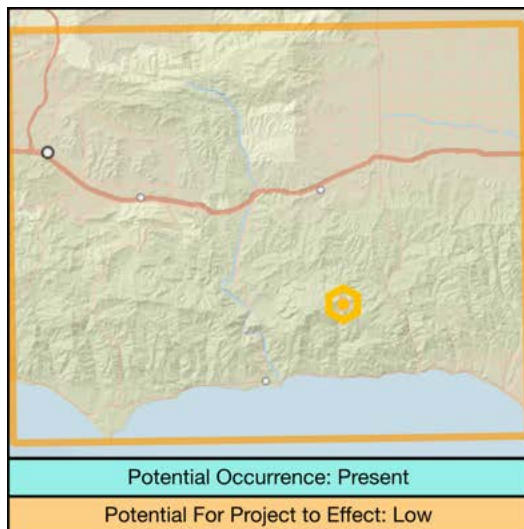




Allen's Hummingbird

Selasphorus sasin

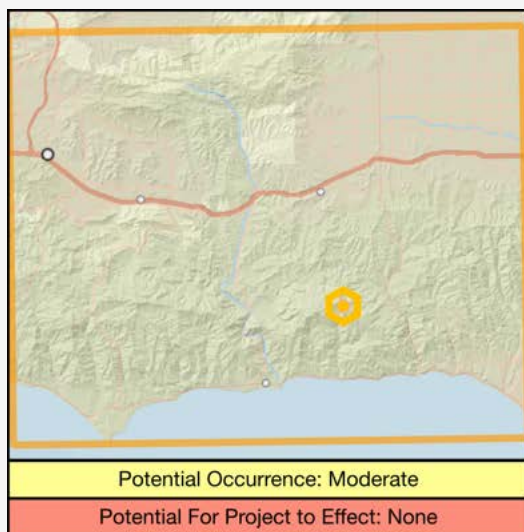
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNUC51030
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: No. EnglandIEcology disagrees. Habitat likely not mapped on-site by CWHR because of on-going range expansion.
Notes: This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Allen's Hummingbird if construction occurs during the nesting season.
Habitats: Potentially found in Landscape: Tree & Shrub



California Thrasher

Toxostoma redivivum

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBK06080
Natural History: No CNDDB habitat description available
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: Reported by ECORP. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting California Thrasher if construction occurs during the nesting season.
Habitats: Potentially found in Bigpod Ceanothus Chaparral, Chamise Chaparral, Eastwood Manzanita Chaparral, Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral, Scrub Oak Chaparral

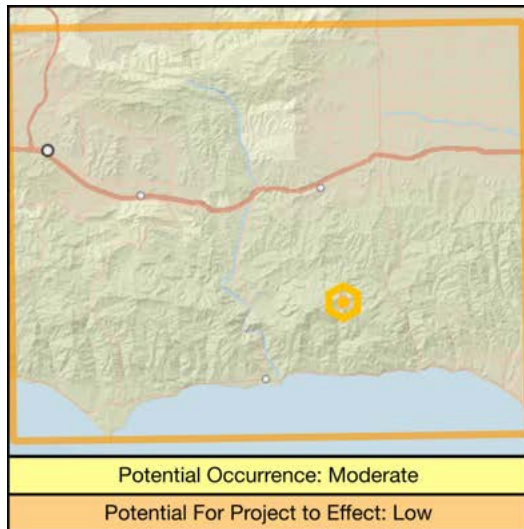


Lawrence's Goldfinch

Spinus lawrencei

Legal Status: S4, BCC
Source(s): IPaC
Taxon Code: ABPBY06100
Natural History: NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.
Habitats: Potentially found in Landscape: Tree & Shrub, Upland Mustards or Star-thistle Fields, Wild Oats and Annual Brome Grasslands

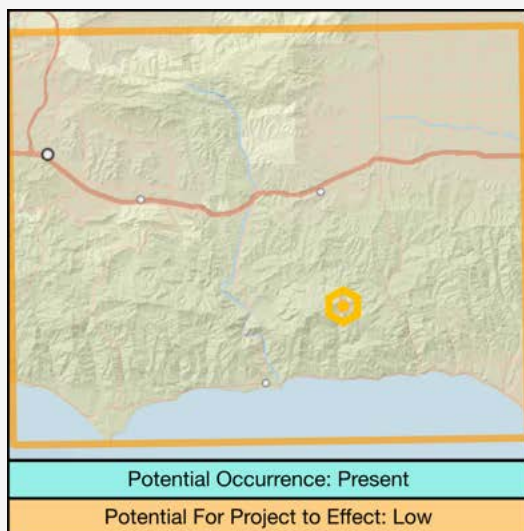




Nuttall's Woodpecker

Dryobates nuttallii

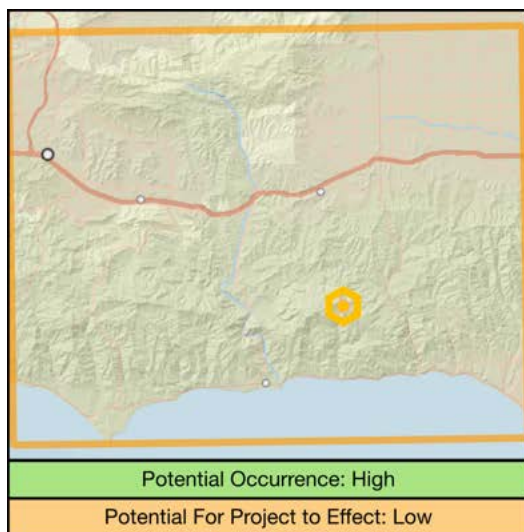
Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNYF07020
Natural History: No CNDDDB habitat description available
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Nuttall's Woodpecker if construction occurs during the nesting season.
Habitats: Potentially found in Landscape: Tree & Shrub



Oak Titmouse

Baeolophus inornatus

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPAW01100
Natural History: No CNDDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandIEcology agrees.
Notes: Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Oak Titmouse if construction occurs during the nesting season.
Habitats: Potentially found in Landscape: Tree & Shrub, Scrub Oak Chaparral

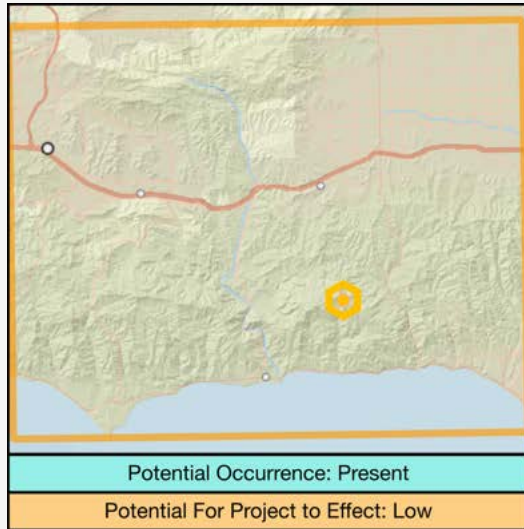


Western Screech-Owl

Megascops kennicottii

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABNSB01040
Natural History: No CNDDDB habitat description available
Range Notes: —
Habitat Suitability: High. CWHR Predicted Habitat: High quality. EnglandIEcology agrees.
Notes: If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Western Screech-Owl if construction occurs during the nesting season.
Habitats: Potentially found in Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral, Landscape: Tree & Shrub, Scrub Oak Chaparral

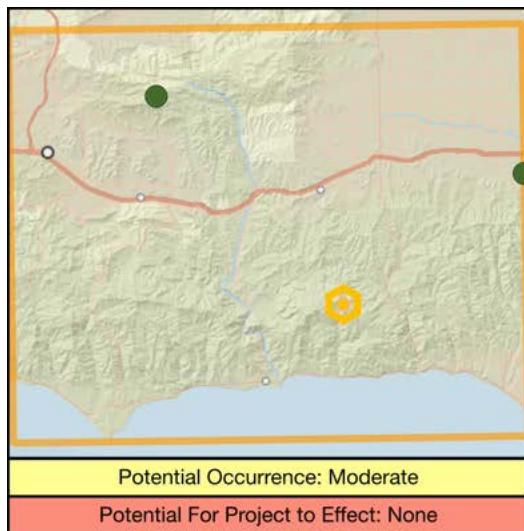




Wrentit

Chamaea fasciata

Legal Status: BCC
Source(s): IPaC
Taxon Code: ABPBJ26010
Natural History: No CNDDDB habitat description available
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: Also reported by ECORP and Pacific Southwest Biological Services. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Wrentit if construction occurs during the nesting season.
Habitats: Potentially found in Bigpod Ceanothus Chaparral, Chamise Chaparral, Eastwood Manzanita Chaparral, Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral, Scrub Oak Chaparral



Pallid Bat

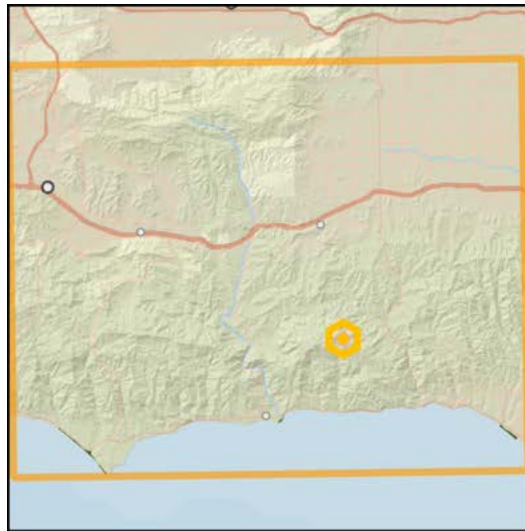
Antrozous pallidus

Legal Status: SSC, S3
Source(s): CNDDDB(2)
Taxon Code: AMACC10010
Natural History: DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.
Range Notes: —
Habitat Suitability: Medium. CWHR Predicted Habitat: Medium quality. EnglandIEcology agrees.
Notes: No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project.
Habitats:



Critical Habitat

Critical habitat in the Regional Study Area for wildlife listed under the Federal Endangered Species Act is summarized below.



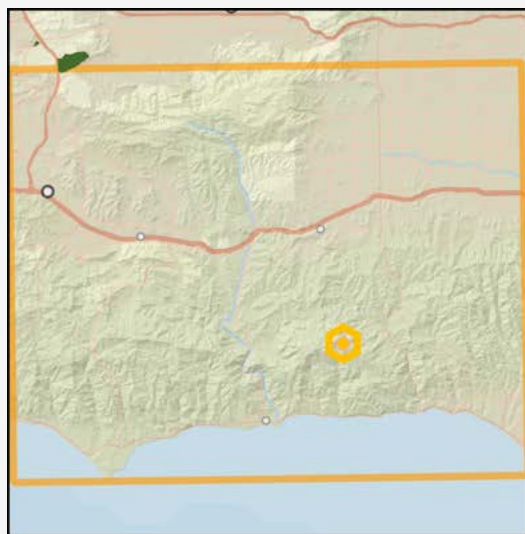
Snowy Plover

Anarhynchus nivosus nivosus

Federal Status: Threatened
Critical Habitat Status: Final
Managing Agency: US Fish & Wildlife Service
Month & Year Designated: June 2012

Primary Constituent Elements: Sandy beaches, dune systems immediately inland of an active beach face, salt flats, mud flats, seasonally exposed gravel bars, artificial salt ponds and adjoining levees, and dredge spoil sites, with: (1) Areas that are below heavily vegetated areas or developed areas and above the daily high tides; (2) Shoreline habitat areas for feeding, with no or very sparse vegetation, that are between the annual low tide or low-water flow and annual high tide or high-water flow, subject to inundation but not constantly under water, that support small invertebrates, such as crabs, worms, flies, beetles, spiders, sand hoppers, clams, and ostracods, that are essential food sources; And other factors stated in the Federal Register notice.

Distance from Project Site: 3.9 miles.



Riverside Fairy Shrimp

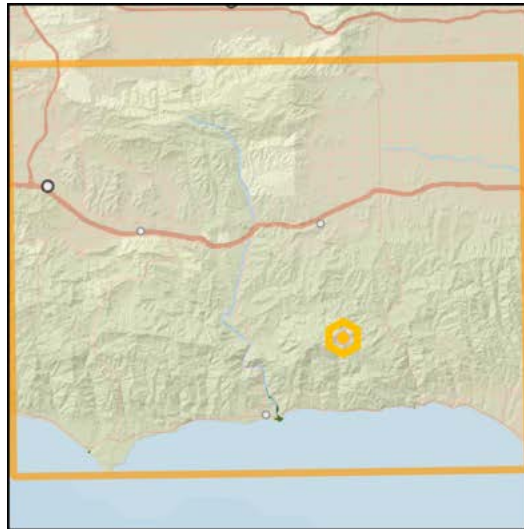
Streptocephalus woottoni

Federal Status: Endangered
Critical Habitat Status: Final
Managing Agency: US Fish & Wildlife Service
Month & Year Designated: December 2012

Primary Constituent Elements: Summarized: (1) Ephemeral wetland habitat consisting of vernal pools and ephemeral habitat that have wet and dry periods appropriate for the incubation, maturation, and reproduction of the Riverside fairy shrimp in all but the driest of years. (2) Intermixed wetland and upland habitats that function as the local watershed, including topographic features characterized by mounds, swales, and low-lying depressions within a matrix of upland habitat that result in intermittently flowing surface and subsurface water in swales, drainages, and pools described in PCE 1. (3) Soils that support ponding during winter and spring which are found in areas characterized in PCEs 1 and 2 that have a clay component or other property that creates an impermeable surface or subsurface layer.

Distance from Project Site: 15.9 miles.





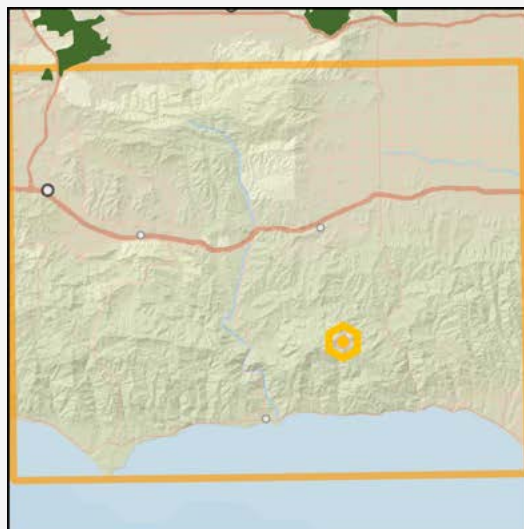
Tidewater Goby

Eucyclogobius newberryi

Federal Status: Endangered
Critical Habitat Status: Final
Managing Agency: US Fish & Wildlife Service
Month & Year Designated: February 2013

Primary Constituent Elements: (1) Persistent, shallow (in the range of approximately 0.3 to 6.6 ft (0.1 to 2 m)), still-to-slow-moving lagoons, estuaries, and coastal streams with salinity up to 12 ppt, which provide adequate space for normal behavior and individual and population growth that contain one or more of the following: (a) Substrates (e.g., sand, silt, mud) suitable for the construction of burrows for reproduction; (b) Submerged and emergent aquatic vegetation, such as *Potamogeton pectinatus*, *Ruppia maritima*, *Typha latifolia*, and *Scirpus* spp., that provides protection from predators and high flow events; or (c) Presence of a sandbar(s) across the mouth of a lagoon or estuary during the late spring, summer, and fall that closes or partially closes the lagoon or estuary, thereby providing relatively stable water levels and salinity.

Distance from Project Site: 3.8 miles.



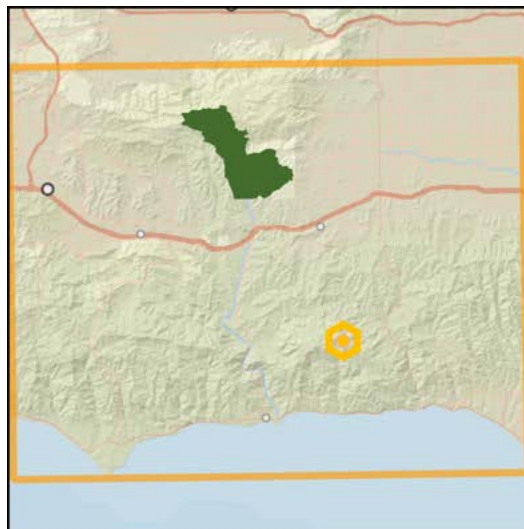
Coastal California Gnatcatcher

Poliophtila californica californica

Federal Status: Threatened
Critical Habitat Status: Final
Managing Agency: US Fish & Wildlife Service
Month & Year Designated: December 2007

Primary Constituent Elements: (1) Dynamic and successional sage scrub habitats: Venturan coastal sage scrub, Diegan coastal sage scrub, Riversidean sage scrub, maritime succulent scrub, Riversidean alluvial fan scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub in Ventura, Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties that provide space for individual and population growth, normal behavior, breeding, reproduction, nesting, dispersal and foraging; and (2) Non-sage scrub habitats such as chaparral, grassland, riparian areas, in proximity to sage scrub habitats as described for PCE 1 above that provide space for dispersal, foraging, and nesting.

Distance from Project Site: 12.8 miles.



California Red-legged Frog

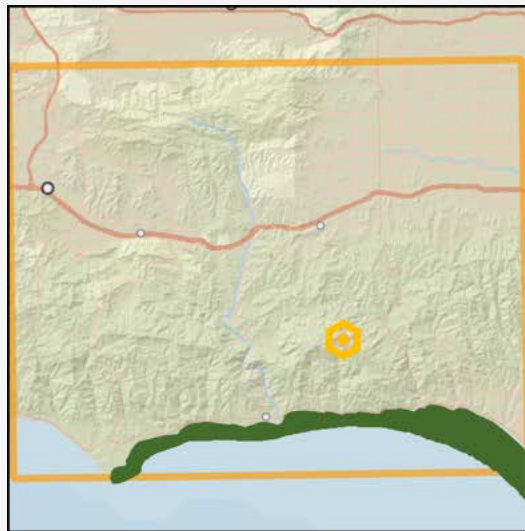
Rana draytonii

Federal Status: Threatened
Critical Habitat Status: Final
Managing Agency: US Fish & Wildlife Service
Month & Year Designated: March 2010

Primary Constituent Elements: (1) Space for individual and population growth and for normal behavior; (2) Food, water, air, light, minerals, or other nutritional or physiological requirements; (3) Cover or shelter; (4) Sites for breeding, reproduction, or rearing (or development) of offspring; and (5) Habitats that are protected from disturbance or are representative of the historical, geographical, and ecological distributions of a species.

Distance from Project Site: 6.7 miles.

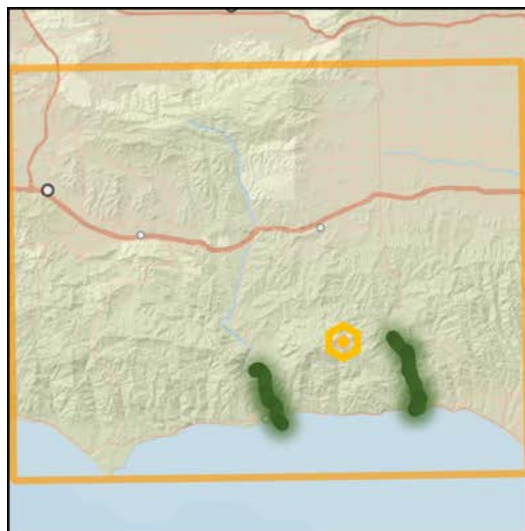




Green Sea Turtle

Chelonia mydas

Federal Status: Threatened
Critical Habitat Status: Proposed
Managing Agency: NOAA Fisheries
Month & Year Designated: July 2023
Primary Constituent Elements: N/A
Distance from Project Site: 3 miles.



Steelhead - Southern California Distinct Population Segment

Oncorhynchus mykiss pop. 10

Federal Status: Endangered
Critical Habitat Status: Final
Managing Agency: NOAA Fisheries
Month & Year Designated: September 2005
Primary Constituent Elements:
1. Freshwater spawning sites with water quantity and quality conditions and substrate supporting spawning, incubation and larval development. 2. Freshwater rearing sites with water quantity and floodplain connectivity to form and maintain physical habitat conditions and support juvenile growth and mobility; water quality and forage supporting juvenile development; and natural cover such as shade, submerged and overhanging large wood, log jams and beaver dams, aquatic vegetation, large rocks and boulders, side channels, and undercut banks. 3. Freshwater migration corridors free of obstruction with water quantity and quality conditions and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, side channels, and undercut banks supporting juvenile and adult mobility and survival. Three other elements are listed in the Federal Register notice.
Distance from Project Site: 2 miles.

Other Considerations

Mountain Lion

Mountain Lion (*Puma concolor*) was recently listed as threatened under the California Endangered Species Act. It is not, however, tracked by the CNDDDB. Regardless, Mountain Lion is known to occur in the area of the Santa Monica Mountains that the Project Site is located in and has apparently been observed by one or more neighboring property owners per the PSBS Report.

Nesting Birds

Birds – including native species protected by the California Fish and Game Code – have the potential to nest in nearly any environment, including those heavily altered by anthropogenic activity. A standard pre-construction measure to avoid adverse effects on nesting birds is provided later in this report.



Wildlife Movement

Wildlife movement corridors are important for maintaining population levels and genetic diversity. As such, effects on wildlife movement are an important consideration when discussing the natural resources of any area. At a small enough scale, any project or activity can potentially affect the movement of wildlife if any wildlife are present at all. In general, however, the term “wildlife movement corridor” means an area of habitat that is important for the movement of wildlife between larger habitat areas or cores. For the proposed Project, England|Ecology considered the following relative to the importance of lands on the Project Site for wildlife movement:

- **The South Coast Missing Linkages Project:** The South Coast Missing Linkages Project³⁴ was a 2008 inter-agency effort to identify and conserve the highest-priority linkages in the South Coast Ecoregion. The nearest linkage to the Project Site is Santa Monica - Sierra Madre located approximately 4.65 miles to the northwest.
- **The California Essential Habitat Connectivity Project:** The California Essential Habitat Connectivity Project³⁵ was a 2010 project commissioned by the California Department of Fish and Wildlife and Caltrans which identified remaining blocks of contiguous natural habitat in California (i.e., natural landscape blocks) and modeled linkages between neighboring large natural landscape blocks. The nearest linkage to the Project Site is Castro Peak/Santa Monica Mtns - Pine Mountain/Sespe Condor located approximately 2.26 miles to the northwest.
- **Direct Observations:** Currently, the Project Site is unfenced. While the proposed Project location within the Project Site is heavily disturbed, portions of the Project Site to the east are not. Because of the existing development west, east, and south of the Project Site, it is likely that most wildlife choose paths away from the proposed Project location while traversing the landscape. There are no physical barriers on-site, however, to affect wildlife movement.

Based on the above observations, the Project Site is unlikely to be important to wildlife movement; however, proposed development would provide a constraint to wildlife movement that does not currently exist.

Summary of Findings

England|Ecology reviewed 65 potentially-occurring special status wildlife taxa and determined that 14 taxa with minor sensitivity rankings have potential to occur on the Project Site. Twenty taxa were detected during England|Ecology's survey. Mountain Lion is likely present, as are an array of birds, the nests for most of which are protected by California Fish and Game Code. The Project Site has no barriers to wildlife movement, but is unlikely to be important to wildlife movement due to surrounding development.

³⁴ <http://www.scwildlands.org/>

³⁵ <https://wildlife.ca.gov/Science-Institute/Habitat-Connectivity>



Effects Analysis

CEQA describes three types of potential project effects that are pertinent to biological resources and are considered in this report:

- **Direct Effects:** Section 15064(d)(1) of the CEQA Guidelines describes a direct effect as “a physical change in the environment which is caused by and immediately related to the project.” In the context of the proposed project described in this report, direct effects include adverse effects that would occur to plants, wildlife, and vegetation communities within or immediately adjacent to the proposed Project footprint and other work areas.
- **Indirect Effects:** Section 15064(d)(2) of the CEQA Guidelines describes an indirect effect as any “physical change in the environment, which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment, in turn, causes another change in the environment, then the other change is an indirect physical change in the environment.” Indirect effects, also known as secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place. Examples of indirect effects pertinent to many development projects could include a change in drainage patterns that ultimately affect vegetation communities not otherwise affected by the project or a reduction in native wildlife species resulting from a decrease in habitat.
- **Cumulative Effects:** Section 15355 of the CEQA Guidelines describe a cumulative effect as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” The CEQA Guidelines further state the following regarding cumulative effects:
 - The individual effects may be changes resulting from a single project or a number of separate projects.
 - The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.
 - Section 15064 (h)(1) of CEQA Guidelines states that “the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable.” ‘Cumulatively considerable’ means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects”. Section 15064 (h)(2) states that “a lead agency may determine...that a project’s contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant.”

General Impression of Project Effects

Because of its location within an area of existing residential development as well as—as previously documented—fifty-plus years of disturbance, the portion of the Project Site proposed for residential construction does not have significant biological resource value despite being located within a region (the Coastal Zone of the Santa Monica Mountains) of high biological value. The primary effects of the proposed Project would be due to required fuel modification zones, which would adversely affect habitat values up to 200 feet from the proposed structure.



Given the proposed Project’s location is relatively central to existing residences, the proposed Project would not be expected to have significant indirect effects (e.g., light, noise, etc.), to the west or south, nor would it be expected to have a cumulatively considerable contribution to cumulative effects on biological resources. The analysis below will focus on direct effects except where otherwise stated.

As the Project Site is adjacent to preserved open space and the biological resources it contains, there are potential effects to those resources from excessive lighting, as well as the presentation of new glass surfaces which could pose an impact hazard to birds. In order to minimize these effects, the Applicant will implement the **Lighting** and **Exterior Glass** measures provided in the **Avoiding Significant Adverse Project Effects** section of this Assessment.

This Project Site has now been surveyed by three different firms over a period of nearly four years. As such, there should not be a need for additional surveys, including protocol level species surveys, other than as may be required to avoid adverse effects on nesting birds during construction.

Spatial Extent of Effects

Exhibit 5 (inserted at the end of this section) overlays the footprint of the proposed Project on the land cover and vegetation community mapping previously provided in **Exhibit 3** as well as the SERA habitat classifications provided in **Exhibit 4**.

Table 4 summarizes the extent of vegetation communities and land cover types within different Project components: the Project footprint (0.5 acres), fuel modification zone A (0.25 acres), fuel modification zone B (0.51 acres), fuel modification zone C (0.49 acres), and areas of the parcel for which no new effects are expected (“undeveloped Project Site acres”, 1.1 acres)³⁶.

Table 4. Vegetation Community Effects

Artificial Water Feature (SERA: N/A)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Bare Rock/Soil (SERA: H2)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Bigpod Ceanothus Chaparral (SERA: H2)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Chamise Chaparral (SERA: H2)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0.2538
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Chaparral Pea (<i>Pickeringia montana</i>) (SERA: H2HS)			
Project Footprint Acres: 0.0124			Undeveloped Project Site Acres: 0
FMZ A Acres: 0.053	FMZ B Acres: 0.0116		FMZ C Acres: 0

³⁶ As noted on Exhibit 5, England|Ecology’s resource mapping is based on County-provided parcel limits and a 200-foot buffer comprising the “Biological Study Area”. The County’s parcel limits do not match those shown on the Applicant-provided plans (which are likely the correct limits). As such, the Project impact area extends off-site relative to the County-provided limits. Current plans do not depict any off-site impacts, including fuel modification.



Disturbed: Impermeable Surface (SERA: N/A)			
Project Footprint Acres: 0.0017			Undeveloped Project Site Acres: 0.0953
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Disturbed: Permeable Surface (SERA: H3)			
Project Footprint Acres: 0.206			Undeveloped Project Site Acres: 0.0269
FMZ A Acres: 0.0731	FMZ B Acres: 0.0423		FMZ C Acres: 0
Eastwood Manzanita Chaparral (SERA: H2)			
Project Footprint Acres: 0.0006			Undeveloped Project Site Acres: 0
FMZ A Acres: 0.0169	FMZ B Acres: 0.2741		FMZ C Acres: 0.0878
Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral (SERA: H2)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0.3123
FMZ A Acres: 0	FMZ B Acres: 0.0225		FMZ C Acres: 0.1777
Landscape: Forb (SERA: H3)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Landscape: Tree & Shrub (SERA: H3)			
Project Footprint Acres: 0.0113			Undeveloped Project Site Acres: 0.1177
FMZ A Acres: 0.0222	FMZ B Acres: 0.0383		FMZ C Acres: 0.1023
Scrub Oak Chaparral (SERA: H2)			
Project Footprint Acres: 0			Undeveloped Project Site Acres: 0.0275
FMZ A Acres: 0	FMZ B Acres: 0		FMZ C Acres: 0
Upland Mustards or Star-thistle Fields (SERA: H3)			
Project Footprint Acres: 0.1412			Undeveloped Project Site Acres: 0.0066
FMZ A Acres: 0.073	FMZ B Acres: 0.0163		FMZ C Acres: 0
Wild Oats and Annual Brome Grasslands (SERA: H3)			
Project Footprint Acres: 0.008			Undeveloped Project Site Acres: 0.2156
FMZ A Acres: 0.0177	FMZ B Acres: 0.0954		FMZ C Acres: 0.114

Table 5 summarizes potential impacts in a manner similar to that requested by the County. Please note that Table 5 provides off-site impact acres of new brush thinning by estimating the extent of brush thinning off-site to the north *if* that were to occur based on the on-site lines. No fuel modification or brush thinning is shown off-site in the approved plans, which are provided in **Appendix F**. On-site acres are based on England|Ecology mapping. Off-site are based on County mapping.

Table 5. Potential SERA Habitat Category Impacts

Habitat Category	On-Site Impact Acres					Off-Site Impact Acres		
	Construction	Fuel Modification Zones			Total	Construction	Potential New Brush Thinning	Total
		A	B	C				
H1	0	0	0	0	0	0	0	
H2	0.01	0.05	0.3	0.27	0.63	0	0.72	
H2HS	0.01	0.05	0.01	0	0.07	0	0	
H3	0.49	0.2	0.2	0.22	1.11	0	0.18	
Total	0.51	0.3	0.51	0.49	1.81	0	0.9	



Effects on Candidate, Sensitive, or Special Status Species

The CEQA Guidelines require an assessment of whether the Project *will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the CDFW or USFWS.*

As discussed previously, of the 65 special status faunal taxa analyzed for this report, four were determined to be Present, two were determined to have a High potential for occurrence, eight were determined to have a Moderate potential for occurrence, seven were determined to have a Low potential for occurrence, and 44 were determined to have an occurrence potential of “None”. In addition, Mountain Lion is also present. No special status flora are expected to occur. The Project’s potential to directly affect different categories of wildlife is discussed below:

- **Invertebrates:** One special status invertebrate, Santa Monica Shieldback Katydid, has a moderate potential to occur on the Project Site. As it is associated with chaparral habitats and will use landscaping around residences, effects are expected to be minimal on this taxon, if it is present at all. no measures are required to avoid significant adverse effects on special status reptiles.
- **Fish:** No special status fish are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status fish.
- **Amphibians:** No special status amphibians are expected to occur on or adjacent to the Project Site, therefore, no measures are required to avoid significant adverse effects on special status amphibians.
- **Reptiles:** While two special status reptiles have moderate or higher potential to occur on the Project Site, these taxa are California Species of Special Concern, which is an administrative designation and carries no formal legal status³⁷. No measures are required to avoid significant adverse effects on special status reptiles.
- **Birds:** While special status birds are present or have a high potential for occurrence, those occurring and potentially occurring are: eight Birds of Conservation Concern, which are non-threatened and non-endangered taxa, while the other two are Watch List and delisted species. The Project would not be expected to cause significant new habitat impacts for these taxa, nor would it be expected to cause direct mortality because of the typical mobility of birds. Habitat for some taxa (e.g., Cooper’s Hawk, Allen’s Hummingbird, Nuttall’s Woodpecker, and Oak Titmouse) is likely to improve with proposed landscaping. If work occurs during the nesting season for most birds (generally defined as February 1 to August 31), there is potential to have significant adverse effects on birds protected by California Fish and Game Code (which is most native bird species). A **Nesting Birds** measure is described below to avoid a potentially significant direct effect on nesting birds.
- **Mammals (Except Bats):** No special status non-bat mammals from the Desktop Review are expected to occur on or adjacent to the Project Site. Mountain Lion is almost certainly present. Implementation of the proposed Project would have minor effects on habitat availability for Mountain Lion, which will sometimes enter residential properties, but mostly avoid residential areas if feasible. Because of this avoidance, regular usage of the Project Site by Mountain Lion is likely minimal. No measures are required to avoid significant adverse effects on special status non-bat mammals.

³⁷ <https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act>



- **Bats:** While one special status bat has moderate or higher potential to occur on the Project Site, this taxon is a California Species of Special Concern, which is an administrative designation and carries no formal legal status³⁸. The Project Site does not contain potential roosting areas, therefore the Project would not be expected to cause significant new habitat impacts for these taxa, and direct mortality is unlikely. The value of the Project Site for aerial foraging would not be significantly changed from its existing condition. No measures are required to avoid significant adverse effects on special status bats.

The proposed Project will not have significant direct, indirect, or cumulative effects on candidate, sensitive, or special status species.

Effects on Riparian Habitat or Other Sensitive Natural Communities

The CEQA Guidelines require an assessment of whether the Project *will have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS.*

The Project Site does not contain, nor is it adjacent to, riparian habitat or any other sensitive natural community. As such, the proposed Project will not have significant direct, indirect, or cumulative effects on riparian habitat or other sensitive natural communities.

Effects on State or Federally Protected Wetlands

The CEQA Guidelines require an assessment of whether the Project *will have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

The Project Site does not contain, nor is it adjacent to, state or federally protected wetlands. As such, the proposed Project will not have significant direct, indirect, or cumulative effects on state or federally protected wetlands.

Effects on Wildlife Movement and Nursery Sites

The CEQA Guidelines require an assessment of whether the Project *will interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.*

As stated in the LUP (page 21) *a biological issue of special concern in southern California and particularly the Santa Monica Mountains is the preservation of habitat connectivity through habitat linkages. Especially fragmentation of habitat areas, which prevents the freedom of movement that species need and once enjoyed and restricts reestablishment in other similar habitat areas.* As discussed previously, the Project Site likely has limited value for wildlife movement due to development on either side. As such, the proposed Project will not have significant direct, indirect, or cumulative effects on wildlife movement.

Any Project, even in urban environments, has the potential to adversely affect nesting by native birds whose nests are protected by California Fish and Game Code. In order to avoid significant adverse effects on nesting birds, the Applicant

³⁸ <https://wildlife.ca.gov/Conservation/SSC#394871319-how-are-sscs-addressed-under-the-california-environmental-quality-act>



will implement the **Nesting Birds** measure provided in the **Avoiding Significant Adverse Project Effects** section of this Assessment.

Effects on Local Policies or Ordinances Protecting Biological Resources

The CEQA Guidelines require an assessment of whether the Project *will conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.*

As described previously in this Assessment, the Project Site is subject to the Santa Monica Mountains LCP. While it is not feasible to go through every requirement stated within the LUP and LIP (most of which are outside of the scope of this Assessment), key requirements applicable this Assessment are discussed below.

Native Tree Protection

The Project avoids impacts to protected native trees. As discussed previously, a large oak, of undetermined species³⁹, is located on the property of the residence to the west behind a fence. A driveway is present, immediately adjacent to the tree, on that property. A driveway is proposed, where the current entrance to the Project Site is, within the tree protected zone for that tree. Further, it is likely that some of the canopy will need to be trimmed. It is unclear if this tree would be significantly affected by the proposed driveway given existing conditions where it is located.

Chaparral Pea

The Project would have direct impacts in the form of removal on Chaparral Pea plants due to construction. Others are located within the Fuel Modification Zone and could either be removed or harmed by fuel modification activities. Combined effects have the potential to impact the majority of the plant's population on-site. In order to minimize impacts on this locally-important plant, the Applicant will implement the **Chaparral Pea** measure provided in the **Avoiding Significant Adverse Project Effects** section of this Assessment.

LCP General

To the extent that any single Project component that may adversely affect biological resources has not been otherwise addressed in this Assessment, the Applicant will follow all guidance of the County and LCP as described in the **Local Coastal Program** measure provided in the **Avoiding Significant Adverse Project Effects** section of this Assessment.

Effects on the Provisions of an Adopted Habitat Conservation Plan

The CEQA Guidelines require an assessment of whether the Project *will conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan.*

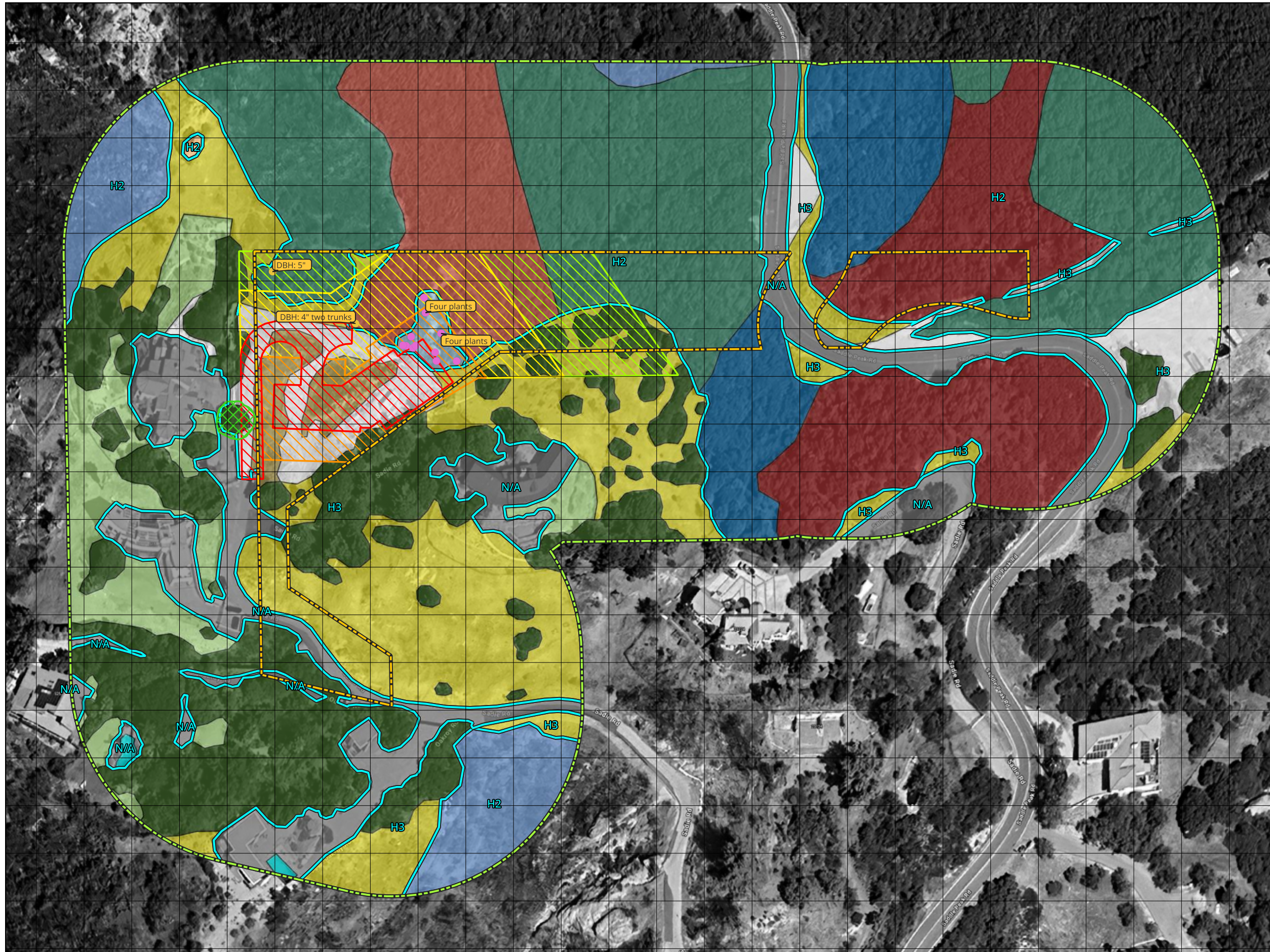
There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans within which the Project Site is located. As such, the proposed Project will not conflict with an adopted habitat conservation plan.

³⁹ This oak was not examined in detail during England|Ecology's survey as it was off-site and thought to not be of issue to this Assessment. Potential effects on this oak were questioned by the County biologist during review.



Exhibit 5. Potential Vegetation Effects

555 Sadie Road



NOTE: The Project Site Boundary is per County Assessor GIS parcel data. This boundary does not quite match the development plans. Impact limits were mapped based on a client-provided plan map that also showed aerial photography. That map was georectified, in order to properly place impact limits as depicted in the plans, which go outside of the County-mapped parcel boundary to the west and south.

- Project Site Boundary
 - Biological Study Area
 - Project Footprint
 - Fuel Modification Zone A
 - Fuel Modification Zone B
 - Fuel Modification Zone C
 - SERA Vegetation Categories
 - Tree Protected Zone (Off-Site Oak)
- Notable Plants**
- California Live Oak (*Quercus agrifolia*)
 - Chaparral Pea (*Pickeringia montana*)
- Vegetation**
- Artificial Water Feature
 - Bare Rock/Soil
 - Bigpod Ceanothus Chaparral (G4, S4)
 - Chamise Chaparral (G5, S5)
 - Chaparral Pea (*Pickeringia montana*)
 - Disturbed: Impermeable Surface
 - Disturbed: Permeable Surface
 - Eastwood Manzanita Chaparral (G4, S4)
 - Holly Leaf Cherry – Toyon – Greenbark Ceanothus Chaparral (G5, S4)
 - Landscape: Forb
 - Landscape: Tree & Shrub
 - Scrub Oak Chaparral (G4, S4)
 - Upland Mustards or Star-thistle Fields (GNA, SNA)
 - Wild Oats and Annual Brome Grasslands (GNA, SNA)

Map Scale: 1:1223
 Reference Grid Overlay: 50 feet
 Coordinate System: EPSG 3310
 Base Map: Google
 Off-site areas may not have been directly observed and were mapped based on distant binocular observation and inferences from aerial photography.



Avoiding Significant Adverse Project Effects

In order to avoid significant adverse effects on biological resources the Applicant will ensure the following measures are implemented:

- **Lighting⁴⁰:** the Applicant shall submit, for the review and approval of the County, plans to protect the adjacent protected open space from light generated by the Project. All lighting shall be directed and shielded so that light is directed away from the adjacent open space. Furthermore, no skyward-casting lighting shall be used. The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting. The Lighting Plan shall implement the following restrictions to exterior, night lighting that is allowed on the Project Site:
 - The minimum necessary to light walkways used for entry and exit to the structures, including parking areas, on the Project Site. This lighting shall be limited to fixtures that are directed downward and shall use bulbs that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the County.
 - Security lighting attached to the residence controlled by motion detectors and is limited to 60 watts, or the equivalent.
 - The minimum lighting necessary for safe vehicular use of the driveway. The lighting shall be limited to 60 watts, or the equivalent.
 - No lighting around the perimeter of the Project Site or for additional aesthetic purposes shall be allowed.
- **Bird Strike Prevention⁴¹:** Final architectural plans shall depict the location, design, height and materials of deck railings, fences, screen walls and gates.
 - Deck railing systems, fences, screen walls and gates on the Project Site shall use materials designed to minimize bird-strikes with the deck railing, fence, or gate. Such materials may consist, all or in part, of wood, wrought iron, frosted or partially-frosted glass, or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass, reflective glass, or Plexiglas shall not be installed. All materials shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications.
 - Exterior windows facing toward the north and east shall have a bird window collision threat factor less than or equal to 30, as established by the American Bird Conservancy⁴².
- **Nesting Birds:** To comply with the Migratory Bird Treaty Act and California Fish and Game Code, a pre-construction survey for nesting birds by a qualified biologist will take place within 300 feet of all project work areas within one week of the commencement of project infrastructure construction if work occurs during the nesting bird season, which is generally accepted as February 1 to August 31. To avoid potential take under the Migratory Bird Treaty Act, construction activities should not take place in the vicinity of any active bird nests. The

⁴⁰ Modified from a standard measure used by the Coastal Commission for Coastal Development Permits.

⁴¹ Modified from a standard measure used by the Coastal Commission for Coastal Development Permits.

⁴² <https://abcbirds.org/strategies/testing-research/>



recommended construction buffer zone around active bird nests varies by species and would need to be determined on an individual basis based on the opinion of the surveying biologist as agreed upon by the California Department of Fish and Wildlife.

- **Chaparral Pea:** Prior to construction, the Applicant will retain the services of a landscape contractor qualified to work with native plants (or, alternatively, the Applicant's preferred contractor can utilize a qualified botanist) and who is familiar with the ecology of Chaparral Pea. They will consider the feasibility of relocating directly-impacted Chaparral Pea plants, to either within fuel modification zones that can harbor native plants, or outside of fuel modification zones or other brush clearance areas. If this is not feasible, propagation would be the alternative⁴³. New plants and plants not directly impacted will be incorporated into the landscape design and managed to ensure long-term survivability at 2:1 ratio. These locations are to be provided to the County on the landscape plan for approval. Management includes avoiding irrigation on established plants, and prohibiting the planting of species that could shade or otherwise negatively impact Chaparral Pea. The plants should be maintained with small signs connoting their importance so as to minimize the likelihood Chaparral Pea will be impacted during post-occupancy use of the Project Site.
- **Local Coastal Program:** If a particular Project component may affect biological resources in a manner that is not otherwise addressed by the measures stated above, implementation of that Project component will be consistent with applicable measures in the Santa Monica Mountains LCP guidance documents.

⁴³ [https://calscape.org/Pickeringia-montana-\(Chaparral-Pea\)](https://calscape.org/Pickeringia-montana-(Chaparral-Pea))



Appendix A. Floral & Faunal Compendia

Inserted after this cover page is a database-generated report summarizing plant and wildlife observations.



Floral and Faunal Compendia

555 Sadie Road

This database-generated report summarizes the plant and wildlife taxa detected during the survey conducted by England|Ecology. Documented were 27 plant taxa and 20 wildlife taxa, the latter including no amphibian, one reptile, 18 bird, and one mammal detections. Landscape plantings are not included unless of potential biological importance.

The data presented here were collected in the field using the QField app on an iPhone 17 Pro. After fieldwork was completed, data were synced to QGIS desktop. All taxonomy and nomenclature follows NatureServe. This report was generated using QGIS 3.40.



Taxon Group	Common Name	Scientific Name	Abundance	Phenology	Global Rank	State Rank	FESA	CESA	CRPR	Notes
Dicots	Laurel Sumac	<i>Malosma laurina</i>	Common	Vegetative	G4	—	—	—	—	—
Dicots	Narrowleaf Milkweed	<i>Asclepias fascicularis</i>	Uncommon	Dormant	G5	—	—	—	—	—
Dicots	Flat-spine Bursage	<i>Ambrosia acanthicarpa</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Maltese Star-thistle	<i>Centaurea melitensis</i>	Common	Vegetative	GNR	—	—	—	—	—
Dicots	Sawtooth Bristleweed	<i>Hazardia squarrosa</i>	Common	Vegetative	G5	—	—	—	—	—
Dicots	Telegraphweed	<i>Heterotheca grandiflora</i>	Common	Flowering	G4	—	—	—	—	—
Dicots	Cliff Desert-dandelion	<i>Malacothrix saxatilis</i>	Uncommon	Flowering	G5	—	—	—	—	—
Dicots	Wright's Cudweed	<i>Pseudognaphalium canescens</i> ssp. <i>microcephalum</i>	Uncommon	Vegetative	TNR	—	—	—	—	—
Dicots	Black Mustard	<i>Brassica nigra</i>	Common	Vegetative	GNR	—	—	—	—	—
Dicots	Island False Bindweed	<i>Calystegia macrostegia</i>	Common	Vegetative	G4	—	—	—	—	—
Dicots	Cucamonga Manroot	<i>Marah macrocarpus</i>	Common	Dormant	G4	—	—	—	—	—
Dicots	Eastwood's Manzanita	<i>Arctostaphylos glandulosa</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Western Bird's-foot-trefoil	<i>Lotus scoparius</i>	Common	Vegetative	G5	—	—	—	—	—
Dicots	Stingaree-bush	<i>Pickeringia montana</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	California Live Oak	<i>Quercus agrifolia</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	California Scrub Oak	<i>Quercus berberidifolia</i>	Common	Vegetative	G5	—	—	—	—	—
Dicots	Black Sage	<i>Salvia mellifera</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Hummingbird-trumpet	<i>Epilobium canum</i>	Uncommon	Flowering	G5	—	—	—	—	—
Dicots	Longstem Buckwheat	<i>Eriogonum elongatum</i>	Uncommon	Flowering	G3	—	—	—	—	—
Dicots	California Buckwheat	<i>Eriogonum fasciculatum</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Big-pod Whitethorn	<i>Ceanothus megacarpus</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Greenbark Whitethorn	<i>Ceanothus spinosus</i>	Uncommon	Vegetative	G4	—	—	—	—	—
Dicots	Common Chamise	<i>Adenostoma fasciculatum</i>	Common	Vegetative	G5	—	—	—	—	—
Dicots	Colorado Birchleaf Mountain-mahogany	<i>Cercocarpus montanus</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Toyon	<i>Heteromeles arbutifolia</i>	Uncommon	Vegetative	G5	—	—	—	—	—
Dicots	Tree Tobacco	<i>Nicotiana glauca</i>	Common	Vegetative	GNR	—	—	—	—	—
Monocots	Smilo Grass	<i>Piptatherum miliaceum</i>	Common	Vegetative	GNR	—	—	—	—	—



Taxon Group	Common Name	Scientific Name	Max Count	Detection Type	Global Rank	State Rank	FESA	CESA	CDFW	Notes
Reptiles	Western Fence Lizard	Sceloporus occidentalis	1	Observed	G5	—	—	—	—	—
Birds	Cooper's Hawk	Accipiter cooperii	1	Observed	G5	S4	—	—	WL	—
Birds	Mourning Dove	Zenaida macroura	6	Observed	G5	—	—	—	—	—
Birds	Anna's Hummingbird	Calypte anna	3	Observed	G5	—	—	—	—	—
Birds	Northern Flicker	Colaptes auratus	—	Heard Only	G5	—	—	—	—	—
Birds	California Scrub Jay	Aphelocoma californica	8	Observed	G5	—	—	—	—	—
Birds	Common Raven	Corvus corax	4	Fly-over	G5	—	—	—	—	—
Birds	Oak Titmouse	Baeolophus inornatus	—	Heard Only	G4	—	—	—	—	—
Birds	Bewick's Wren	Thryomanes bewickii	—	Heard Only	G5	—	—	—	—	—
Birds	Ruby-crowned Kinglet	Corthylio calendula	—	Heard Only	G5	—	—	—	—	—
Birds	Hermit Thrush	Catharus guttatus	—	Heard Only	G5	—	—	—	—	—
Birds	Wrentit	Chamaea fasciata	—	Heard Only	G5	—	—	—	—	—
Birds	Yellow-rumped Warbler	Setophaga coronata	20	Observed	G5	—	—	—	—	—
Birds	California Towhee	Melospiza crissalis	4	Observed	G4	—	—	—	—	—
Birds	Spotted Towhee	Pipilo maculatus	2	Observed	G5	—	—	—	—	—
Birds	Dark-eyed Junco	Junco hyemalis	12	Observed	G5	—	—	—	—	—
Birds	House Finch	Haemorhous mexicanus	10	Observed	G5	—	—	—	—	—
Birds	Pine Siskin	Spinus pinus	4	Fly-over	G5	—	—	—	—	—
Birds	Lesser Goldfinch	Spinus psaltria	10	Fly-over	G5	—	—	—	—	—
Mammals	Botta's Pocket Gopher	Thomomys bottae	—	Sign	G5	—	—	—	—	—



Appendix B. Desktop Review of Special Status Biological Resources

Inserted after this cover page is a database-generated report summarizing the results of England|Ecology's desktop review of special status biological resources.

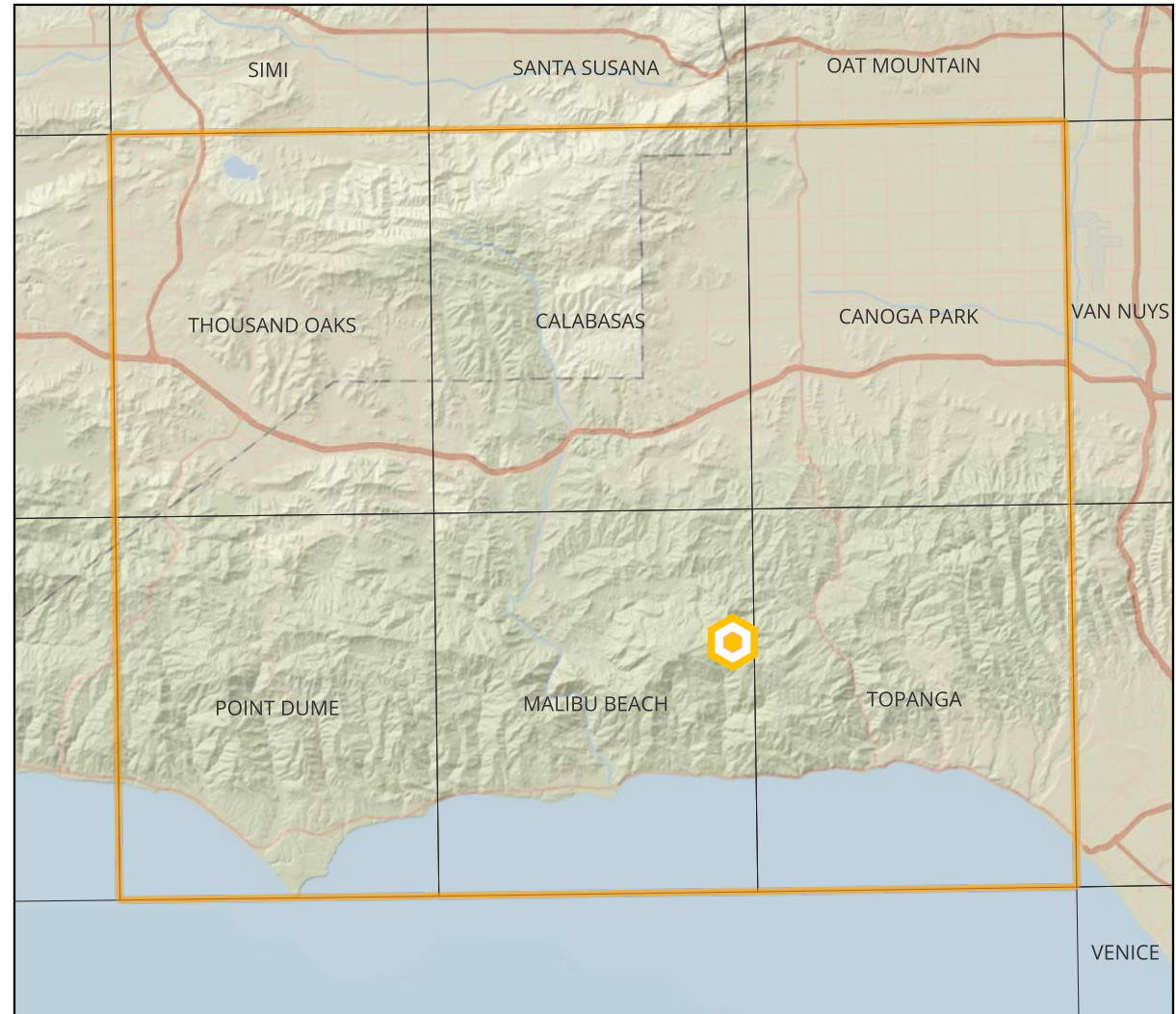


Desktop Review of Special Status Biological Resources

555 Sadie Road

This database-generated report summarizes the potential for occurrence of sensitive vegetation communities and special status flora and fauna based on known occurrences within a Regional Study Area that includes the USGS 7.5-minute quadrangle the Project Site is located in (Malibu Beach), as well as the adjoining quadrangles: Calabasas, Canoga Park, Point Dume, Thousand Oaks, and Topanga. A map of the Regional Study Area is provided below.

The desktop analysis resulted in 430 records from the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB), 52 records from the California Native Plant Society's Rare Plant Inventory, 9 records of critical habitat designated under the Federal Endangered Species Act, and 40 records from the US Fish & Wildlife Service's Information for Planning and Consultation (IPaC) database. This report was generated using QGIS 3.40.



Vegetation Communities

The section of the report summarizes the potential for occurrence on the Project Site of 8 sensitive vegetation communities documented within the CNDDDB as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Group

A logical grouping of vegetation community types applied by the CNDDDB.

Community

The vegetation community or wildlife habitat mapped by the CNDDDB. Currently, the CNDDDB uses Holland (1986) for communities, which is considered an out-of-date classification system not otherwise used by CDFW.

State Rank

A numbered sensitivity standard created by NatureServe and adopted by most state agencies, including CDFW. Most important are S1 (Critically Imperiled), S2 (Imperiled), and S3 (Vulnerable).

CNDDB

The number of CNDDDB records for that vegetation community or habitat in the Regional Study Area.

Occurrence

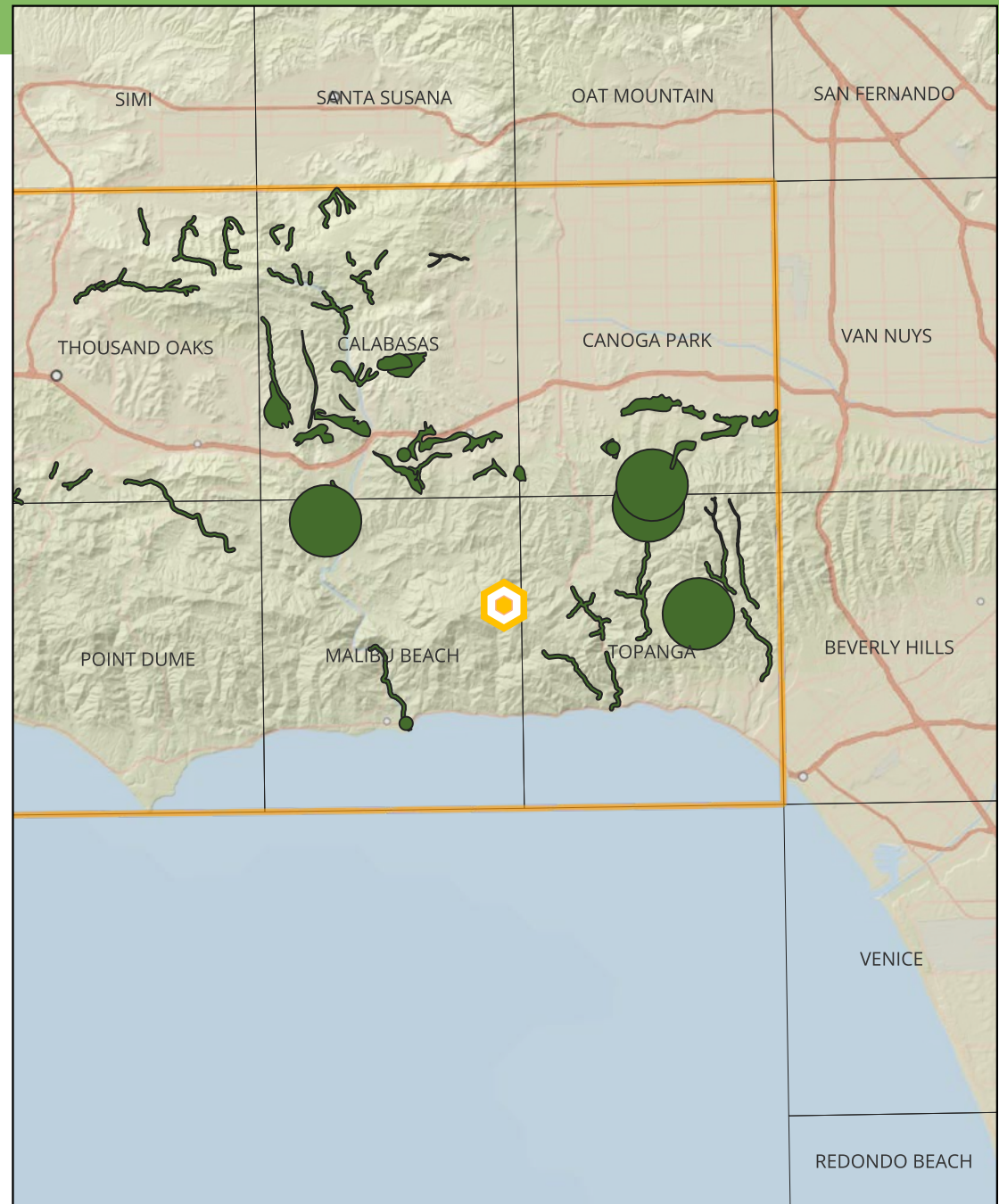
The expectation that community could occur on the Project Site. This is usually either "Present" or "None" if a survey has been completed, as communities are observable.

Impact

The potential that implementation of the Project would impact that community.

Notes

Clarifying notes, if any are needed.



Group	Community	State Rank	CNDDB	Occurrence	Impact	Notes
Inland Waters	Southern California Coastal Lagoon	SNR	1	None	None	—
Inland Waters	Southern California Steelhead Stream	SNR	1	None	None	—
Herbaceous	Valley Needlegrass Grassland	S3.1	1	None	None	—
Marsh	Southern Coastal Salt Marsh	S2.1	1	None	None	—
Riparian	Southern Coast Live Oak Riparian Forest	S4	15	None	None	—
Riparian	Southern Sycamore Alder Riparian Woodland	S4	17	None	None	—
Woodland	Valley Oak Woodland	S2.1	10	None	None	—
Woodland	California Walnut Woodland	S2.1	8	None	None	—

The section of the report summarizes the potential for occurrence on the Project Site of 40 special status flora taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. For special status plants, the taxonomy is consistent with that used by the California Native Plant Society (CNPS).

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CNPS (CNPS Rare Plant Inventory), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for plants includes its California Rare Plant Rank (CRPR) from CNPS, status - if any - under the federal and state Endangered Species Acts, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat and blooming period of the taxon directly from the CNPS database.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. "Range" includes the distribution of modern records (e.g., iNaturalist and Calflora) and elevation. Options are Yes or No.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

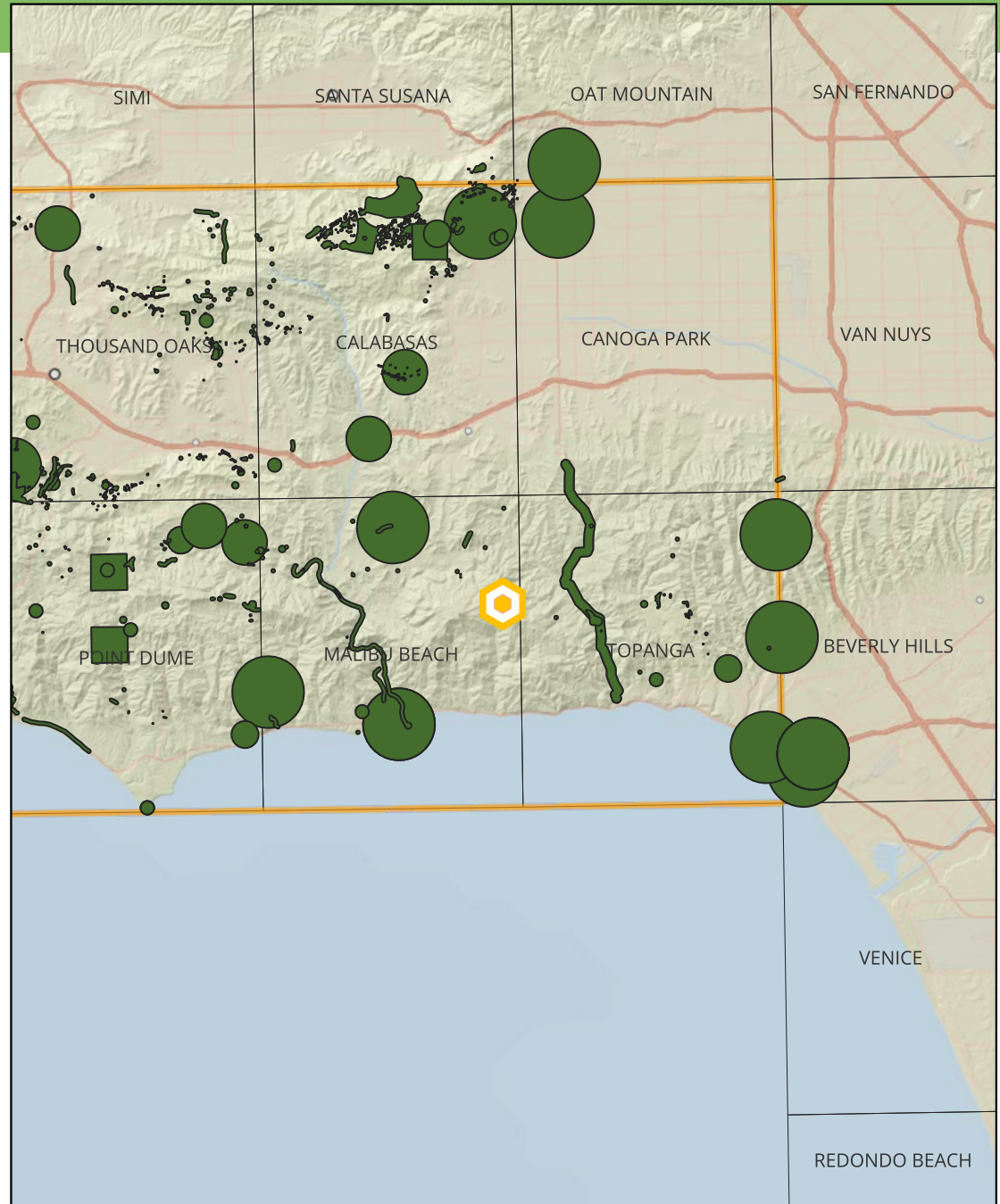
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
California Screw Moss (<i>Tortula californica</i>)	CNDDB(1), CNPS	CRPR 1B.2, S2?	Chenopod scrub, Valley and foothill grassland (Sandy) from 35-4790ft.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 28 California records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Plummer's Baccharis (<i>Baccharis plummerae</i> ssp. <i>plummerae</i>)	CNPS	CRPR 4.3, S3	Broadleafed upland forest, Chaparral, Cismontane woodland, Coastal scrub (Rocky) from 15-1395ft. Blooms May-Oct.	Yes	N/A	None	None	Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Malibu Baccharis (<i>Baccharis malibuensis</i>)	CNDDB(10), CNPS	CRPR 1B.1, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland from 490-1000ft. Blooms Aug.	Yes	N/A	None	None	Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Santa Susana Tarplant (<i>Deinandra minthornii</i>)	CNDDB(25), CNPS	CRPR 1B.2, CR, S2	Chaparral, Coastal scrub (Rocky) from 920-2495ft. Blooms Jul-Nov.	Yes	None	None	None	—
Decumbent Goldenbush (<i>Isocoma menziesii</i> var. <i>decumbens</i>)	CNDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub (often disturbed areas, sandy) from 35-820ft. Blooms Apr-Nov.	Yes	N/A	None	None	Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coulter's Goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	CNDDB(2), CNPS	CRPR 1B.1, S2	Marshes and swamps (coastal salt), Playas, Vernal pools from 5-4005ft. Blooms Feb-Jun.	Yes	None	None	None	—
Lyon's Pentachaeta (<i>Pentachaeta lyonii</i>)	CNDDB(26), CNPS, IPaC, CH	CRPR 1B.1, FE, CE, S1	Chaparral (openings), Coastal scrub, Valley and foothill grassland (Clay, Rocky) from 100-2265ft. Blooms (Feb)Mar-Aug.	Yes	Medium	None	None	Project Site is outside of elevation range of taxon. Potential critical habitat is located 6.4 miles to the west. Would have been detected during surveys if present, at least within the direct impact area.
Chaparral Ragwort (<i>Senecio aphanactis</i>)	CNDDB(2), CNPS	CRPR 1B.2, S2	Chaparral, Cismontane woodland, Coastal scrub (Alkaline (sometimes)) from 50-2625ft. Blooms Jan-Apr(May).	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 316 California records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nevin's Barberrry (<i>Berberis nevinii</i>)	, IPaC	CRPR 1B.1, FE, CE, S1	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2705ft. Blooms (Feb)Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 131 California records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Beach Spectaclepod (<i>Dithyrea maritima</i>)	CNDDB(1), CNPS	CRPR 1B.1, CT, S1	Coastal dunes, Coastal scrub (sandy) from 10-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 71 California records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marsh Sandwort (<i>Arenaria paludicola</i>)	, IPaC	CRPR 1B.1, FE, CE, S1	Marshes and swamps (brackish, freshwater) (Openings, Sandy) from 10-560ft. Blooms May-Aug.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 34 California records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Coulter's Saltbush (<i>Atriplex coulteri</i>)	CNDDDB(4), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland (Alkaline (sometimes), Clay (sometimes)) from 10-1510ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 100 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
South Coast Saltscale (<i>Atriplex pacifica</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas from 0-460ft. Blooms Mar-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 183 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Parish's Brittscale (<i>Atriplex parishii</i>)	CNDDDB(1), CNPS	CRPR 1B.1, S1	Chenopod scrub, Playas, Vernal pools (Alkaline) from 80-6235ft. Blooms Jun-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 28 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Davidson's Saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S1	Coastal bluff scrub, Coastal scrub (Alkaline) from 35-655ft. Blooms Apr-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 30 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Conejo Dudleya (<i>Dudleya parva</i>)	CNDDDB(1), CNPS	CRPR 1B.2, FT, S1	Coastal scrub, Valley and foothill grassland (Clay (sometimes), Gravelly (sometimes), Rocky (sometimes), Volcanic (sometimes)) from 195-1475ft. Blooms May-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Blochman's Dudleya (<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>)	CNDDDB(4), CNPS	CRPR 1B.1, S2	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland (Clay (often), Rocky, Serpentine) from 15-1475ft. Blooms Apr-Jun.	Yes	N/A	None	None	Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Marcrescent Dudleya (<i>Dudleya cymosa</i> ssp. <i>marcescens</i>)	CNDDDB(7), CNPS, IPaC	CRPR 1B.2, FT, CR, S2	Chaparral (Rocky, Volcanic) from 490-1705ft. Blooms Apr-Jul.	Yes	None	None	None	Project Site is outside of elevation range of taxon.
Santa Monica Dudleya (<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>)	CNDDDB(2), CNPS, IPaC	CRPR 1B.1, FT, S1	Chaparral, Coastal scrub (Rocky, Volcanic (sometimes)) from 490-5495ft. Blooms Mar-Jun.	Yes	None	None	None	—
Agoura Hills Dudleya (<i>Dudleya cymosa</i> ssp. <i>agourensis</i>)	CNDDDB(8), CNPS	CRPR 1B.2, FT, S1	Chaparral, Cismontane woodland (Rocky, Volcanic) from 655-1640ft. Blooms May-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 15 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Many-stemmed Dudleya (<i>Dudleya multicaulis</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Clay (often)) from 50-2590ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 73 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Braunton's Milk-vetch (<i>Astragalus brauntonii</i>)	CNDDB(42), CNPS, IPaC, CH	CRPR 1B.1, FE, S2	Chaparral, Coastal scrub, Valley and foothill grassland (Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)) from 15-2100ft. Blooms Jan-Aug.	Yes	Medium	None	None	Project Site is outside of elevation range of taxon. Potential critical habitat is located 3.9 miles to the east. Occurs in disturbed areas, including post-fire where England Ecology has found it on other residential properties in the Palisades Fire burn area. Easily detectable and was not present during surveys.
Ventura Marsh Milk-vetch (<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal dunes, Coastal scrub, Marshes and swamps (edges, coastal salt, brackish) from 5-115ft. Blooms (Jun)Aug-Oct.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 17 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Coastal Dunes Milk-vetch (<i>Astragalus tener</i> var. <i>titi</i>)	CNDDB(1), CNPS	CRPR 1B.1, FE, CE, S1	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic) (Mesic (often), Vernally Mesic (often)) from 5-165ft. Blooms Mar-May.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 22 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Nuttall's Scrub Oak (<i>Quercus dumosa</i>)	CNDDB(1), CNPS	CRPR 1B.1, S3	Chaparral, Closed-cone coniferous forest, Coastal scrub (Clay, Loam, Sandy) from 50-1310ft. Blooms Feb-Apr(May-Aug).	Yes	N/A	None	None	Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Fragrant Pitcher Sage (<i>Lepechinia fragrans</i>)	CNPS	CRPR 4.2, S3	Chaparral from 65-4300ft. Blooms Mar-Oct.	Yes	High	None	None	Would have been detected during surveys if present, at least within the direct impact area.
White-veined Monardella (<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>)	CNDDB(3), CNPS	CRPR 1B.3, S3	Chaparral, Cismontane woodland from 165-5005ft. Blooms (Apr)May-Aug(Sep-Dec).	Yes	Medium	None	None	Would have been detected during surveys if present, at least within the direct impact area.
Salt Spring Checkerbloom (<i>Sidalcea neomexicana</i>)	CNDDB(1), CNPS	CRPR 2B.2, S2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas (Alkaline, Mesic) from 50-5020ft. Blooms Mar-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
San Fernando Valley Spineflower (<i>Chorizanthe parryi</i> var. <i>fernandina</i>)	CNDDB(2), CNPS	CRPR 1B.1, CE, S1	Coastal scrub (sandy), Valley and foothill grassland from 490-4005ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 64 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Parry's Spineflower (<i>Chorizanthe parryi</i> var. <i>parryi</i>)	CNDDB(1), CNPS	CRPR 1B.1, S2	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland (Openings, Rocky (sometimes), Sandy (sometimes)) from 900-4005ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 286 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Conejo Buckwheat (<i>Eriogonum crocatum</i>)	CNDDDB(1), CNPS	CRPR 1B.2, CR, S1	Chaparral, Coastal scrub, Valley and foothill grassland (Rocky, Volcanic) from 165-1905ft. Blooms Apr-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 159 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Spreading Navarretia (<i>Navarretia fossalis</i>)	, IPaC	CRPR 1B.1, FT, S2	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools from 100-2150ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 87 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Ojai Navarretia (<i>Navarretia ojaiensis</i>)	CNDDDB(7), CNPS	CRPR 1B.1, S2	Chaparral (openings), Coastal scrub (openings), Valley and foothill grassland from 900-2035ft. Blooms May-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Dune Larkspur (<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>)	CNDDDB(1), CNPS	CRPR 1B.2, S2	Chaparral (maritime), Coastal dunes from 0-655ft. Blooms Apr-Jun.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 81 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Mesa Horkelia (<i>Horkelia cuneata</i> var. <i>puberula</i>)	CNDDDB(2), CNPS	CRPR 1B.1, S1	Chaparral (maritime), Cismontane woodland, Coastal scrub (Gravelly (sometimes), Sandy (sometimes)) from 230-2660ft. Blooms Feb-Jul(Sep).	Yes	Low	None	None	—
Salt Marsh Bird's-beak (<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>)	CNDDDB(1), CNPS, IPaC	CRPR 1B.2, FE, CE, S1	Coastal dunes, Marshes and swamps (coastal salt) from 0-100ft. Blooms May-Oct(Nov).	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 27 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Chaparral Nolina (<i>Nolina cismontana</i>)	CNDDDB(9), CNPS	CRPR 1B.2, S3	Chaparral, Coastal scrub (Gabbroic (sometimes), Sandstone (sometimes)) from 460-4185ft. Blooms (Mar)May-Jul.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 174 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.
Slender Mariposa-lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>)	CNDDDB(9), CNPS	CRPR 1B.2, S2S3	Chaparral, Coastal scrub, Valley and foothill grassland from 1050-3280ft. Blooms Mar-Jun(Nov).	Yes	Medium	None	None	—
California Orcutt Grass (<i>Orcuttia californica</i>)	CNPS, IPaC	CRPR 1B.1, FE, CE, S1	Vernal pools from 50-2165ft. Blooms Apr-Aug.	No	N/A	None	None	Project Site is outside of elevation range of taxon. Project Site is outside of expected geographic range based on assessment of 153 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Sonoran Maiden Fern (<i>Pelazoneuron puberulum</i> var. <i>sonorense</i>)	CNDDB(2), CNPS	CRPR 2B.2, S2	Meadows and seeps (seeps, streams) from 165-2000ft. Blooms Jan-Sep.	No	N/A	None	None	Project Site is outside of expected geographic range based on assessment of 44 Calflora records. Habitat suitability not assessed when Project Site is not within elevation or geographic range of taxon.

The section of the report summarizes the potential for occurrence on the Project Site of 14 special status invertebrate taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

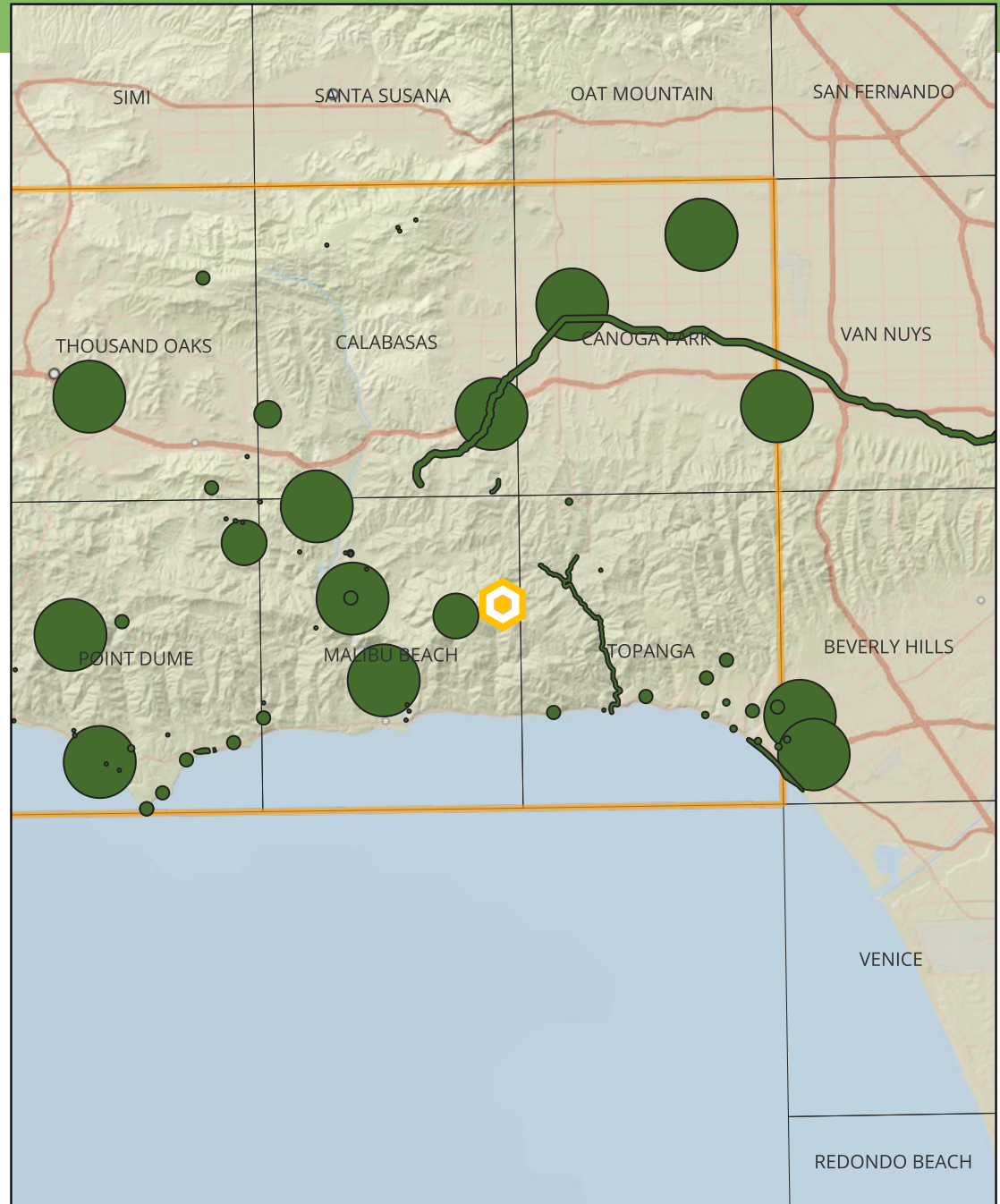
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Vernal Pool Fairy Shrimp (<i>Branchinecta lynchi</i>)	IPaC	FT, S3	ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MOUNTAINS, AND SOUTH COAST MOUNTAINS, IN ASTATIC RAIN-FILLED POOLS. INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.	No	N/A	None	None	Range assessment based on 1104 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Riverside Fairy Shrimp (<i>Streptocephalus woottoni</i>)	CH, IPaC	FE, S2	ENDEMIC TO WESTERN RIVERSIDE, ORANGE, AND SAN DIEGO COUNTIES IN AREAS OF TECTONIC SWALES/EARTH SLUMP BASINS IN GRASSLAND AND COASTAL SAGE SCRUB. INHABIT SEASONALLY ASTATIC POOLS FILLED BY WINTER/SPRING RAINS. HATCH IN WARM WATER LATER IN THE SEASON.	No	N/A	None	None	Range assessment based on 24 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pacific Hairy-necked Tiger Beetle (<i>Cicindela hirticollis gravida</i>)	CNDDDB(1)	S2	INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO. CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	No	N/A	None	None	Range assessment based on 292 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Globose Dune Beetle (<i>Coelus globosus</i>)	CNDDDB(2)	S1S2	INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO. INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.	No	N/A	None	None	Range assessment based on 300 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wawona Riffle Beetle (<i>Atractelmis wawona</i>)	CNDDDB(1)	S1S2	AQUATIC; FOUND IN RIFFLES OF RAPID, SMALL TO MEDIUM CLEAR MOUNTAIN STREAMS; 2000-5000 FT ELEV. STRONG PREFERENCE FOR INHABITING SUBMERGED AQUATIC MOSSES.	No	N/A	None	None	Range based on buffer of CNDDDB records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
American Bumble Bee (<i>Bombus pensylvanicus</i>)	CNDDDB(20)	S2	LONG-TONGUED; FORAGES ON A WIDE VARIETY OF FLOWERS INCLUDING VETCHES (VICIA), CLOVERS (TRIFOLIUM), THISTLES (CIRSIIUM), SUNFLOWERS (HELIANTHUS), ETC. NESTS ABOVE GROUND UNDER LONG GRASS OR UNDERGROUND. QUEENS OVERWINTER IN ROTTEN WOOD OR UNDERGROUND.	Yes	Low	Low	None	—
Crotch's Bumble Bee (<i>Bombus crotchii</i>)	CNDDDB(19)	CCE, S2	COASTAL CALIFORNIA EAST TO THE SIERRA-CASCADE CREST AND SOUTH INTO MEXICO. FOOD PLANT GENERA INCLUDE ANTIRRHINUM, PHACELIA, CLARKIA, DENDROMECON, ESCHSCHOLZIA, AND ERIOGONUM.	Yes	Low	Low	None	Has been reported throughout the Santa Monica Mountains, however, unlikely to be present on Project Site due to lack of intact grassland habitat and food plants.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Busk's Gall Moth (<i>Eugnosta busckana</i>)	CNDDB(1)	S2S3	COASTAL SOUTHERN CALIFORNIA. TINY MICRO-MOTH (1 CM) WITH LARVA FORMING GALLS ON HOST PLANT ENCELIA CALIFORNICA (CALIFORNIA BRITTLEBUSH). ADULT FLIGHT PERIOD IS DURING WINTER, GENERALLY FROM NOVEMBER TO FEBRUARY, AND HAVE BEEN REPORTED AT UV LIGHTS AND PORCH LIGHTS.	Yes	Low	Low	None	—
Quino Checkerspot (<i>Euphydryas editha quino</i>)	CNDDB(2)	FE, CCE, S1S2	SUNNY OPENINGS WITHIN CHAPARRAL AND COASTAL SAGE SHRUBLANDS IN PARTS OF RIVERSIDE AND SAN DIEGO COUNTIES. HILLS AND MESAS NEAR THE COAST. NEED HIGH DENSITIES OF FOOD PLANTS PLANTAGO ERECTA, P. INSULARIS, AND ORTHOCARPUS PURPURESCENS.	No	N/A	None	None	Range assessment based on 452 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Monarch (<i>Danaus plexippus</i> pop. 1)	CNDDB(16), IPaC	FPT, S2	WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO. ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.	Yes	None	None	None	—
Santa Monica Shieldback Katydid (<i>Aglaothorax longipennis</i>)	CNDDB(1)	S1S2	OCCUR NOCTURNALLY IN CHAPARRAL AND CANYON STREAM BOTTOM VEGETATION, IN THE SANTA MONICA MTNS OF SOUTHERN CALIFORNIA. INHABIT INTRODUCED ICEPLANT AND NATIVE CHAPARRAL PLANTS.	Yes	Medium	Moderate	Low	—
Santa Monica Grasshopper (<i>Trimerotropis occidentiloides</i>)	CNDDB(2)	S2	KNOWN ONLY FROM THE SANTA MONICA MOUNTAINS. FOUND ON BARE HILLSIDES AND ALONG DIRT TRAILS IN CHAPARRAL.	No	N/A	None	None	Range based on buffer of CNDDB records. Only occurs in the Santa Monica Mountains. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Gertsch's Socalchemmis Spider (<i>Socalchemmis gertschi</i>)	CNDDB(2)	S1	KNOWN FROM ONLY 2 LOCALITIES IN LOS ANGELES COUNTY: BRENTWOOD (TYPE LOCALITY) AND TOPANGA CANYON.	No	N/A	None	None	Range assessment based on 3 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Ridged Mussel (<i>Gonidea angulata</i>)	CNDDB(1)	S2	PRIMARILY CREEKS AND RIVERS AND LESS OFTEN LAKES. ORIGINALLY IN MOST OF STATE, NOW EXTIRPATED FROM CENTRAL AND SOUTHERN CALIFORNIA.	No	N/A	None	None	Originally found in most of state. Now extirpated from central and southern California. Habitat suitability not assessed when Project Site is not within geographic range of taxon.

The section of the report summarizes the potential for occurrence on the Project Site of 3 special status fish taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

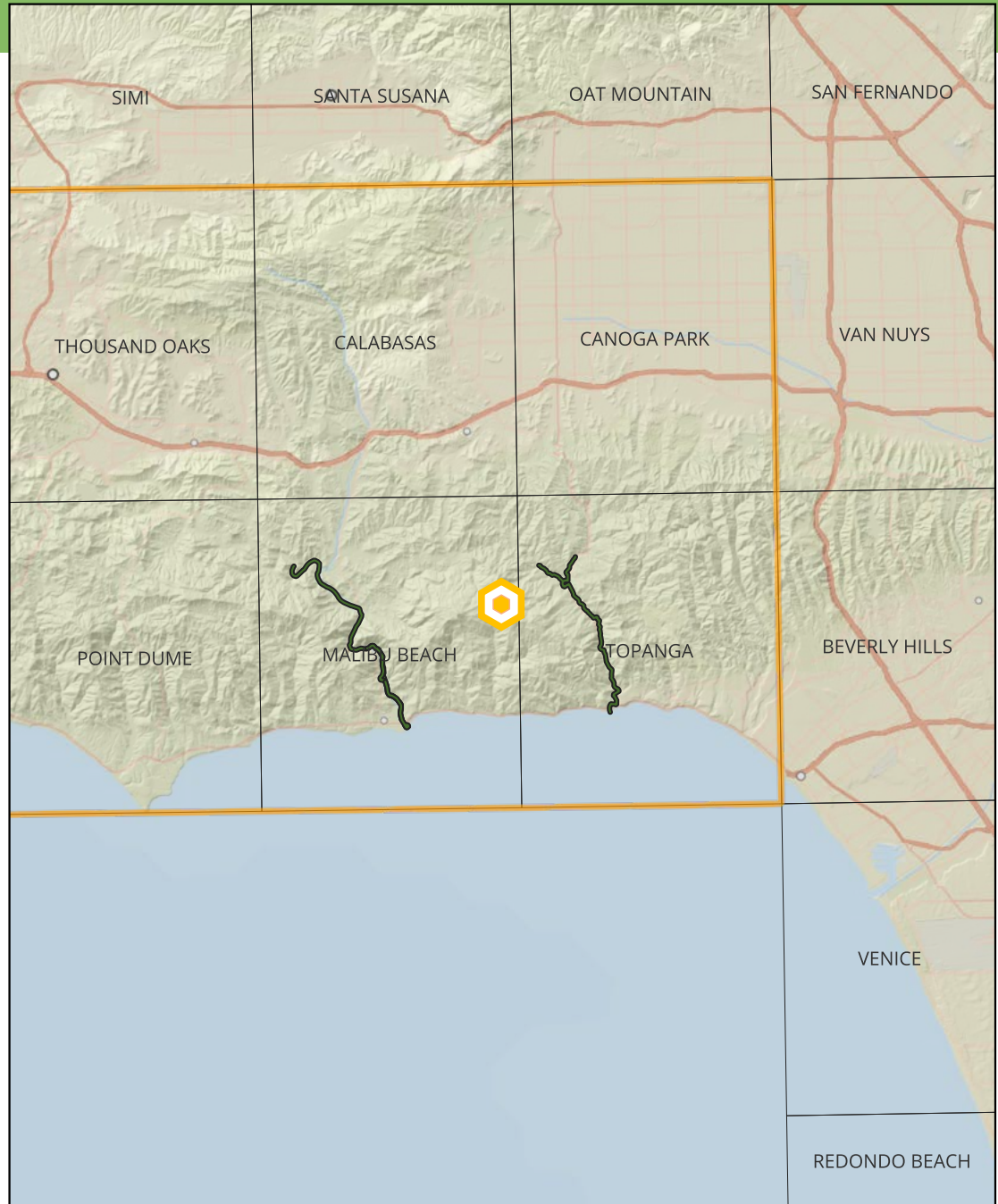
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Steelhead - Southern California Distinct Population Segment (Oncorhynchus mykiss pop. 10)	CNDDB(2), CH	FE, CE, S1	FEDERAL LISTING REFERS TO POPULATIONS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO COUNTY). SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER AND MORE VARIABLE CONDITIONS.	No	N/A	None	None	Range assessment based on 405 GBIF records. Designated critical habitat (NMFS) is located 2 miles to the east. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Arroyo Chub (Gila orcuttii)	CNDDB(1)	SSC, S2	NATIVE TO STREAMS FROM MALIBU CREEK TO SAN LUIS REY RIVER BASIN. INTRODUCED INTO STREAMS IN SANTA CLARA, VENTURA, SANTA YNEZ, MOJAVE AND SAN DIEGO RIVER BASINS. SLOW WATER STREAM SECTIONS WITH MUD OR SAND BOTTOMS. FEEDS HEAVILY ON AQUATIC VEGETATION AND ASSOCIATED INVERTEBRATES.	Yes	None	None	None	—
Tidewater Goby (Eucyclogobius newberryi)	CNDDB(1), CH, IPaC	FE, SSC, S3	BRACKISH WATER HABITATS ALONG THE CALIFORNIA COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO COUNTY TO THE MOUTH OF THE SMITH RIVER. FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER AND HIGH OXYGEN LEVELS.	Yes	None	None	None	Designated critical habitat (USFWS) is located 3.8 miles to the southwest.

The section of the report summarizes the potential for occurrence on the Project Site of 3 special status amphibian taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

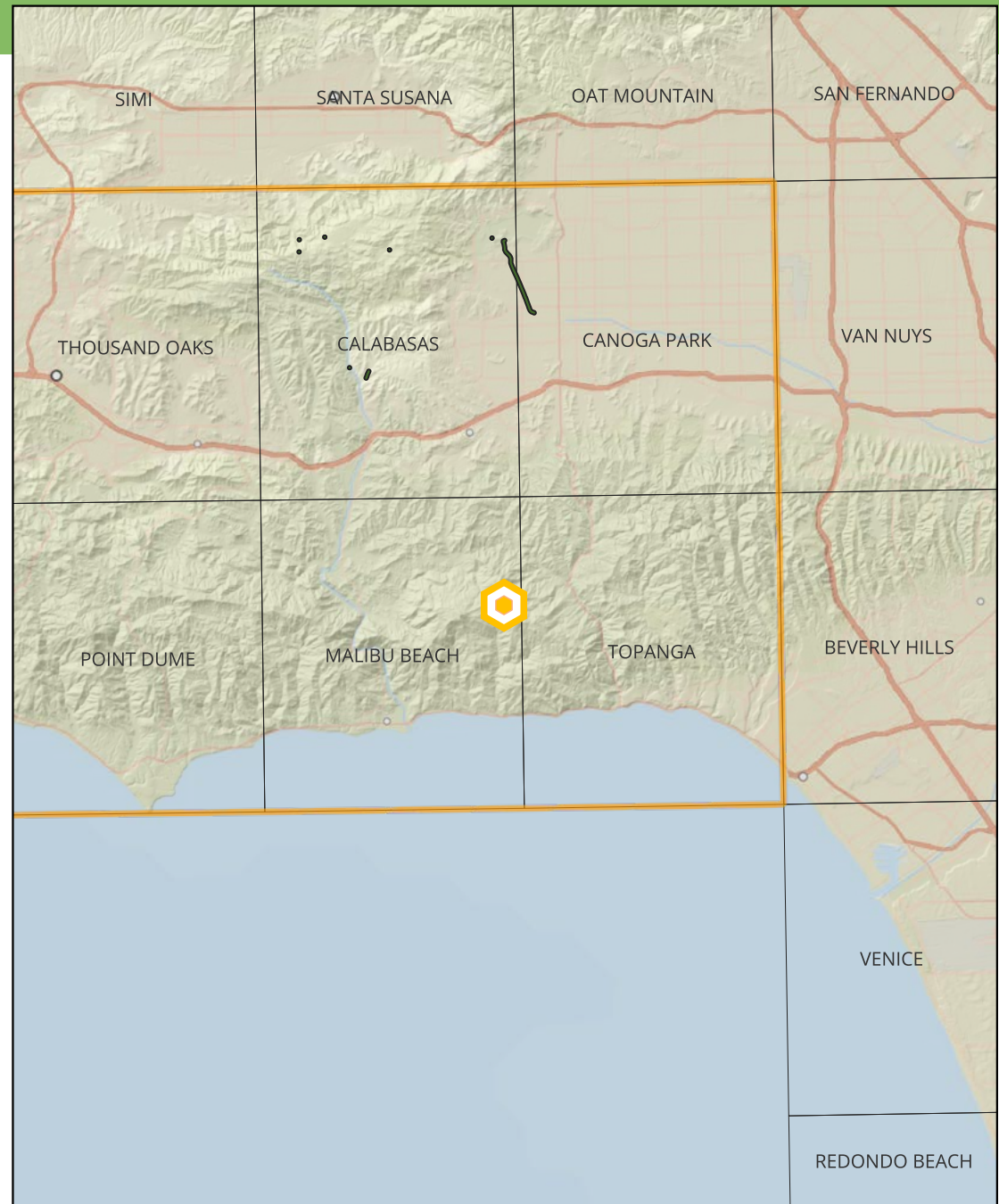
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Arroyo Toad (<i>Anaxyrus californicus</i>)	CNDDB(1)	FE, SSC, S2	SEMI-ARID REGIONS NEAR WASHES OR INTERMITTENT STREAMS, INCLUDING VALLEY-FOOTHILL AND DESERT RIPARIAN, DESERT WASH, ETC. RIVERS WITH SANDY BANKS, WILLOWS, COTTONWOODS, AND SYCAMORES; LOOSE, GRAVELLY AREAS OF STREAMS IN DRIER PARTS OF RANGE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Spadefoot (<i>Spea hammondi</i>)	CNDDB(4), IPaC	FPT, SSC, S3S4	OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS. VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Red-legged Frog (<i>Rana draytonii</i>)	CNDDB(2), CH	FT, SSC, S2S3	LOWLANDS AND FOOTHILLS IN OR NEAR PERMANENT SOURCES OF DEEP WATER WITH DENSE, SHRUBBY OR EMERGENT RIPARIAN VEGETATION. REQUIRES 11-20 WEEKS OF PERMANENT WATER FOR LARVAL DEVELOPMENT. MUST HAVE ACCESS TO ESTIVATION HABITAT.	Yes	None	None	None	Designated critical habitat (USFWS) is located northwest miles to the 6.7. No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

The section of the report summarizes the potential for occurrence on the Project Site of 8 special status reptile taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

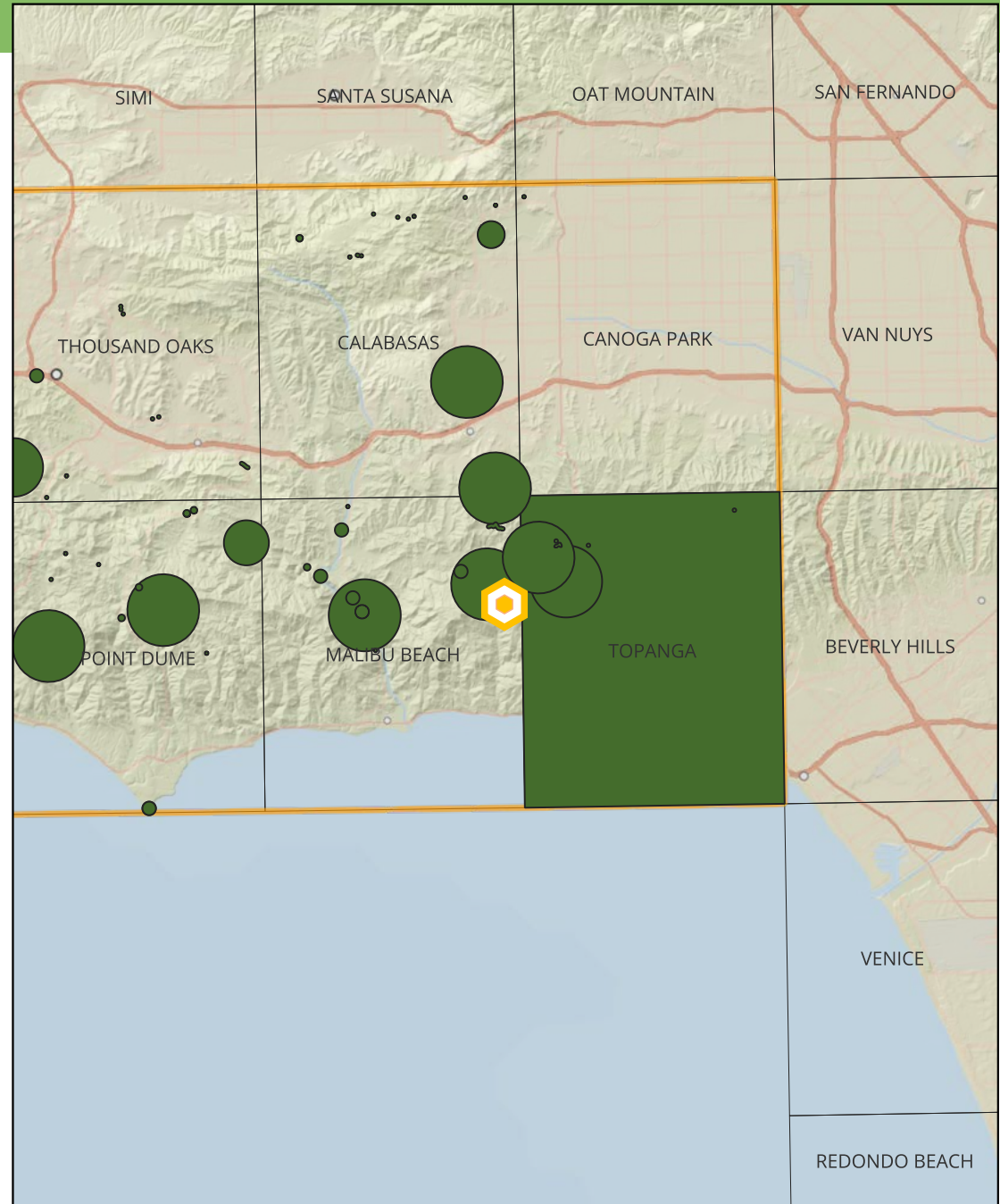
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Green Sea Turtle (<i>Chelonia mydas</i>)	CH	FT, S1	MARINE. COMPLETELY HERBIVOROUS; NEEDS ADQUATE SUPPLY OF SEAGRASSES AND ALGAE.	No	N/A	None	None	Range based on Pacific Ocean. Proposed critical habitat (NMFS) is located 3 miles to the south. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southwestern Pond Turtle (<i>Actinemys pallida</i>)	CNDDDB(11), IPaC	FPT, SSC, SNR	No CNDDDB habitat description available	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. No permanent waterbodies nearby, as required for this taxon.
San Diegan Legless Lizard (<i>Anniella stebbinsi</i>)	CNDDDB(5)	SSC, S3	GENERALLY SOUTH OF THE TRANSVERSE RANGE, EXTENDING TO NORTHWESTERN BAJA CALIFORNIA. OCCURS IN SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION. DISJUNCT POPULATIONS IN THE TEHACHAPI AND PIUTE MOUNTAINS IN KERN COUNTY. VARIETY OF HABITATS; GENERALLY IN MOIST, LOOSE SOIL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.	No	N/A	None	None	Range based on 980 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Blainville's Horned Lizard (<i>Phrynosoma blainvillii</i>)	CNDDDB(9)	SSC, S4	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES. OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, AND ABUNDANT SUPPLY OF ANTS AND OTHER INSECTS.	Yes	High	Moderate	Low	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. CWHR maps potential high quality habitat around the Project Site. This habitat continues onto the Project Site.
San Diegan Tiger Whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	CNDDDB(10)	SSC, S3	FOUND IN DESERTS AND SEMI-ARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND AND RIPARIAN AREAS. GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	Yes	Medium	Moderate	Low	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. CWHR maps potential medium quality habitat around the Project Site. This habitat continues onto the Project Site.
San Bernardino Ring-necked Snake (<i>Diadophis punctatus modestus</i>)	CNDDDB(2)	S2?	MOST COMMON IN OPEN, RELATIVELY ROCKY AREAS. OFTEN IN SOMEWHAT MOIST MICROHABITATS NEAR INTERMITTENT STREAMS. AVOIDS MOVING THROUGH OPEN OR BARREN AREAS BY RESTRICTING MOVEMENTS TO AREAS OF SURFACE LITTER OR HERBACEOUS VEG.	Yes	Low	Low	Low	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
South Coast Gartersnake (<i>Thamnophis sirtalis</i> pop. 1)	CNDDDB(2)	SSC, S1S2	SOUTHERN CALIFORNIA COASTAL PLAIN FROM VENTURA COUNTY TO SAN DIEGO COUNTY, AND FROM SEA LEVEL TO ABOUT 850 M. MARSH AND UPLAND HABITATS NEAR PERMANENT WATER WITH GOOD STRIPS OF RIPARIAN VEGETATION.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Two-striped Gartersnake (<i>Thamnophis hammondi</i>)	CNDDB(4)	SSC, S3S4	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION. HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.

The section of the report summarizes the potential for occurrence on the Project Site of 31 special status bird taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

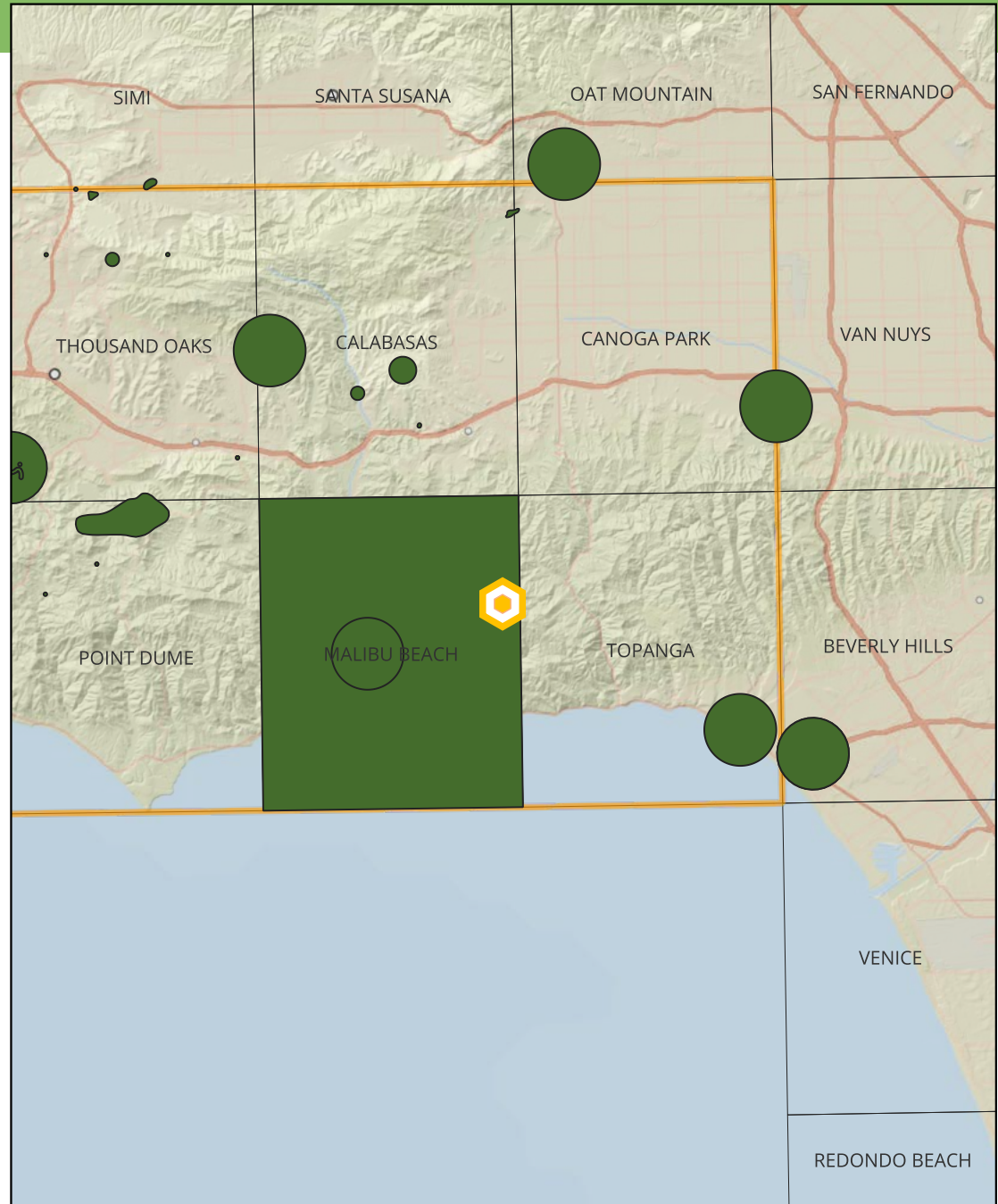
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Grebe (<i>Aechmophorus occidentalis</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Condor (<i>Gymnogyps californianus</i>)	IPaC	FE, CE, FP, S2	REQUIRE VAST EXPANSES OF OPEN SAVANNAH, GRASSLANDS, AND FOOTHILL CHAPARRAL IN MOUNTAIN RANGES OF MODERATE ALTITUDE. DEEP CANYONS CONTAINING CLEFTS IN THE ROCKY WALLS PROVIDE NESTING SITES. FORAGES UP TO 100 MILES FROM ROOST/NEST.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Northern Harrier (<i>Circus hudsonius</i>)	IPaC	SSC, S3, BCC	COASTAL SALT AND FRESHWATER MARSH. NEST AND FORAGE IN GRASSLANDS, FROM SALT GRASS IN DESERT SINK TO MOUNTAIN CIENAGAS. NESTS ON GROUND IN SHRUBBY VEGETATION, USUALLY AT MARSH EDGE; NEST BUILT OF A LARGE MOUND OF STICKS IN WET AREAS.	Yes	None	None	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Prefers open habitats such as grasslands and marshes.
Cooper's Hawk (<i>Accipiter cooperii</i>)	CNDDDB(1)	WL, S4	WOODLAND, CHIEFLY OF OPEN, INTERRUPTED OR MARGINAL TYPE. NEST SITES MAINLY IN RIPARIAN GROWTHS OF DECIDUOUS TREES, AS IN CANYON BOTTOMS ON RIVER FLOOD-PLAINS; ALSO, LIVE OAKS.	Yes	High	Present	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Cooper's Hawk if construction occurs during the nesting season.
Swainson's Hawk (<i>Buteo swainsoni</i>)	CNDDDB(3)	CT, S4	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES. REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Golden Eagle (<i>Aquila chrysaetos</i>)	CNDDDB(3), IPaC	FP; WL, S3, BCC	ROLLING FOOTHILLS, MOUNTAIN AREAS, SAGE-JUNIPER FLATS, AND DESERT. CLIFF-WALLED CANYONS PROVIDE NESTING HABITAT IN MOST PARTS OF RANGE; ALSO, LARGE TREES IN OPEN AREAS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. No nesting habitat in Project Site vicinity.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
American Peregrine Falcon (<i>Falco peregrinus anatum</i>)	CNDDDB(1)	FD, CD, S3S4	NEAR WETLANDS, LAKES, RIVERS, OR OTHER WATER; ON CLIFFS, BANKS, DUNES, MOUNDS; ALSO, HUMAN-MADE STRUCTURES. NEST CONSISTS OF A SCRAPE OR A DEPRESSION OR LEDGE IN AN OPEN SITE.	Yes	High	High	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. No suitable nesting habitat on or near the Project Site. This taxon is most widespread in the winter when it occurs in a wide range of habitats, including dense urban areas, where it feeds mostly on medium-sized birds. If Peregrine Falcon occurs on the Project Site at all, it is likely an uncommon occurrence and would most likely be observed as a flyover while hunting. The Project would not have significant adverse effects on hunting habitat for Peregrine Falcon.
Snowy Plover (<i>Anarhynchus nivosus nivosus</i>)	CH, IPaC	FT, SSC, S3	SANDY BEACHES, SALT POND LEVEES AND SHORES OF LARGE ALKALI LAKES. NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.	Yes	None	None	None	Designated critical habitat (USFWS) is located 3.9 miles to the southwest. No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
California Gull (<i>Larus californicus</i>)	IPaC	WL, S4, BCC	LITTORAL WATERS, SANDY BEACHES, WATERS AND SHORELINES OF BAYS, TIDAL MUD-FLATS, MARSHES, LAKES, ETC. COLONIAL NESTER ON ISLETS IN LARGE INTERIOR LAKES, EITHER FRESH OR STRONGLY ALKALINE.	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. There are no bodies of water or other gull attractants (e.g., large sources of human food waste) on or near the Project Site.
Western Gull (<i>Larus occidentalis</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	None	None	None	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. There are no bodies of water or other gull attractants (e.g., large sources of human food waste) on or near the Project Site.
California Least Tern (<i>Sternula antillarum browni</i>)	IPaC	FE, CE, FP, S2	NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA. COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Western Yellow-billed Cuckoo (<i>Coccyzus americanus occidentalis</i>)	IPaC	FT, CE, S1	RIPARIAN FOREST NESTER, ALONG THE BROAD, LOWER FLOOD-BOTTOMS OF LARGER RIVER SYSTEMS. NESTS IN RIPARIAN JUNGLES OF WILLOW, OFTEN MIXED WITH COTTONWOODS, WITH LOWER STORY OF BLACKBERRY, NETTLES, OR WILD GRAPE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Western Screech-Owl (<i>Megascops kennicottii</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	High	High	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Western Screech-Owl if construction occurs during the nesting season.
Burrowing Owl (<i>Athene cucularia</i>)	CNDDDB(1)	CCE, SSC, S2	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION. SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Allen's Hummingbird (<i>Selasphorus sasin</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Medium	Moderate	Low	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Habitat likely not mapped on-site by CWHR because of on-going range expansion. This taxon has adapted to and benefits from nectar-rich landscaped environments, increasing its range and numbers in recent years. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Allen's Hummingbird if construction occurs during the nesting season.
Nuttall's Woodpecker (<i>Dryobates nuttallii</i>)	IPaC	BCC	No CNDDDB habitat description available	Yes	Medium	Moderate	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Nuttall's Woodpecker if construction occurs during the nesting season.
Olive-sided Flycatcher (<i>Contopus cooperi</i>)	IPaC	SSC, S3, BCC	NESTING HABITATS ARE MIXED CONIFER, MONTANE HARDWOOD-CONIFER, DOUGLAS-FIR, REDWOOD, RED FIR AND LODGEPOLE PINE. MOST NUMEROUS IN MONTANE CONIFER FORESTS WHERE TALL TREES OVERLOOK CANYONS, MEADOWS, LAKES OR OTHER OPEN TERRAIN.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Bank Swallow (<i>Riparia riparia</i>)	CNDDB(2)	CT, S3	COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT. REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Oak Titmouse (<i>Baeolophus inornatus</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	High	Present	Low	High quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Oak Titmouse if construction occurs during the nesting season.
Coastal California Gnatcatcher (<i>Poliptila californica californica</i>)	CNDDB(6), CH, IPaC	FT, SSC, S2	OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA. LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS AND SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.	No	N/A	None	None	Designated critical habitat (USFWS) is located 12.8 miles to the north. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Wrentit (<i>Chamaea fasciata</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	Medium	Present	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Also reported by ECORP and Pacific Southwest Biological Services. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Wrentit if construction occurs during the nesting season.
California Thrasher (<i>Toxostoma redivivum</i>)	IPaC	BCC	No CNDDB habitat description available	Yes	Medium	Present	Low	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Reported by ECORP. Direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting California Thrasher if construction occurs during the nesting season.
Least Bell's Vireo (<i>Vireo bellii pusillus</i>)	CNDDB(2), IPaC	FE, CE, S3	SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT. NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Saltmarsh Common Yellowthroat (<i>Geothlypis trichas sinuosa</i>)	IPaC	SSC, S3, BCC	RESIDENT OF THE SAN FRANCISCO BAY REGION, IN FRESH AND SALT WATER MARSHES. REQUIRES THICK, CONTINUOUS COVER DOWN TO WATER SURFACE FOR FORAGING; TALL GRASSES, TULE PATCHES, WILLOWS FOR NESTING.	No	N/A	None	None	Endemic to Bay Area. Some individuals rarely migrate south in winter to San Diego. Only found in coastal marshes. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Southern California Rufous-crowned Sparrow (<i>Aimophila ruficeps canescens</i>)	CNDDDB(3)	WL, S4	RESIDENT IN SOUTHERN CALIFORNIA COASTAL SAGE SCRUB AND SPARSE MIXED CHAPARRAL. FREQUENTS RELATIVELY STEEP, OFTEN ROCKY HILLSIDES WITH GRASS AND FORB PATCHES.	Yes	Medium	Moderate	Low	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. CWHR maps potential high quality habitat around Project Site. This habitat continues on the site. If present, direct impacts due to mortality are unlikely. No significant adverse habitat effects are expected. A Nesting Birds measure is provided for potential effects on nesting Rufous-crowned Sparrows if construction occurs during the nesting season.
Belding's Savannah Sparrow (<i>Passerculus sandwichensis beldingi</i>)	IPaC	CE, S3, BCC	INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY. NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.	Yes	None	None	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment.
Channel Island Song Sparrow (<i>Melospiza melodia graminea</i>)	IPaC	SSC, S1, BCC	CURRENTLY KNOWN FROM SAN MIGUEL AND SANTA ROSA ISLANDS; BELIEVED EXTIRPATED FROM SANTA BARBARA AND SAN CLEMENTE ISLANDS. NEED MODERATELY DENSE SCRUBBY VEGETATION FOR NESTING, A WATER SOURCE, AND EXPOSED GROUND FOR FORAGING. DENSE SHRUBS AND THICKETS OF GIANT COREOPSIS (<i>C. GIGANTEA</i>) AND/OR DENSE GRASSLANDS WITH SCATTERED SHRUBS. NESTS OFTEN LOCATED ON LEEWARD SIDE OF SHRUBS AVOIDING PREVAILING WINDS.	No	N/A	None	None	Only found on San Miguel, Santa Rosa, and Anacapa Islands. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Tricolored Blackbird (<i>Agelaius tricolor</i>)	CNDDDB(3), IPaC	CT, SSC, S2, BCC	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY AND VICINITY. LARGELY ENDEMIC TO CALIFORNIA. REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, AND FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	Yes	None	None	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. Uses wetlands and adjacent open habitats in the summer. Found along wetlands and in agricultural areas in the winter.
Bullock's Oriole (<i>Icterus bullockii</i>)	IPaC	BCC	No CNDDDB habitat description available	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Cassin's Finch (<i>Haemorhous cassinii</i>)	IPaC	BCC	No CNDDDB habitat description available	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.

Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
Lawrence's Goldfinch (<i>Spinus lawrencei</i>)	IPaC	S4, BCC	NESTS IN OPEN OAK OR OTHER ARID WOODLAND AND CHAPARRAL, NEAR WATER. NEARBY HERBACEOUS HABITATS USED FOR FEEDING. CLOSELY ASSOCIATED WITH OAKS.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. Lawrence's Goldfinch populations move frequently following preferred food sources, especially fiddleneck. No breeding habitat is present on the Project Site. Only likely to occur sporadically during seasonal movements.

The section of the report summarizes the potential for occurrence on the Project Site of 6 special status mammal taxa documented by various resource databases as occurring in the Regional Study Area. The locations of CNDDDB records are shown on the map at right (note: the CNDDDB license agreement expressly forbids showing records at scales where occurrences can be refound in the field based on the map). The columns in the table that follows this page are defined as follows:

Taxon

The common and scientific names of the taxon. Taxonomy is based upon NatureServe and is updated monthly.

Source(s)

The database sources prompting the inclusion of the taxon. Options are: CNDDDB (numbers in parentheses are the number of CNDDDB records in the Regional Study Area), CH (Critical Habitat is designated for the taxon in the Regional Study Area), and IPaC (the US Fish & Wildlife Service's Information for Planning and Consultation database).

Status

The protected status of the taxon, which for wildlife includes its status - if any - under the federal and state Endangered Species Acts, Species of Special Concern status, Fully Protected status, and NatureServe state rank. The abbreviations used are defined in the Methods section of the report.

About

The habitat of the taxon directly from the Element Info table in the CNDDDB.

Range

Whether or not the Biological Study Area is within the expected range of the taxon. Options are Yes or No. Range includes the known modern distribution of the taxon and elevation limits of the taxon (if any) relative to the Biological Study Area.

Habitat

The suitability of the habitat in the Biological Study Area to support the taxon. Options are None, Low, Medium, and High. If the Biological Study Area is not within the taxon's range, habitat is not considered and is listed as N/A.

Occurrence

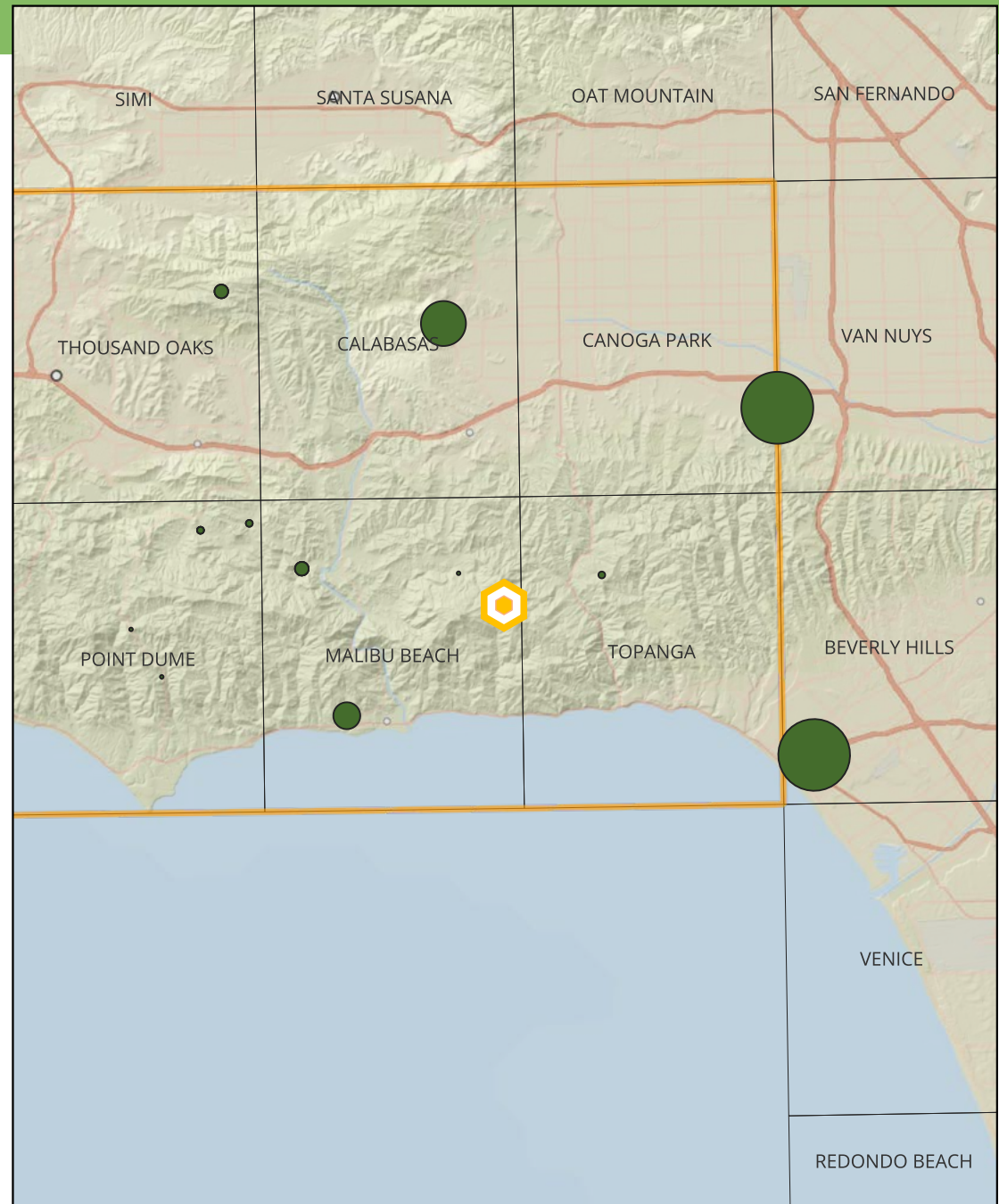
The potential for the taxon to occur in the Biological Study Area based on habitat and range. Options are None, Low, Moderate, High, and Present.

Impact

The potential for Project implementation to impact the taxon, considering its occurrence potential and the scope of the Project. Options are None, Low, Moderate, and High.

Notes

Clarifying notes, if needed.



Taxon	Source(s)	Status	About	Range	Habitat	Occurrence	Impact	Notes
California Leaf-nosed Bat (<i>Macrotus californicus</i>)	CNDDB(1)	SSC, S3	DESERT RIPARIAN, DESERT WASH, DESERT SCRUB, DESERT SUCCULENT SCRUB, ALKALI SCRUB AND PALM OASIS HABITATS. NEEDS ROCKY, RUGGED TERRAIN WITH MINES OR CAVES FOR ROOSTING.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Spotted Bat (<i>Euderma maculatum</i>)	CNDDB(1)	SSC, S3	OCCUPIES A WIDE VARIETY OF HABITATS FROM ARID DESERTS AND GRASSLANDS THROUGH MIXED CONIFER FORESTS. FEEDS OVER WATER AND ALONG WASHES. FEEDS ALMOST ENTIRELY ON MOTHS. NEEDS ROCK CREVICES IN CLIFFS OR CAVES FOR ROOSTING.	No	N/A	None	None	Habitat suitability not assessed when Project Site is not within geographic range of taxon.
Pallid Bat (<i>Antrozous pallidus</i>)	CNDDB(2)	SSC, S3	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS AND FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING. ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	Yes	Medium	Moderate	None	Medium quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project.
California Bonneted Bat (<i>Eumops perotis californicus</i>)	CNDDB(6)	SSC, S3S4	MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER AND DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL, ETC. ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES AND TUNNELS.	Yes	Low	Low	None	Low quality CWHR predicted habitat is mapped on the Project Site. England Ecology agrees with the CWHR assessment. No potential roosting habitat was identified during the survey. If present, only likely to use the Project Site for foraging overflights. The utility of the Project Site for foraging overflights would not be significantly adversely affected by the proposed Project.
San Diego Desert Woodrat (<i>Neotoma lepida intermedia</i>)	CNDDB(1)	SSC, S3S4	COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY. MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS, ROCKY CLIFFS, AND SLOPES.	No	N/A	None	None	Subspecies range based on 262 GBIF records. Habitat suitability not assessed when Project Site is not within geographic range of taxon.
American Badger (<i>Taxidea taxus</i>)	CNDDB(2)	SSC, S3	MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS. NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.	Yes	Medium	Low	None	No CWHR predicted habitat is mapped on the Project Site. England Ecology disagrees with the CWHR assessment. CWHR maps potential medium quality habitat around the Project Site. This habitat continues onto the Project Site. Not known to occur in this portion of the Santa Monica Mountains, but not impossible. No suitable burrows were present on the Project Site.

Appendix C. Photo Log

Inserted after this cover page is a database-generated photo log.



Photo Log

555 Sadie Road

This database-generated report presents a visual depiction of site conditions during the the survey conducted by England|Ecology. The data presented here were collected in the field using the QField app on an iPhone 17 Pro. After fieldwork was completed, data were synced to QGIS desktop. The map below presents an overview of the photo locations in this report, with each photo shown on the ensuing pages. This report was generated using QGIS 3.40.





☀ 12°N (T) ● 34.081265°, -118.635204° ±13ft ▲ 2502ft



England|Ecology

Sadie Rd
24 Nov 2025, 08:47:01

Photo Direction
North

Photo Description
Property entrance on west side.





☀ 4°N (T) ● 34.081563°, -118.635185° ±6ft ▲ 2516ft



England|Ecology

Sadie Rd
24 Nov 2025, 08:49:46

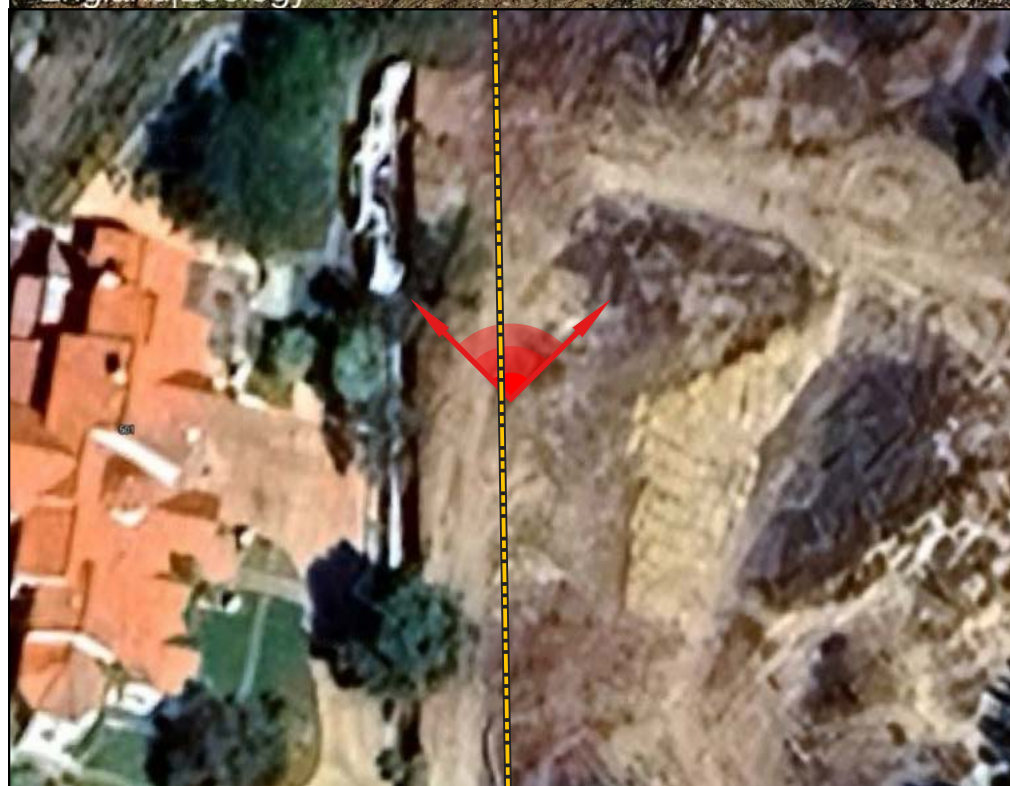


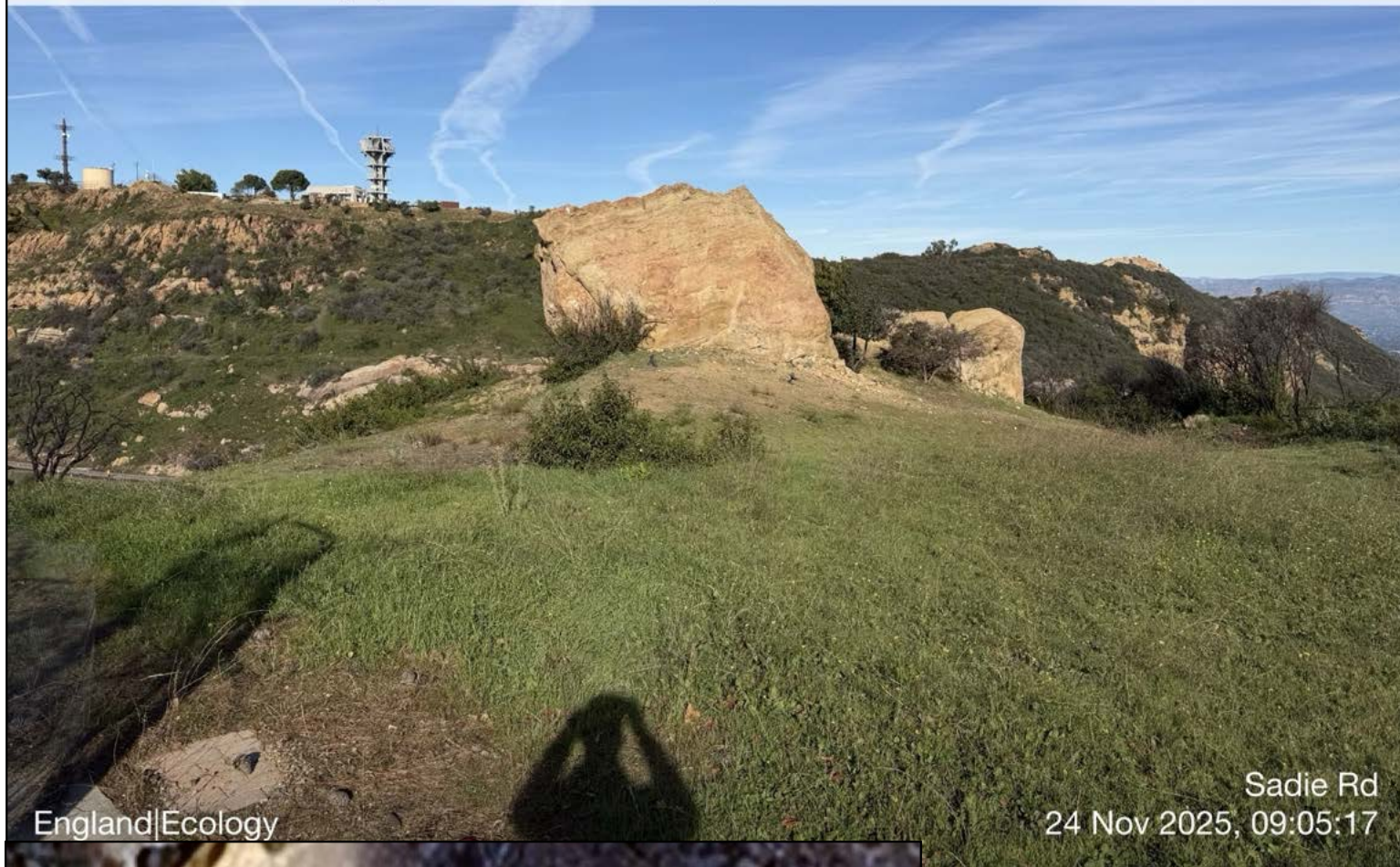
Photo Direction
North

Photo Description
Northwest corner of subject property.





☀ 320°NW (T) ● 34.081999°, -118.635217° ±13ft ▲ 2498ft



England|Ecology

Sadie Rd
24 Nov 2025, 09:05:17

Photo Direction
Northwest

Photo Description
View off-site from the northwest corner.



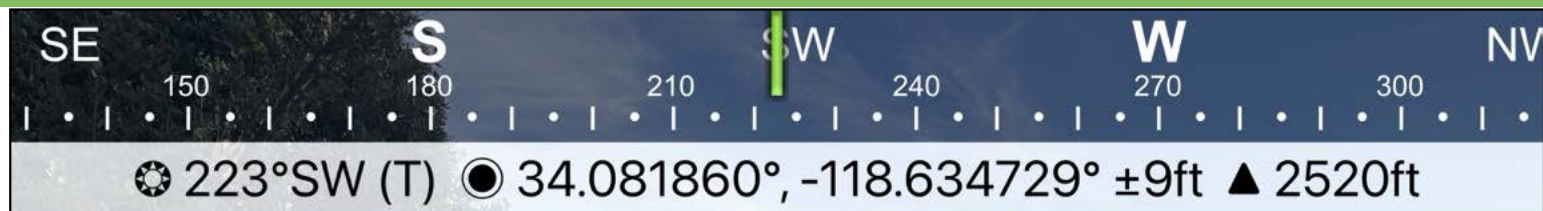


Photo Direction
Southwest

Photo Description
Disturbed area between chaparral patches.





☀ 351°N (T) ● 34.081380°, -118.635037° ±9ft ▲ 2523ft



England|Ecology

Sadie Rd
24 Nov 2025, 09:27:10



Photo Direction
Northeast

Photo Description
Disturbed area at middle western
portion of subject property.





☀ 125°SE (T) ● 34.081372°, -118.635029° ±9ft ▲ 2522ft



England|Ecology

Sadie Rd
24 Nov 2025, 09:28:14

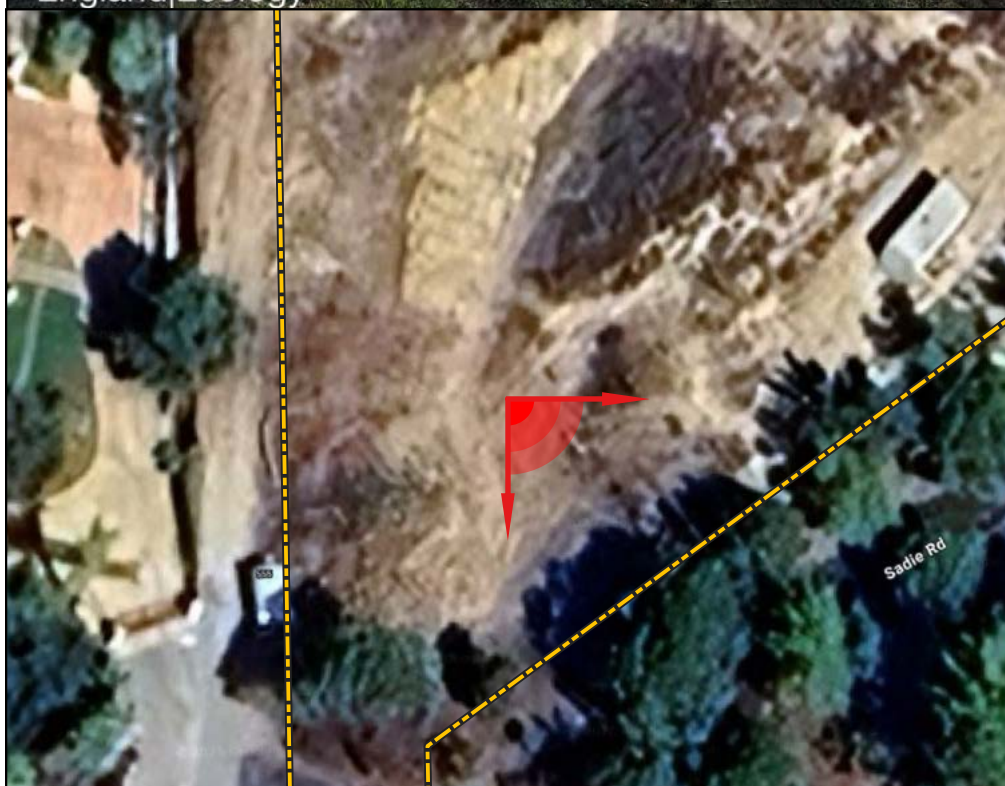


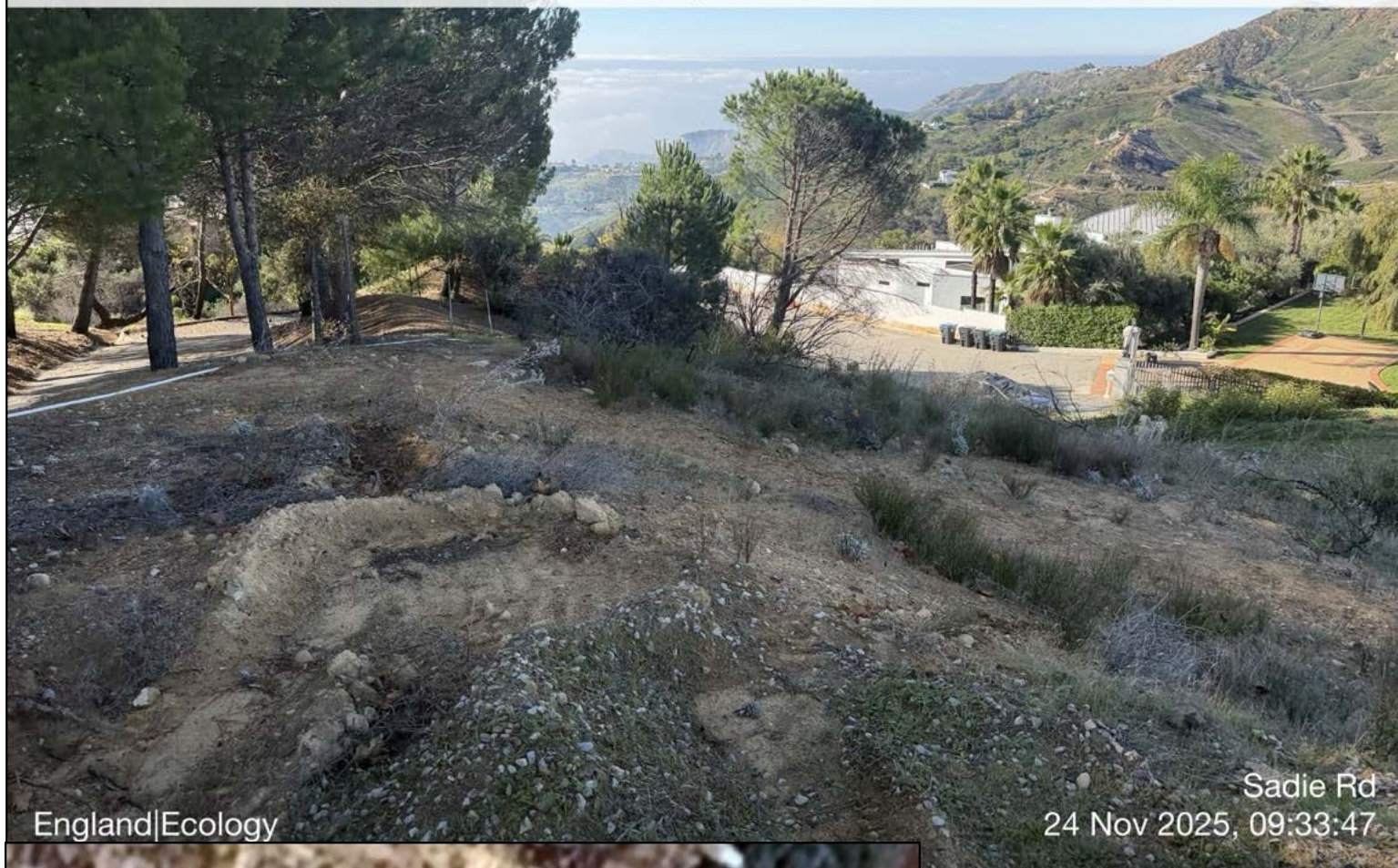
Photo Direction
Southeast

Photo Description
Pines along the border of the subject property.





☉ 218°SW (T) ● 34.081400°, -118.634788° ±13ft ▲ 2550ft



England|Ecology

Sadie Rd
24 Nov 2025, 09:33:47



Photo Direction
Southwest

Photo Description
View off-site from the main pad on the subject property.





☀ 51°NE (T) ● 34.081402°, -118.634793° ±16ft ▲ 2547ft



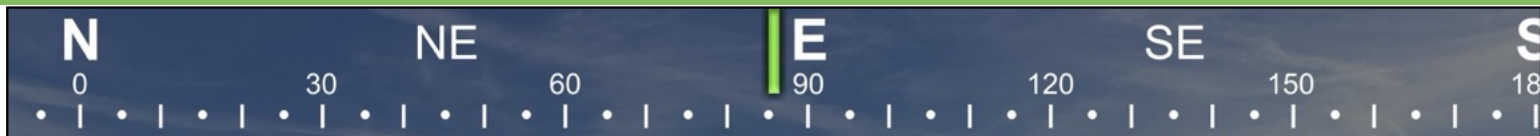
England|Ecology

Sadie Rd
24 Nov 2025, 09:34:36

Photo Direction
Northeast

Photo Description
Main paid on the subject property.





☀ 86°E (T) ● 34.081554°, -118.634556° ±9ft ▲ 2554ft



England|Ecology

Sadle Rd
24 Nov 2025, 09:37:24

Photo Direction
East

Photo Description
View east from the main pad on the subject property.





☉ 234°SW (T) ● 34.081615°, -118.634670° ±13ft ▲ 2544ft



England|Ecology

Sadie Rd
24 Nov 2025, 09:47:38



Photo Direction
Southwest

Photo Description
Overview of disturbed slope taken from adjacent to chaparral-pea patch.



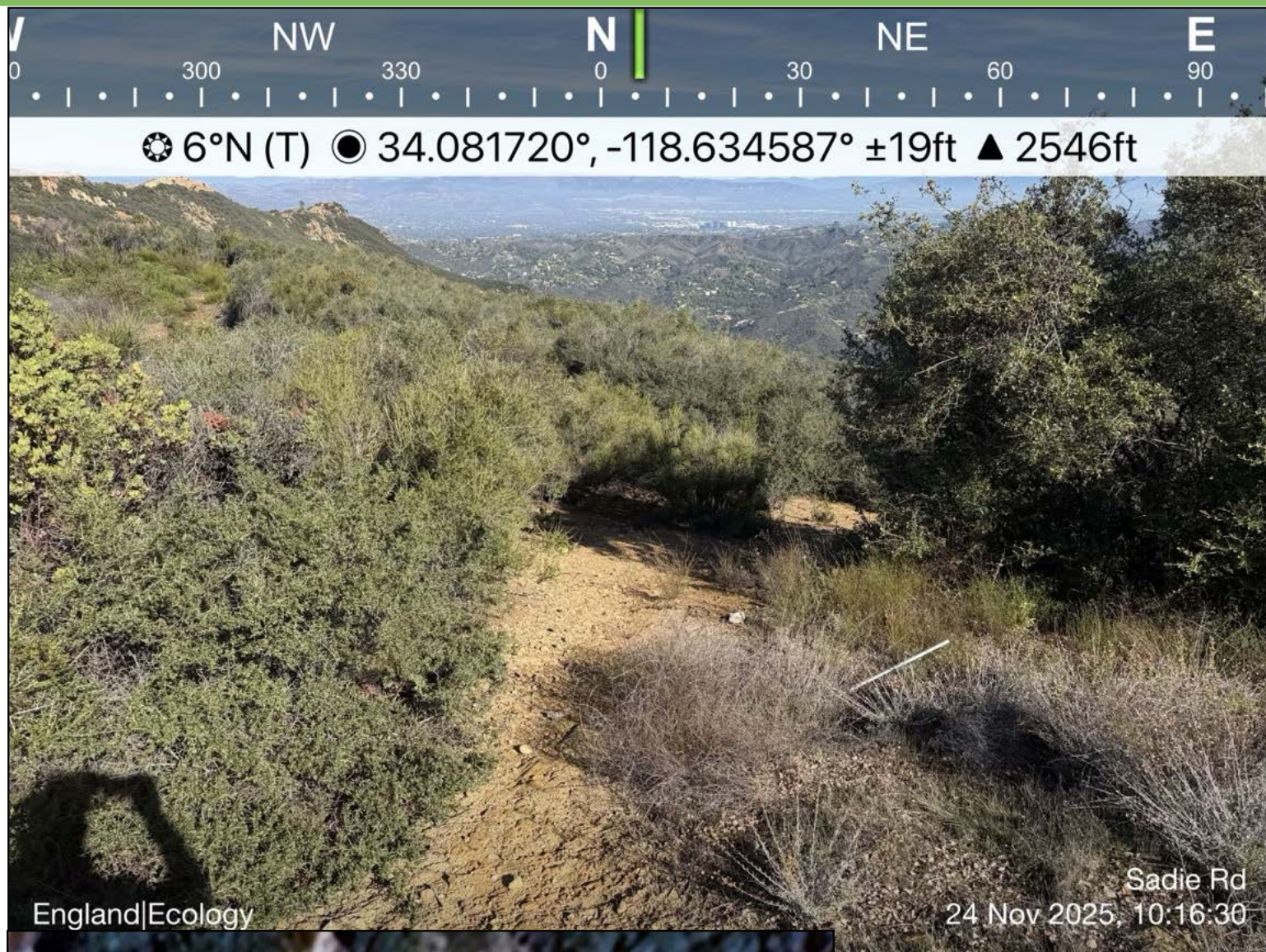
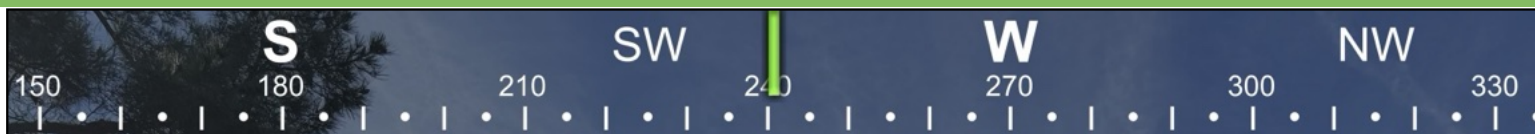


Photo Direction
Northeast

Photo Description
Disturbed area in central portion of subject property.





☀ 241°SW (T) ● 34.081608°, -118.634338° ±16ft ▲ 2541ft



England|Ecology

Sadie Rd
24 Nov 2025, 10:22:45

Photo Direction
Southwest

Photo Description
View upslope along the southern
edge of the subject property.





☀ 85°E (T) ● 34.081601°, -118.634322° ±19ft ▲ 2537ft



England|Ecology

Sadie Rd
24 Nov 2025, 10:24:42

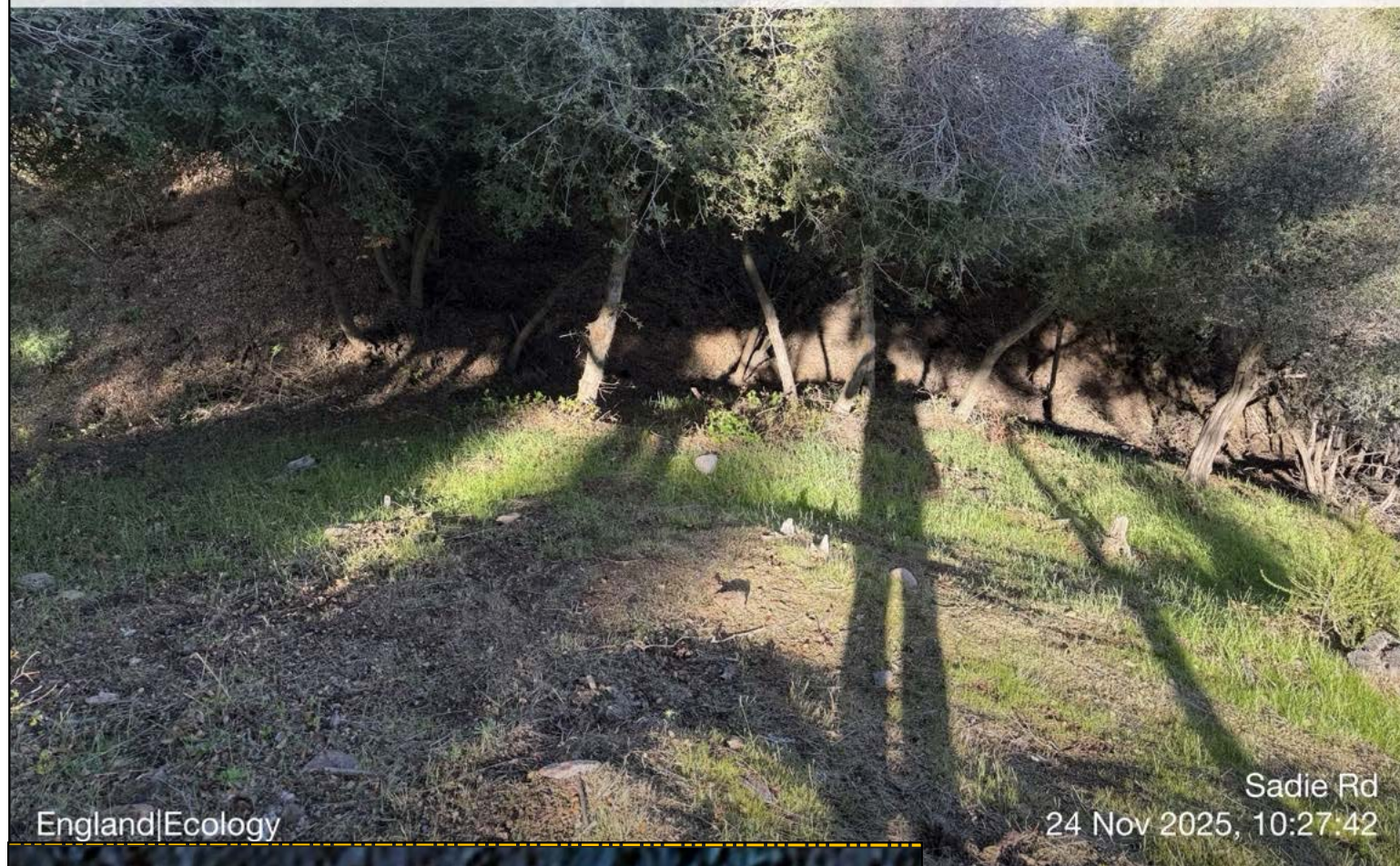
Photo Direction
East

Photo Description
Lollipopped scrub oaks along the southern boundary of the subject property.





☀ 320°NW (T) ● 34.081666°, -118.634181° ±22ft ▲ 2533ft



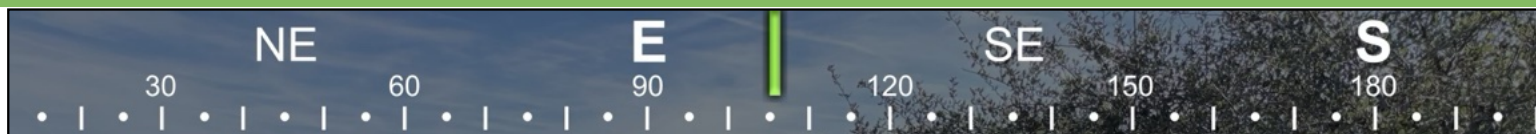
England|Ecology

Sadie Rd
24 Nov 2025, 10:27:42

Photo Direction
Northwest

Photo Description
Minor drainage feature.





☀ 106°E (T) ● 34.081602°, -118.633889° ±16ft ▲ 2518ft



England|Ecology

Sadie Rd
24 Nov 2025, 10:32:08

Photo Direction
East

Photo Description
Near eastern edge of subject property.





Photo Direction
West

Photo Description
View west from the eastern portion of the subject property.



Appendix D. Resume

All fieldwork, report text, and maps were prepared by Marcus C. England whose resume follows.



Marcus C. England

Principal Biologist

Marcus C. England offers over two decades of experience, with expertise in avian biology, population ecology, project permitting, technical writing, and GIS and project experience in all industries.



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englandecology

englandecology

(213) 304-1826

Mt. Washington, Los Angeles, CA

Summary

Marcus C. England is an experienced principal biologist with expertise in avian biology, population ecology, project permitting, technical writing, geographic information systems, and database management. He has led teams on large and complex projects in all industries across the western United States. He has a recovery permit to conduct surveys for California Gnatcatcher, Southwestern Willow Flycatcher, and Yellow-billed Cuckoo and has extensive experience conducting protocol surveys for Least Bell's Vireo, Burrowing Owl, Swainson's Hawk, and Desert Tortoise. England has a thorough knowledge of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA) and Federal Endangered Species Act (FESA) and how these state and federal policies, as well as local land use and environmental policies, apply to the project permitting process. England has written biological resources assessments and biological assessments for some of the largest development projects in the state of California, including projects in Sacramento, Kern, Ventura, Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties and has successfully supported project permitting under an array of regional habitat conservation plans statewide. He has also written due diligence documents for large projects in northern California, Arizona, New Mexico and Nevada. He currently sits on the Science Advisor Panel for the Clark County (Nevada) Multiple Species Habitat Conservation Plan.

Employment History

Independent Consulting Biologist

dba England|Ecology (now England|Ecology, LLC)

Jan 2010 - Jun 2011, Oct 2016 - Mar 2020, Mar 2023 - Present Los Angeles, CA

- Author proposals, respond to RFP needs for teaming partners
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Business planning, marketing, relationship development

Director of Biological Resources

Bargas Environmental Consulting

Mar 2020 - Mar 2023 Sacramento, CA

- Corporate leader, department head, and project manager
- Conduct all aspects of fieldwork, data management, report writing, mapping

Vice President

Bloom Biological

Jun 2011 - Oct 2016 Santa Ana, CA

- Lead development of corporate business strategy, obtain new work contracts
- Manage staff and biological data, conduct fieldwork, author reports, mapping

Director of Biological Services

Natural Resource Consultants

Jun 2003 - Dec 2009 Laguna Beach, CA

- Write proposals, manage staff and biological data
- Conduct all aspects of fieldwork, data management, report writing, mapping
- Conduct fieldwork, author reports

Chief Ornithologist

Lamanai Field Research Center

Sep 1998 - Jun 2000 Belize, Central America

- Develop and implement ecosystem-scale research on birds
- Manage volunteer biologists, lead birding tours, develop new tour clients

Permits

Recovery Permit TE-082233

US Fish and Wildlife Service

Jan 2005 - Present

- California Gnatcatcher, Southwestern Willow Flycatcher, Yellow-billed Cuckoo

Scientific Collecting Permit SC-11354

California Department of Fish & Wildlife

Jan 2010 - Present

Expertise

Field Biology

- Specialist in avian ecology and identification
- Sensitive species surveys including Desert Tortoise, California Gnatcatcher, Burrowing Owl, Least Bell's Vireo, Swainson's Hawk, Golden Eagle among many others
- Large-scale vegetation mapping projects and impact analysis
- CEQA, NEPA, FESA, NCCPs
- GPS and mobile field data collection systems

Geospatial

- Desktop software: ArcGIS, QGIS, GRASS
- Server and geodatabases: PostGIS, Spatialite
- Web mapping: Google Maps, OpenLayers

Project Management

- Array of projects in many industries
- Oversight of large multidisciplinary teams
- Reliably on time and within budget
- Collaborate with clients, agencies, other stakeholders

Office

- Operating systems: MacOS, Windows, Linux
- Mobile: iOS, iPadOS, Android
- Productivity Software: MS Office, Apple iWork
- Data Management: MS Access, Excel, Ninox, PowerApps, PostgreSQL
- Server: SharePoint, Plone, Linux

Education

B.Sc. in EEO Biology

The Ohio State University

Mar 1993 - Jun 1998

Management Development for Entrepreneurs

UCLA Anderson School of Management

Sep 2021 - Jan 2022

Certificate in Tropical Ornithology

Estación Biológica La Suerte, Costa Rica

Jun 1996 - Jul 1996

Below: contemplating the upcoming day's work during implementation of a contract with the US Bureau of Land Management to survey Pygmy Rabbits in a remote area of northern Nevada in September 2017. England|Ecology led a three-person team that completed the work on time and under budget.



Marcus C. England

Selected Project History



2017 to Present

Upper Westside Specific Plan | Upper Westside, LLC

Apr 2019 - Apr 2022

Sacramento County, California

Swainson's Hawk, Giant Gartersnake

PM, Surveyor, Author

Biological Resources Assessment

As project manager and Director for Bargas, England conducted one year of Swainson's Hawk (SWHA) protocol surveys, managed SWHA and other species' survey efforts for two additional years, and authored a biological resources assessment addressing the potential effects of the proposed project on resources, including SWHA and Giant Gartersnake, within the context of the requirements of the Natomas Basin HCP and the Metro Air Park HCP, collectively addressing 22 covered plant and animal species.

Descanso Gardens Wildlife Management Plan | Descanso Gardens Guild

Jan 2019 - Dec 2019

Los Angeles County, California

Special Status Species, Wildlife Habitats, Impacts

PM, Surveyor, Author

Wildlife Management Plan

This contract sought to provide solutions to some of the challenges of operating public gardens in a natural environment using guidance from nearby and similar facilities. The plan's goals were to increase the quality of native habitats for wildlife, minimize visitor-wildlife conflict, protect planted garden areas and facilities from wildlife damage, promote environmental research and education, and promote a regional habitat linkage. Fieldwork for the plan included 10 months of diurnal and nocturnal surveys as well as widespread camera trapping.

Harris Beach Management Unit Wildlife Assessment | Oregon Parks & Recreation

Jan 2018 - Dec 2019

Brookings, Oregon

Colonial Waterbirds, Marine Mammals, Spotted Owl

PM, Surveyor, Author

Wildlife Assessment

England|Ecology was contracted by OPRD to prepare a wildlife assessment report. Because of the size of the survey area, the field component lasted two weeks and included wildlife and habitat documentation (including remote camera trapping), hiking every trail available within the included parks, and camping with Harris Beach and Alfred A. Loeb state parks. Final deliverables included geospatial data and a report documenting what is known and not known about the wildlife and habitats of the park unit, with suggestions for future research and management priorities.

Smith Rock State Park Wildlife Assessment | Oregon Parks & Recreation

Jan 2017 - Jun 2017

Deschutes County, Oregon

Special Status Species, Bald and Golden Eagles

PM, Surveyor, Author

Wildlife Assessment

England|Ecology was contracted by the Oregon Parks & Recreation Department to prepare a wildlife assessment report for Smith Rock State Park located in central Oregon. The project required extensive pre-survey research; five field days on-site with over 30 miles of hiking, wildlife and habitat documentation (including remote camera trapping); and preparation of new geospatial data and an extensive report documenting what is known and not known about the wildlife and habitats of the park, with suggestions for future research and management priorities.

Owyhee Roads Fuelbreak Project | US Bureau of Land Management

Jul 2017 - Oct 2017

Humboldt County, Nevada

Pygmy Rabbit

PM, Surveyor

Letter report, GIS data

England|Ecology was contracted by the US Bureau of Land Management (BLM) to conduct surveys for Pygmy Rabbit on 2,068 acres of BLM-managed lands. Two subcontractors were trained on survey methodology and identification of Pygmy Rabbit sign. The survey was completed over two weeks, involving 114 miles of transect walking per surveyor in often adverse weather conditions and over rough terrain. Final deliverables to the BLM included a report, photos, and geospatial data.

Below: conducting fieldwork in May 2018 at Harris Beach State Park, Oregon under contract to the Oregon Parks & Recreation Department.

2016 and Prior

High Speed Rail Project - Bakersfield to Palmdale

T.Y. Lin

Jan 2015 - Oct 2016

Los Angeles and Kern Counties, California

Swainson's Hawk, Golden Eagle

PM, Surveyor, Author, GIS

Biological Resources Letter Report

Raptor Conservation Strategy

Mitsubishi Cement & US Forest Service

Jan 2016 - Oct 2016

San Bernardino National Forest, California

Golden Eagle

PM, Surveyor, Author

Biological Resources Letter Report

Santa Clara River Riparian Surveys

Newhall Land

Jan 2010 - Oct 2016

Los Angeles and Ventura Counties, CA

Least Bell's Vireo, Southwestern Willow Flycatcher

PM, Surveyor, Author

Biological Resources Letter Report

Montebello Hills Conservation & Development Project

Cook-Hill Properties

Jan 2007 - Dec 2009

Los Angeles County, California

California Gnatcatcher, Coastal Sage Scrub Restoration

PM, Surveyor, Author

Biological Resources Assessment, Biological Assessment

Terranea Resort

Long Point Development

Jan 2005 - Jul 2008

Los Angeles County, California

California Gnatcatcher, Coastal Sage Scrub Restoration

PM, Surveyor, Author

Biological Resources Assessment

Skyline Ranch

Pardee Homes

Jul 2003 - Jul 2009

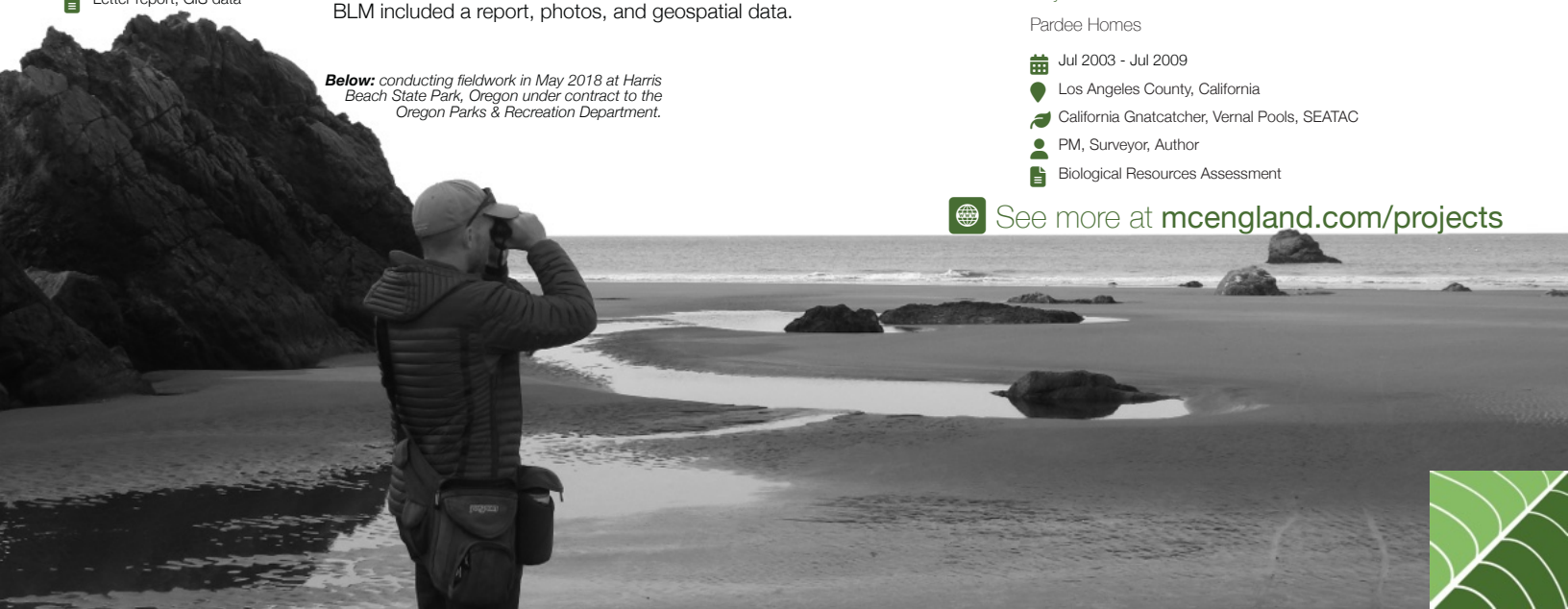
Los Angeles County, California

California Gnatcatcher, Vernal Pools, SEATAC

PM, Surveyor, Author

Biological Resources Assessment

See more at mcengland.com/projects



Appendix E. Prior Reporting

The following materials were provided to England|Ecology by the Applicant in order to assist with the completion of this report and are provided after this cover page:

- The ECORP Report
- The PSBS Report





February 3, 2022
(2021-303)

Mr. Andrey Perfilyev
10586 West Pico Boulevard, #295
Los Angeles, CA 90064

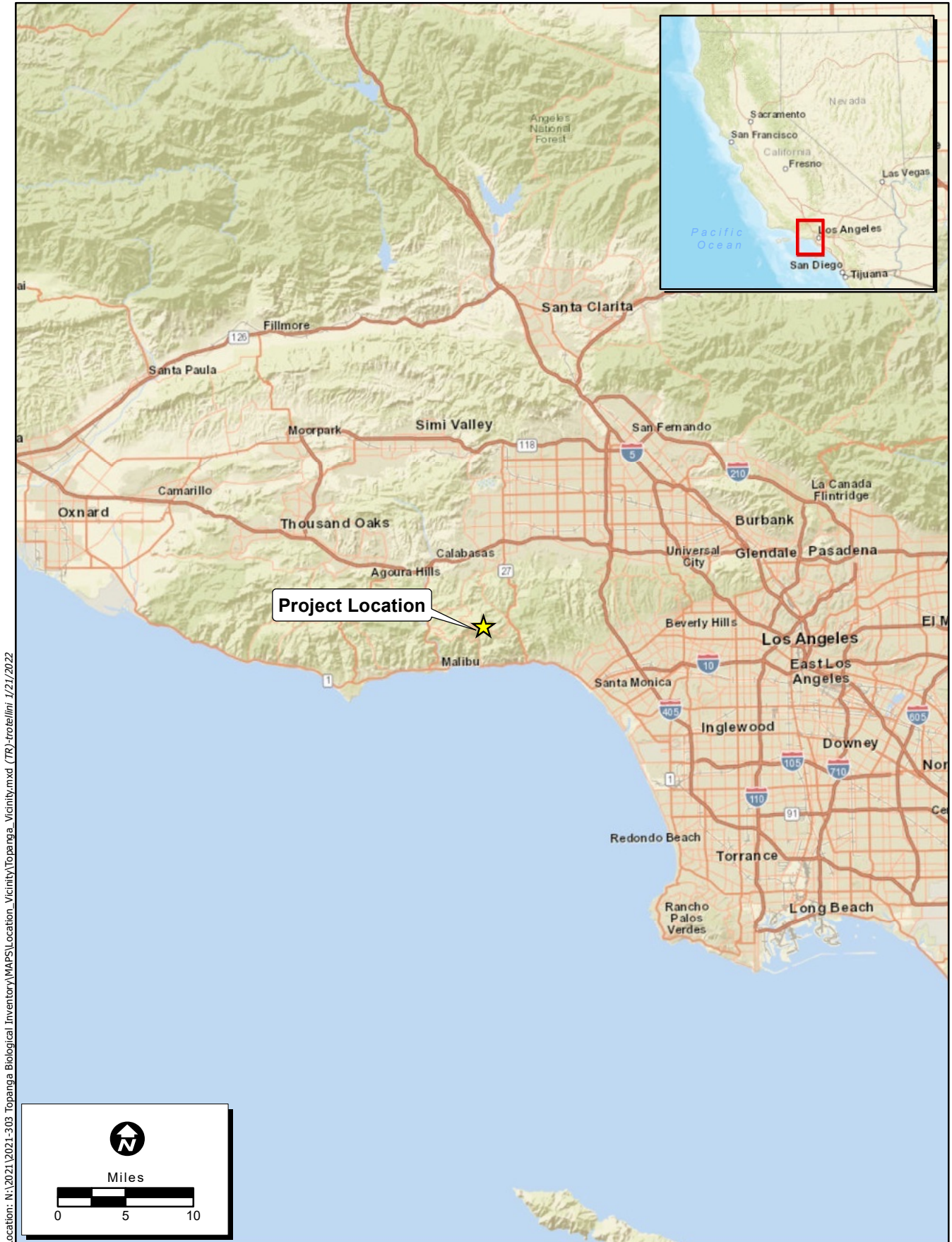
Subject: **Biological Inventory Report for a 2.0-Acre Residential Parcel (APN 4438-037-018) in the City of Los Angeles, California**

Dear Mr. Andrey Perfilyev,

This letter report presents the results of a biological reconnaissance survey and habitat assessment conducted for a residential parcel development project (project) in the community of Topanga, City of Los Angeles, Los Angeles County, California. The survey was conducted by ECORP Consulting, Inc. (ECORP) for an approximately 2.0-acre residential property at the request of Mr. Andrey Perfilyev (Client). The survey was conducted with the purpose of identifying any biological constraints that might occur on the project site. Included in this letter report is a site description, description of the methods used to conduct the survey, a discussion of the survey results, and recommendations.

Project Description and Location

The proposed project consists of the construction on approximately a quarter of an acre that will be developed as a residential development within the 2.0-acre property (Assessor's Parcel Number [APN] APN 4438-037-018) located at 555 Sadie Road in the **City of Los Angeles (City)**, Los Angeles County, California (Figures 1 and 2). The property is located within the eastern portion of the U.S. Geological Survey (USGS) Malibu 7.5-minute topographic quadrangle in Section 14, Township 1 South, Range 17 West. The elevation on the property is approximately 760 to 780 meters(m) above mean sea level (msl). The property is bordered by partially developed private property to the south and west and native chaparral habitat and Saddle Peak Road to the north and east. For the purposes of this report, "project site" will refer to the approximately quarter of an acre structure development and "property" will refer to the entire parcel.

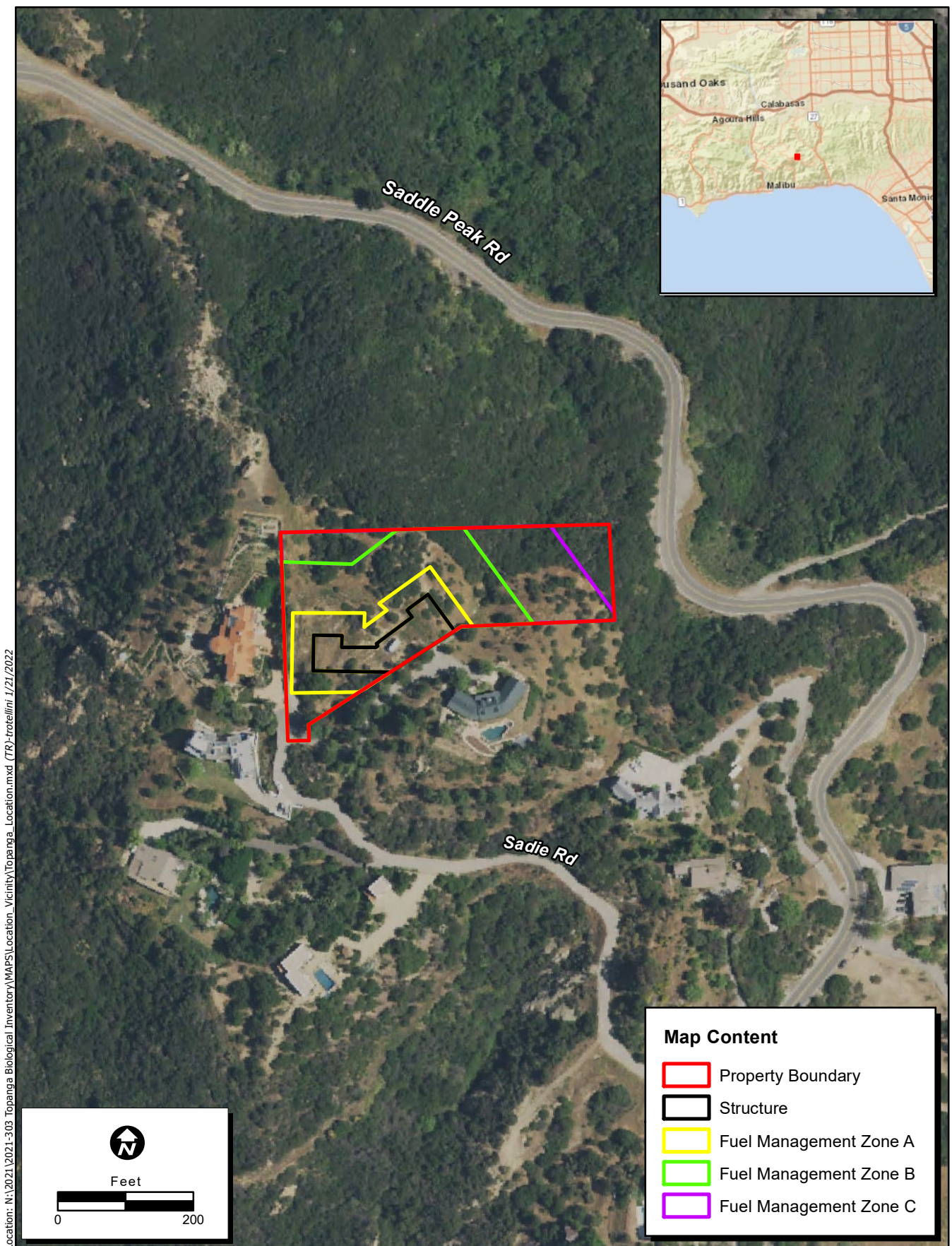


Location: N:\2021\2021-303_Topanga_Biological_Inventory\MAPS\Location_Vicinity\Topanga_Vicinity.mxd (TR)-trole/lini_1/21/2022

Map Date: 1/21/2022
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Figure 1. Project Vicinity

2021-303 Topanga Biological Inventory



Location: N:\2021\2021-303 Topanga Biological Inventory\Map\Location_Vicinity\Topanga_Location.mxd (TR) - troteilini 1/21/2022

Map Date: 1/21/2022
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), IGCC, (c) OpenStreetMap contributors, and the GIS User Community Photo Source: NABP

Map Content






-  Property Boundary
-  Structure
-  Fuel Management Zone A
-  Fuel Management Zone B
-  Fuel Management Zone C

Figure 2. Project location
 2021-303 Topanga Biological Inventory

Methods

Prior to conducting the reconnaissance-level site visit, a literature review was conducted that queried the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB; CDFW 2022a) and the California Native Plant Society (CNPS) Electronic Inventory (CNPS 2022) to determine whether special-status plant or wildlife species have been previously documented on or adjacent to the project site. Additional information was gathered from the following sources and includes, but is not limited to the following:

- Natural Resources Conservation Service *Web Soil Survey* (NRCS 2022);
- *Special Animals List* (CDFW 2022b);
- *The Jepson Manual: Vascular Plants of California* (Baldwin et al. 2012); and
- various online websites (e.g., Calflora 2022).

The biological reconnaissance survey and habitat assessment were conducted by a qualified ECORP biologist with experience conducting surveys and habitat assessments for the flora and fauna that could occur in the vicinity of the property. The survey was performed by walking the entire project site to determine the vegetation communities and wildlife habitats on the present. The biologist documented the plant and animal species present on the project site and the location and condition of the project site were assessed for the potential to provide habitat for special-status plant and wildlife species. Data were recorded in field notebooks and on maps. Photographs were also taken during the survey to provide visual representation of the various vegetation communities within the project site. In addition, an inventory was conducted within the project site for City protected trees and shrubs and non-protected trees with a diameter breast height (DBH) greater than or equal to eight inches. All protected trees and shrubs and non-protected trees with a DBH greater than or equal to eight inches observed on the project site were mapped using a Global Positioning Systems (GPS) equipped with sub-meter accuracy and data, including species, DBH, and canopy size, was recorded. The following tree and shrub species are considered protected by the City of Los Angeles:

- Oak tree (*Quercus* sp.), excluding scrub oak (*Quercus berberidifolia*) with a DBH of four inches or greater;
- Southern California black walnut (*Juglans californica*) with a DBH of four inches or greater;
- Western sycamore (*Platanus racemosa*) with a DBH of four inches or greater;
- California bay (*Umbellularia californica*) with a DBH of four inches or greater;
- Toyon (*Heteromeles arbutifolia*) with a DBH of four inches or greater;
- Mexican elderberry (*Sambucus nigra* ssp. *caerulea*) with a DBH of four inches or greater; and

Lastly, data were taken with regards to the vegetative composition of each fuel modification zone (FMZ) on the property.

Results

ECORP biologist, Carley Lancaster, conducted the biological reconnaissance survey and habitat assessment on January 18, 2022, from 0715 to 0945. Temperature ranged from 58 to 67 degrees Fahrenheit, wind speed was approximately 0 to 1 mile per hour, and cloud cover ranged from approximately 30 percent to 80 percent.

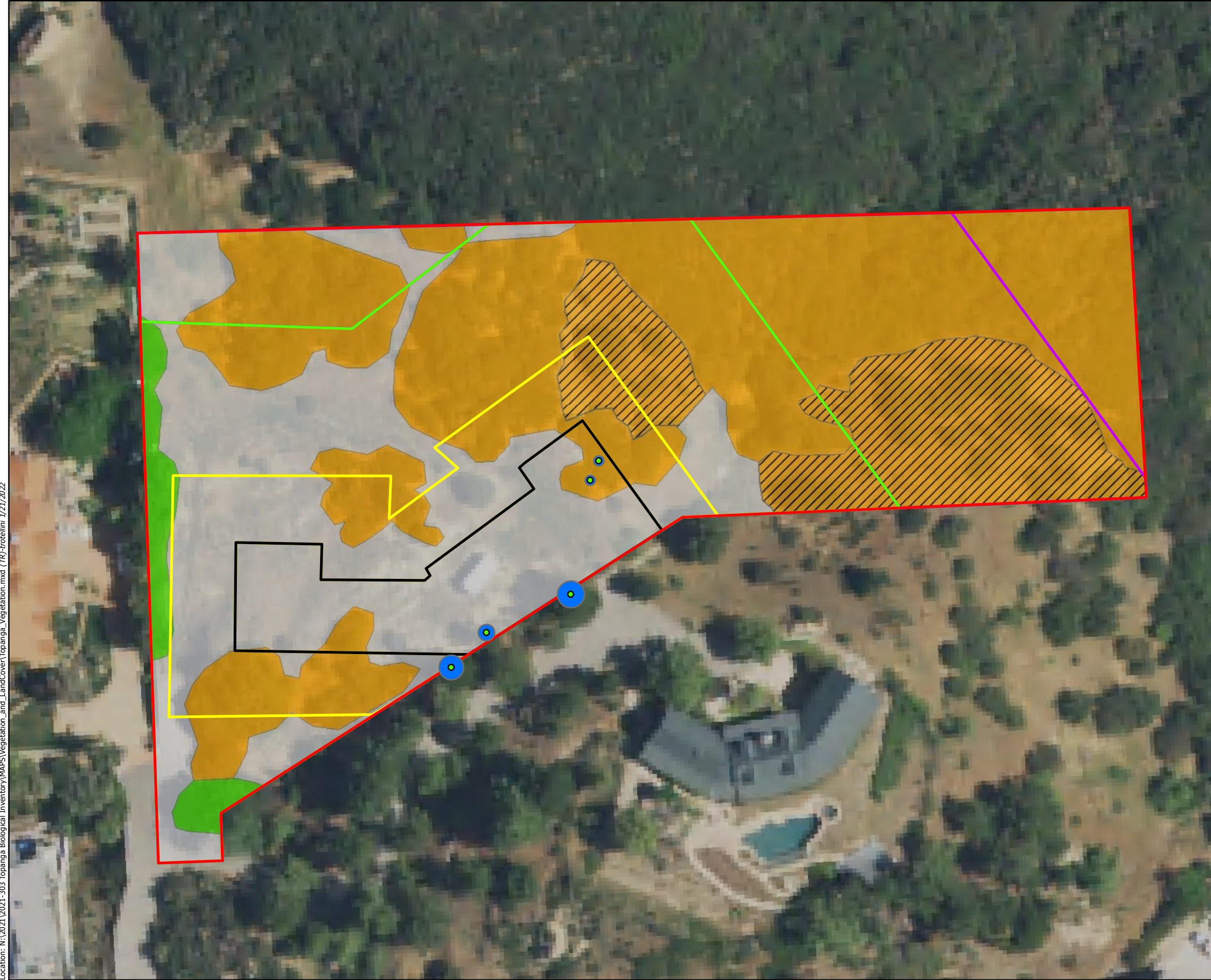
The property consists of both disturbed areas and chaparral habitat. In addition, landscaped areas with overgrowth from adjacent properties were also observed along the margins of the property. The project site, where the proposed structure will be built, was determined to be mostly disturbed with only small patches of chaparral habitat. A storage container was observed on the project site, but no structures were present. A total of four non-protected trees with a DBH greater than or equal to eight inches were observed on the project site. In addition, one non-protected tree with a DBH greater than eight inches was observed to be rooted immediately adjacent to the project site and had canopy overlap with the project site. Figure 3 shows the locations of the vegetation communities, land cover types, and mapped trees. Representative photographs of the property and project site are included in Attachment A. A complete list of the wildlife and plant species observed during the survey are included as Attachments B and C, respectively. A more detailed analysis of the vegetation communities, FMZ's, City protected trees and shrubs, and potential for special-status plants and wildlife to occur on the project site can be found in the following sections.

Chaparral








Chaparral communities are a common habitat type in Southern California that are characterized by drought tolerant evergreen shrubs with a dense canopy. Common plant species observed within the portions of the property mapped as chaparral included chamise (*Adenostoma fasciculatum*), bigpod ceanothus (*Ceanothus megacarpus*), greenbark ceanothus (*Ceanothus spinosus*), toyon, laurel sumac (*Malosma laurina*), Montana chaparral pea (*Pickeringia montana*), and scrub oak. While the majority of the chaparral habitat on the property was noted as being intact and in good condition, portions of the chaparral community were noted as showing signs of human disturbance and tended to have a lower density of shrubs and a higher density of herbaceous annuals, including nonnative species. Approximately 0.03 acre of chaparral habitat was mapped on the project site and approximately 0.95 acre of chaparral habitat was mapped on the remainder of the property. In addition, approximately 0.35 acre of disturbed chaparral habitat was mapped on the property outside of the project site.







Figure 3. Vegetation Communities and Land Cover Types



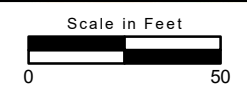
Map Content

-  Property Boundary
-  Structure
-  Fuel Management Zone A
-  Fuel Management Zone B
-  Fuel Management Zone C
-  Tree Canopy
-  Trees

Vegetation Communities and Land Cover Types

-  Chaparral
-  Disturbed Chaparral
-  Landscaped
-  Disturbed

Location: N:\2021\2021-303 Topanga Biological Inventory\MAPS\Vegetation_and_LandCover\Topanga_Vegetation.mxd (TR)-trotellini 1/21/2022



Disturbed

Disturbed is not a vegetation community, but rather a land cover type. Areas designated as disturbed were found to have been heavily influenced by human actions but lacked development. Soils in these areas tended to have some level of compaction and vegetation was typically limited to low growing herbaceous species, but also included some native shrubs. Common plant species observed within the disturbed portions of the property included deerweed (*Acmispon glaber*), slender oat (*Avena barbata*), telegraph weed (*Heterotheca grandiflora*), and common sand aster (*Corethrogyne filaginifolia*). Approximately 0.21 acre of disturbed areas were mapped on the project site and approximately 0.49 acre were mapped on the remainder of the property.

Landscaped

Landscaped is not a vegetation community, but rather a land cover type. Areas designated as landscaped were characterized by ornamental plant species. Common species observed in the landscaped areas included Canary Island pine (*Pinus canariensis*), Aleppo pine (*Pinus halepensis*), daffodil (*Narcissus pseudonarcissus*), and oleander (*Nerium oleander*). Approximately 0.06 acre of landscaped areas were mapped on the property outside of the project site.

Fuel Modification Zones

During the survey, each FMZ for the property was assessed for vegetative composition, including the presence of City protected trees and shrubs. The FMZ's zones are defined as follows by the County of Los Angeles Fire Department (LACoFD): 1) Zone A – 0 to 30 feet (ft) out from proposed structures, 2) Zone B – 30 to 100 ft out from proposed structures, and 3) Zone C – 100 to 200 ft out from proposed structures. The following descriptions detail each FMZ:

- Zone A – the majority of this zone (approximately 0.19 acre) was characterized as disturbed with low growing herbaceous vegetation. Approximately 0.14 acre of chaparral habitat and 0.02 acre of disturbed chaparral habitat was also mapped within this zone. City protected species, including toyon and coast live oak (*Quercus agrifolia*), were observed within the chaparral habitat in Zone A, but were sparse compared to more dominant shrub species such as chamise and ceanothus (*Ceanothus* sp.).
- Zone B – the majority of this zone (approximately 0.38 acre) was characterized as chaparral habitat. Approximately 0.25 acre of disturbed areas, 0.11 acre of disturbed chaparral habitat, and 0.06 acre of landscaped areas was also mapped within this zone. City protected species, including toyon and coast live oak (*Quercus agrifolia*), were observed within the chaparral habitat in Zone B, but were sparse compared to more dominant shrub species such as chamise and ceanothus.
- Zone C – the majority of this zone (approximately 0.30 acre) was characterized as chaparral habitat. Approximately 0.06 acre of disturbed areas and 0.21 acre of disturbed chaparral habitat was also mapped within this zone. City protected species, including toyon and coast

live oak (*Quercus agrifolia*), were observed within the chaparral habitat in Zone C, but were sparse compared to more dominant shrub species such as chamise and ceanothus.

City Protected Trees and Shrubs

During the survey, a total of four non-protected trees with a DBH greater than eight inches were observed to be rooted within the project site. In addition, one non-protected tree with a DBH greater than eight inches was observed to be rooted immediately adjacent to the project site and had canopy overlap with the project site. No City protected trees or shrubs were observed on the project site or immediately adjacent to the project site. The locations of the non-protected trees can be found in Figure 3. Data collected for each tree, including species, DBH, and canopy size, can be found below in Table 1.

Table 1. Tree Data				
Tree ID	Species	DBH (inches)	Canopy Radius (feet)	City Tree Status
1	Aleppo Pine (<i>Pinus halepensis</i>)	15	12	Non-protected tree
2	Aleppo Pine (<i>Pinus halepensis</i>)	8.5	8	Non-protected tree
3	Aleppo Pine (<i>Pinus halepensis</i>)	20	13	Non-protected tree
4	Scrub Oak (<i>Quercus berberidifolia</i>)	12	5	Non-protected tree
5	Scrub Oak (<i>Quercus berberidifolia</i>)	10	5	Non-protected tree

Special-Status Wildlife and Plant Species



Although some special-status wildlife species identified in the literature review and data base searches have potential to occur near the property, the project site did not support habitat for any of special-status wildlife species and these species are presumed absent from the project site.

Therefore, no protocol-level or focused surveys are required for special-status wildlife.

The vegetation that remains on the project site was mostly low growing herbaceous cover typical of disturbed sites; however, small patches of chaparral habitat do remain. Soils on the site consists of rock outcrop-Sumiwawa-Hipuk complex, 30 to 75 percent slopes (NRCS 2022). The remaining patches of chaparral habitat and disturbed openings provide suitable habitat for three special-status plant species that were identified during the literature review and database searches, including Brewer’s calandrinia (*Calandrinia breweri*), slender mariposa-lily (*Calochortus clavatus* var. *gracilis*), and Plummer’s mariposa lily (*Calochortus plummerae*). Brewer’s calandrinia occurs in disturbed areas and openings of chaparral habitat in loamy soils between 10 and 1,220 m above msl. It has a

California Rare Plant Rank (CRPR) of 4.2, meaning it is a watch list plant of limited distribution and is considered moderately threatened in California (CNPS 2022). Multiple records of this species were returned during the literature review, including within five miles of the project site. Slender mariposa-lily occurs foothill canyons in chaparral habitats between 320 and 1,000 m above msl. It has a CRPR of 1B.2, meaning it is considered moderately threatened in California and rare, threatened or endangered elsewhere (CNPS 2022). Multiple records of this species were returned during the literature review, including within five miles of the project site. Plummer's mariposa-lily occurs in dry rocky chaparral habitats between 100 and 1,700 m above msl. It has a CRPR of 4.2 (CNPS 2022). Multiple records of this species were returned during the literature review, including within five miles of the project site. These species are protected under The Native Plant Protection Act (NPPA) of 1977 (California Fish and Game Code §§ 1900-1913) which was created with the intent to preserve, protect and enhance rare and endangered plants in California. All other special-status plant species identified during the literature were presumed to be absent or have a very low potential to occur on the project site due to lack of suitable habitat, the project site being outside the known elevation range for that species, and/or no evidence of that species being observed on the project site during the biological reconnaissance survey.

Although the site was found to not provide habitat for any special-status wildlife species, the chaparral habitat and ornamental shrubs and trees on and adjacent to the project site could provide suitable nesting habitat for bird species protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code. Active bird nests or birds exhibiting nesting behavior were not observed during the survey.

Recommendations

Fuel Modification Zones

Vegetation in each FMZ, both naturally occurring and landscaped, should follow the guidelines of the LACoFD Fuel Modification Plant List (LACoFD 2022). If vegetation clearing in any FMZ needs to occur, City protected trees and shrubs and non-protected trees with a DBH of eight inches or greater should be avoided, to the extent possible.

Nesting Birds

The chaparral habitat and ornamental trees and shrubs on and adjacent to the project site provide suitable nesting habitat for bird and raptor species protected under the MBTA and California Fish and Game Code. To avoid violations of the MBTA and the Fish and Game Code, it is recommended that ground-breaking project activities and/or vegetation removal activities be conducted outside of the nesting bird season (typically September through January). If vegetation clearing or ground-breaking project activities are planned to occur during the nesting season (typically February through August), then a pre-construction nesting bird survey will need to be performed no more than three days prior to the start of construction to determine whether the site is being used for nesting. If an

active nest is found on or adjacent to the project site, then a no disturbance buffer shall be established around the nest (typically 300 feet for songbirds and 500 feet for raptors) until the nesting process has been completed, as determined by a qualified biologist. If no nests are found during the pre-construction survey, then project activities may proceed as planned. If no active nests are found during the pre-construction nesting bird survey, then the project activities may commence.

Focused Rare Plant Surveys

A focused rare plant survey should be conducted to avoid violations of the NPPA and Fish and Game Code. The survey should be conducted during the appropriate bloom period for the target species (i.e., spring). Target species during the survey should include, but not be limited to, Brewer's calandrinia, slender mariposa-lily, and Plummer's mariposa-lily. If no rare plants are found during the focused rare plant survey, then project activities may commence.

Thank you for the opportunity to work on your project. If you have any questions regarding the contents of this letter report, please contact me at (909) 307-0046 or pwasz@ecorpconsulting.com.

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

SIGNED:  _____

DATE: February 3, 2022

Carley Lancaster
Staff Biologist
ECORP Consulting, Inc.

SIGNED:  _____

DATE: February 3, 2022

Phillip Wasz
Senior Wildlife Biologist
ECORP Consulting, Inc.

Attachments:

- Attachment A: Representative Photographs
- Attachment B: Wildlife Species Compendium
- Attachment C: Plant Species Compendium

ATTACHMENT A

Representative Project Site Photographs



Photo 1. South slope leading up to zone A, facing northeast



Photo 2. Zone A where storage container is located with sparsely growing vegetation, facing east:



Photo 3. Chamise (*Adenostoma fasciculatum*) dominated community growing along southwest slope, facing south.



Photo 4. Aleppo pine (*Pinus halepensis*) that was mapped along far east project boundary, facing east.



Photo 5. Second Aleppo pine that was mapped along far east project boundary, facing east.



Photo 6. Aleppo pine that was mapped along far northeast project boundary, facing southeast.



Photo 7. First scrub oak (*Quercus berderidifolia*) community located in along northeast slope, facing north.



Photo 8. Second scrub oak community located in along northeast slope, facing north.



Photo 9. Dense chaparral community dominated by greenbark ceanothus (*Ceanothus spinosus*) and chamise, facing north.

ATTACHMENT B

Wildlife Species Compendium

Scientific Name	Common Name
BIRDS	
Accipitridae	Hawks, Eagles, and Old-World Vultures
<i>Accipiter cooperii</i>	Cooper's hawk
<i>Buteo jamaicensis</i>	red-tailed hawk
Corvidae	Jays and Crows
<i>Aphelocoma californica</i>	California scrub jay
<i>Corvus corax</i>	common raven
Fringillidae	New World Seedeaters
<i>Carpodacus mexicanus</i>	house finch
<i>Spinus psaltria</i>	lesser goldfinch
Mimidae	Thrashers, Mockingbirds and Tremblers
<i>Toxostoma redivivum</i>	California thrasher
Passerellidae	New World Sparrows
<i>Melospiza crissalis</i>	California Towhee
<i>Junco hyemalis</i>	dark-eyed junco
<i>Pipilo maculatus</i>	spotted towhee
Picidae	Woodpeckers, Piculets, and Wrynecks
<i>Melanerpes formicivorus</i>	acorn woodpecker
Sylviidae	Warblers
<i>Chamaea fasciata</i>	wrentit
Trochilidae	Hummingbirds
<i>Calypte anna</i>	Anna's hummingbird
Turdidae	Thrushes, Bluebirds, and Robins
<i>Sialia mexicana</i>	western bluebird
MAMMALS	
Cervidae	Deer
<i>Odocoileus hemionus</i>	mule deer

*Nonnative species

**CDFW California Species of Special Concern/CDFW Fully Protected Species/Watch List Species

ATTACHMENT C

Plant Species Compendium

Scientific Name	Common Name
VASCULAR PLANTS	
ANGIOSPERMS (EUDICOTS)	
ANACARDIACEAE	CASHEW FAMILY
<i>Malosma laurina</i>	laurel summac
<i>Rhus ovata</i>	sugar bush
<i>Toxicodendron diversilobum</i>	posion oak
AMARYLLIDACEAE	DAFFODIL FAMILY
<i>Narcissus pseudonarcissus*</i>	daffodil
APOCYNACEAE	DOGBANE FAMILY
<i>Nerium oleander</i>	oleander
ASTERACEAE	SUNFLOWER FAMILY
<i>Baccharis pilularis</i>	coyote bush
<i>Corethrogyne filaginifolia</i>	common sandaster
<i>Eriophyllum sp.</i>	woolly sunflower
<i>Hazardia squarrosa</i>	sawtooth goldenbush
<i>Heterotheca grandiflora</i>	telegraph weed
<i>Pseudognaphalium microcephalum</i>	Wright's cudweed
BRASSICACEAE	MUSTARD FAMILY
<i>Hirshfeldia incana*</i>	short-pod mustard
CUCURBITACEAE	GROUND FAMILY
<i>Marah macrocarpa</i>	chilicothe
ERICACEAE	HEATH FAMILY
<i>Arctostaphylos sp.</i>	manzanita
FABACEAE	LEGUME FAMILY
<i>Acmispon glaber</i>	deer weed
<i>Melilotus sp.</i>	legumes
FAGACEAE	BEECH FAMILY
<i>Quercus agrifolia</i>	coast live oak
<i>Quercus berberidifolia</i>	scrub oak
<i>Pickeringia montana</i>	Montana chaparral pea
GERANIACEAE	GERANIUM FAMILY
<i>Erodium cicutarium*</i>	coastal heron's bill
<i>Pelargonium sp.</i>	geraniums
GROSSULARIACEAE	CURRENT FAMILY
<i>Ribes malvaceum</i>	charral currant
ONAGRACEAE	EVENING PRIMEROSE FAMILY
<i>Epilobium canum</i>	California fushia

PHRYMACEAE	LOPSEED FAMILY
<i>Diplacus aurantiacus</i>	sticky monkeyflower
PINACEAE	PINE FAMILY
<i>Pinus halepensis</i> *	Aleppo pine
<i>Pinus canariensis</i> *	Canary Island pine
POLYGONACEAE	BUCKWHEAT FAMILY
<i>Eriogonum fasciculatum</i>	California buckwheat
RHAMNACEAE	BUCKTHORN FAMILY
<i>Ceanothus megacarpus</i>	big pod ceanothus
<i>Ceanothus spinosus</i>	greenbark ceanothus
ROSACEAE	ROSE FAMILY
<i>Adenostoma fasciculatum</i>	chamise
<i>Cercocarpus betuloides</i>	moutain mahogany
<i>Heteromeles arbutifolia</i>	toyon
ANGIOSPERMS (MONOCOTS)	
POACEAE	GRASS FAMILY
<i>Avena barbata</i> *	wild oat
<p>* - Nonnative species.</p> <p>CNPS Rare Plant Listing Status:</p> <p>List 1B.1 Rare, threatened, or endangered in California and elsewhere. Seriously threatened in California.</p> <p>List 1B.2 Rare, threatened, or endangered in California and elsewhere. Moderately endangered in California</p> <p>List 2B.2 Rare, threatened or endangered in California, but more common elsewhere. Moderately threatened in California.</p> <p>List 4.2 Limited distribution (Watch List). Moderately endangered in California</p>	



Pacific Southwest Biological Services, Inc.

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Biological Assessment

Based on a Biological Reconnaissance Survey
of a 2.5-acre vacant, residentially-zoned parcel at
555 Sadie Road, Topanga Region, Los Angeles County
AIN 4438-037-018

Prepared for:
County of Los Angeles
Department of Regional Planning
Coastal Development Services
Calabasas Field Office

Project Proponent:
Andrey Perfilyev
Malibu90290@gmail.com

Prepared by
Pacific Southwest Biological Services, Inc.
Post Office Box 985
National City CA 91951
mitch@psbs.com
619 477 5333

PSBS # W729

A handwritten signature in black ink, reading "R. Mitchel Beauchamp". The signature is written in a cursive, flowing style.

R. Mitchel Beauchamp, M. Sc., President
~~13 February 2025~~

28 July 2025

**Biological Assessment
of a 2.5-acre vacant, residentially-zoned parcel at
555 Sadie Road, Topanga Region, Los Angeles County
AIN 4438-037-018**

MANAGEMENT SUMMARY/ABSTRACT

The residentially zoned 2.5-acre parcel is a site of native and disturbed habitat. It is a mountain peak site within the Coastal Zone, involving concern for portions of the Santa Monica Mountains Coastal Resource Area Significant Ecological Area (SEA) # 22b. The project is the proposed construction of a single-family residence with septic system and swimming pool. This report includes a biotic resource description, Biological Assessment Report and a Biological Constraints Analysis and map as part of the SEA process of the potential impacts to biological Resources.

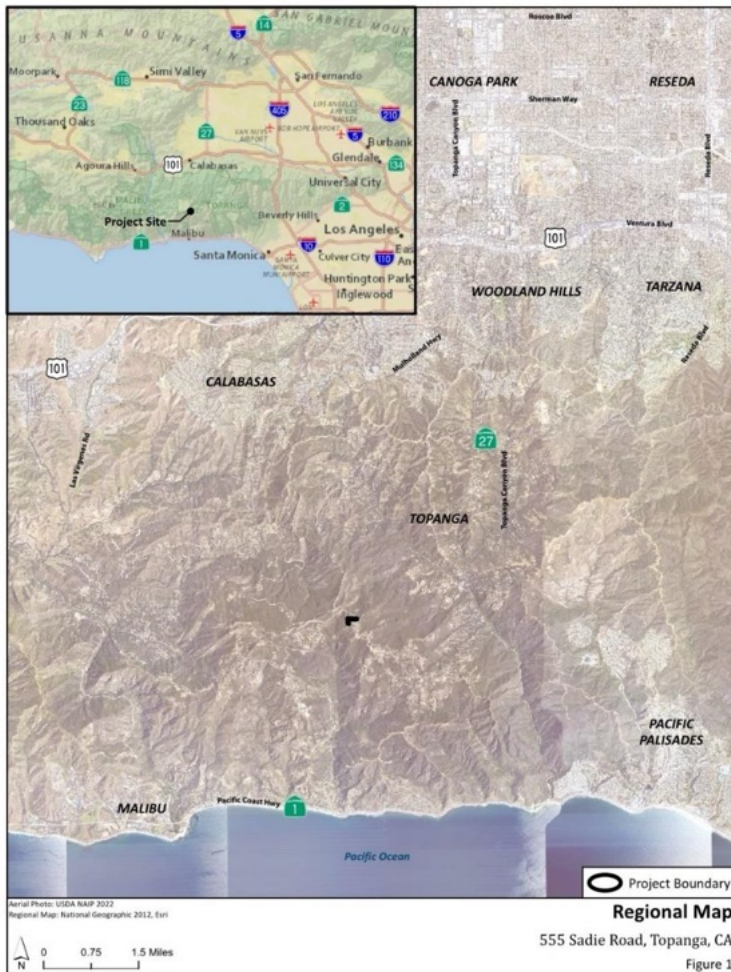


Figure 1. Regional Location Map

INTRODUCTION

The purpose of this report is to provide information on the existing conditions of the biological resources and anticipated impacts to these biotic resources associated with the residential construction on the site. ~~The biological assessment focused on aspects of the SEA.~~

Project Description

The project is the construction of a residential structure and septic system on a previously cleared site at the top of the parcel. Project square footage involves 1,450 sqft for the garage, 1,327 sqft for the lower floor and 2,236 sqft for the second floor. Grading volumes are minimal due to the prior grading of the site and effort to retain the hill-top elevation for the spectacular view of coastal Southern California. Figure 3b indicates the fuel-modification plan and building footprint of a house design using large view windows to maximize the views as shown in Figure 3b2. No recreation pools are designed for the site.

Methods and Survey Limitations

Pacific Southwest Biological Services Biologist, R. Mitchel Beauchamp, conducted a general biological resources survey of the residential parcel and the adjacent natively vegetated areas. The survey area was covered on-foot on 26 November 2024, from approximately 10am to 11am. Skies were overcast with a foggy mist and an air temperature of 61°F. The region had no significant rainfall for several months prior to the site assessment.

ECORP biologist, Carley Lancaster, conducted the prior biological reconnaissance survey and habitat assessment on January 18, 2022, from 0715 to 0945. Temperature ranged from 58 to 67 degrees Fahrenheit, wind speed was approximately 0 to 1 mile per hour, and cloud cover ranged from approximately 30 percent to 80 percent.

Vegetation communities were re-mapped on the topographic base map of the site. Wildlife observed (utilizing 10 × 42 binoculars) or detected from calls, tracks, scat, nests, or other signs were noted. Plant taxa observed on-site were noted and identified in the attached Appendix 1 and animals on Appendix 2.

The site was previously assessed by another consulting firm and observations of that firm's biologists are selectively incorporated within this document (ECORP 2022).

Survey Results

Physical Site Characteristics

The proposed project is located at the north end of Sadie Road, a private drive as it rises along Saddle Peak Road in the unincorporated area of Los Angeles County. Hondo Canyon, a tributary to Little Topanga Canyon flows to the east and Las Flores Canyon to the west of the parcel. The site is at the top of the un-named 2562' peak. The project site is part of the build out on the peak about Sadie Road, ~~a private route from Saddle Peak Road~~. The site is a private parcel within the Santa Monica Mountains National Recreation Area. A southern extension of the state Cold Creek Canyon Preserve lies adjacent to the north of the eastern "panhandle" of the parcel, east of Saddle Peak Road.

The site has previously cleared areas for fuel reduction practice, some by the adjacent neighbor to the south. The site is at the northern end of Sadie Road at the top of the 2562' peak, west and south of Saddle Peak Road, in the unincorporated Topanga area of the Santa Monica Mountains., also known by APN (AIN) 4438-037-018. The site at the top of the peak drains into both Hondo Canyon, a tributary to Little Topanga Canyon and, hence Topanga Canyon to the east and Las Flores Canyon to the west, with both drainages flowing into the Pacific Ocean. The survey area is located in the southwest quarter of Section 14, R17W, T1S, SBBM of the U.S. Geological Survey (USGS) 7.5" Malibu Beach quadrangle topographic map. The latitude and longitude coordinates of the site are 34° 04' 51" N, 118° 38' 03" W. UTM coordinates are 3,772,408mN 349,162mE, SBBM.



Figure 2. Vicinity Map

Surface geology mapped is Middle Miocene Lower Topanga Formation being non-marine sandstone, pebbly sandstone and inter-bedded mudstone (Yerkes 1971).

The USDA Soils Web Site indicates Rock Outcrops of Sumiwawa-Hipuk group 30–75 5% slopes on the southwestern, elevated area of the site and Zumaridge-Kawenga association 30 to 75% slopes on the remainder, eastern portion of the site.

The site lies adjacent to single-family residences to the west and south.

Prior clearing of the southwestern, upper area of the site resulted in an area suitable for construction adjacent to the southern, neighboring residence. To the east, the land runs as a canyon, which crosses Saddle Peak Road and extends further east of that main route. There are no defined drainages on the parcel, only the headwater watershed of these tributaries, with no development of riparian elements.

~~The Significant Ecological Area 22b is loosely defined as “Portions of Santa Monica Mountains Coastal Resource Area, Significant Ecological Area (SEA), i.e., private lands with remaining native habitat. Vegetation associated with this area is Chaparral.~~

The fire history of the site involved several wildlife fires, the most historic being, only the 1936 Cold Creek Fire, followed by the 1970 Wright Fire which burned up to the western edge of the hill, but not onto the subject site. The 2025 Palisades Fire impacted the project at its western extent, in an area of largely disturbed habitat. Photographs of the site prior to and following this wildfire are presented below.

Jurisdictional Wetlands and Waterways

No jurisdictional drainages or wetland areas occur on the site. The project area does not involve any of the adjacent drainages.

Biological Resources

Botanical Resources –Vegetation Communities

The CNPS vegetation scheme name also is listed with the normal classification of vegetation used over the past 4 decades.

Disturbed Habitat (no classification in CNPS vegetation scheme)

~~The proposed house site has been graded into a building pad. This feature is of bare soil with Best Management Practices in place to control potential erosion~~

Landscaping/ Disturbed Habitat (no classification in CNPS vegetation scheme)

The area about the site entrance appears to have been stabilized following grading by an erosion-control seed mix of largely non-native herbaceous perennials. The proposed house site has been graded into a building pad. This feature is of bare soil with Best Management Practices in place to control potential erosion. Isolated native shrubs remain in this area but do not constitute a natural, functioning habitat. Use of the H3 category does not appear to be applicable to the situation on the site.

Developed (no classification in CNPS vegetation scheme)

The driveway and off-site roadway and adjacent western and southern residences represent this off-site condition.

Chaparral - Chamise Chaparral (37200-Holland) Chamise-wedge-leaf ceanothus series (Sawyer-Keeler Wolf) 1.5 acres H 2.

The dominant shrubs are Chamise (*Adenostoma fasciculatum*), Toyon (*Heteromeles arbutifolia*), Manzanita (*Arctostaphylos glandulosa*) and Wedge-leaf Lilac (*Ceanothus cuneatus*). Chaparral Pea (*Pickeringia montana*) was an uncommon shrub on the site.

Some of the chaparral had been thinned as part of a fuel reduction by the ~~adjacent neighbor and~~ project proponent. This was done without altering the biotic function of this vegetation, however. For this reason, the Chamise Chaparral habitat is still considered as H2.

The area of Chaparral retained on the site is 1.5 acres, largely in the eastern panhandle. This remaining intact chaparral habitat qualifies as ~~H3~~ H2 Habitat. This eastern portion of the parcel has been significantly disturbed or removed as part of lawfully-established development, i.e. the roadway of Saddle Peak Road, various easements associate with the adjacent parcels, and fuel reduction by the southern neighbor (Figure 3). ~~This area also includes an area of native chaparral vegetation that is not significantly disturbed and would otherwise be categorized as H2 habitat, but has been substantially fragmented or isolated by existing, legal development and is no longer connected to large, contiguous areas of other, chaparral-dominated habitat.~~ This H2 category includes the western portion of the parcel where adjacent, lawfully developed areas and lawfully disturbed areas are dominated by non-native plants such as disturbed roadside slopes, stands of non-native trees and grasses, and fuel modification areas around existing, adjacent developments. It is this western portion that was burned in the Palisades Fire, as shown in Figures 6 and photographs of 8 and 12 July 2025 at the end of the report.

Chaparral-Disturbed - Chamise Chaparral 0.13-acre H 2

This category related to that area reduced in fuel loading abut still retaining sufficient shrub density to function as wildlife habitat to some degree.

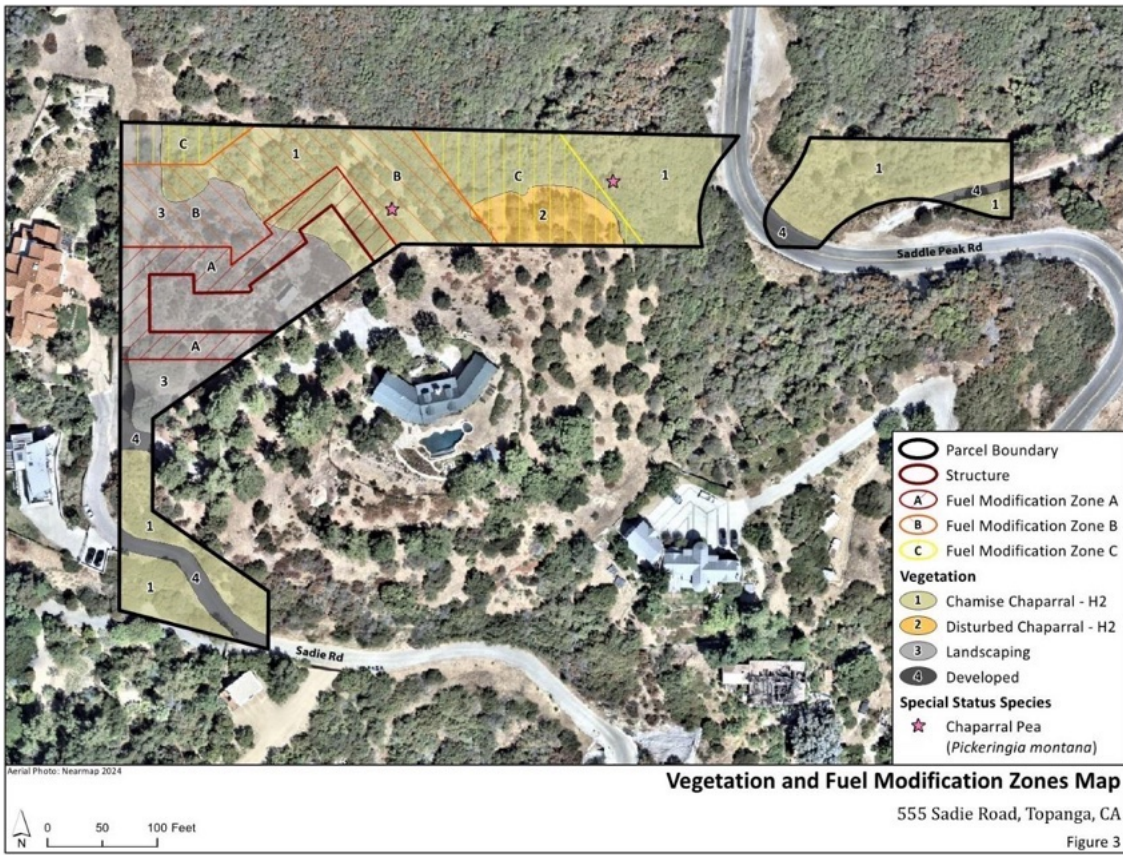


Figure 3a. Site Project Impact area with Vegetation and Fuel Modification Zones.





Figure 3b1. Architect-provided Fuel Modification Zones.

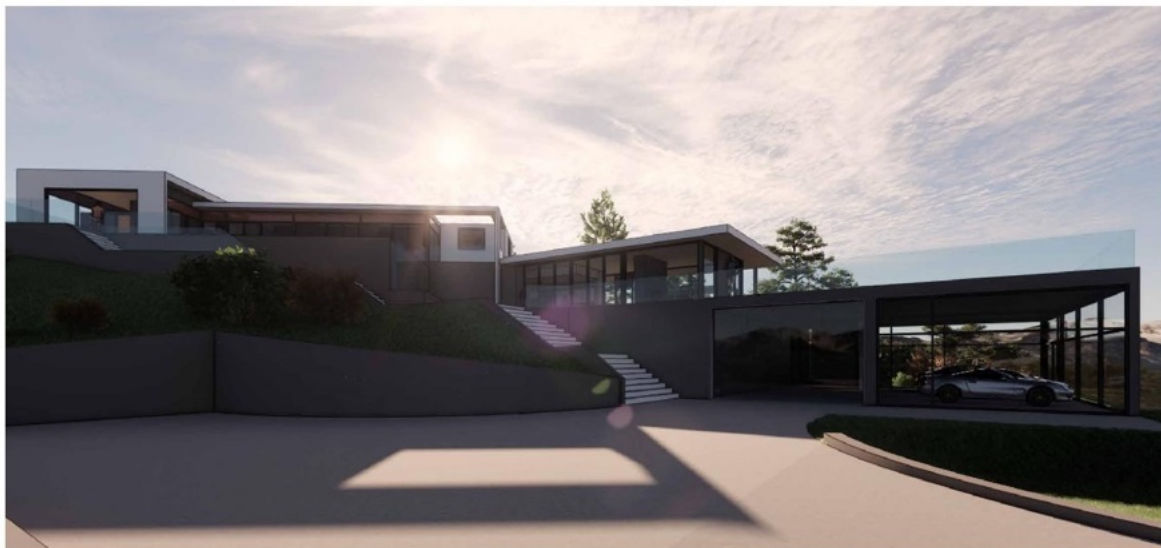


Figure 3b2. House Design as view to south

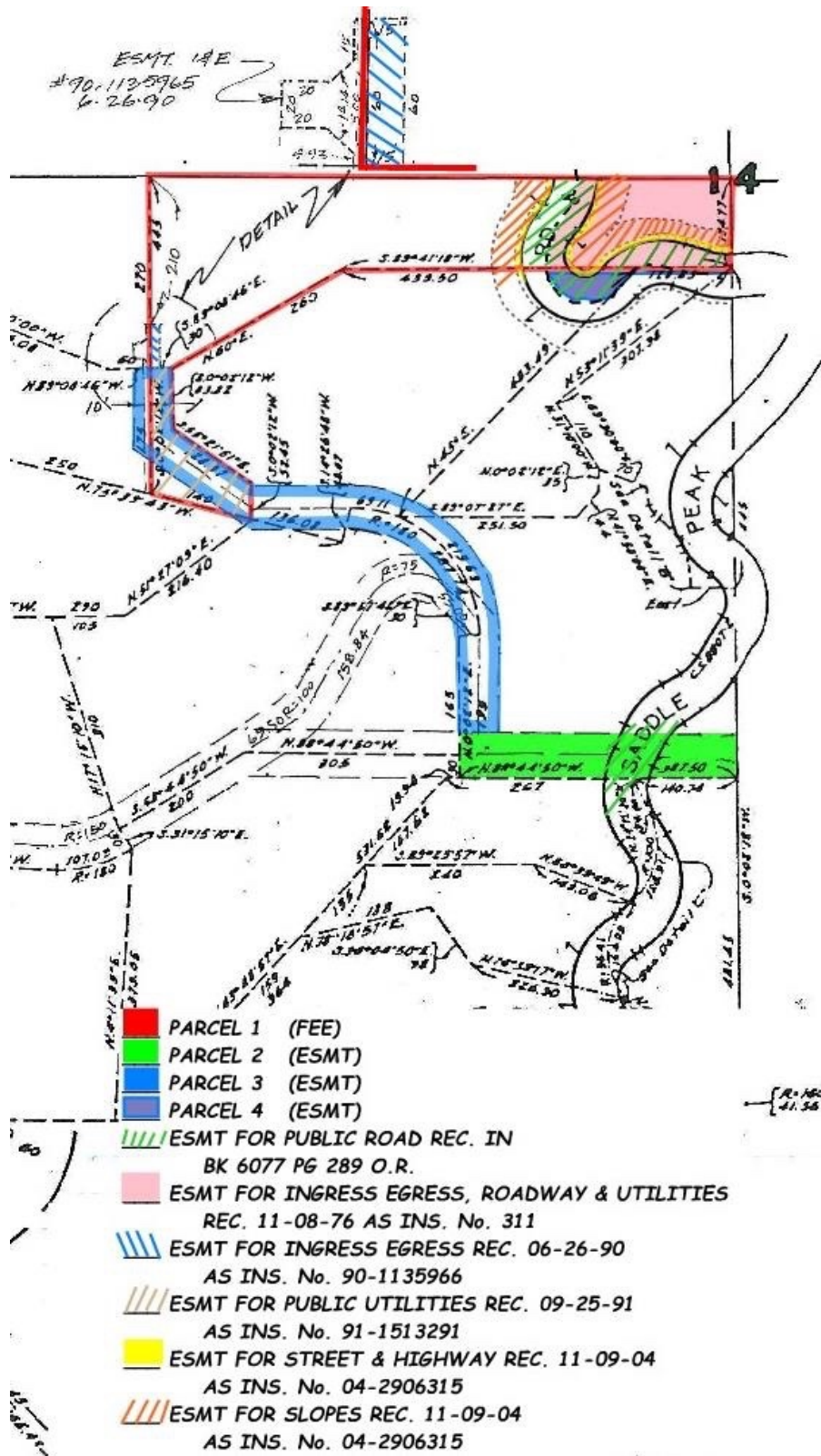


Figure 4. Legal constraints on eastern end of parcel

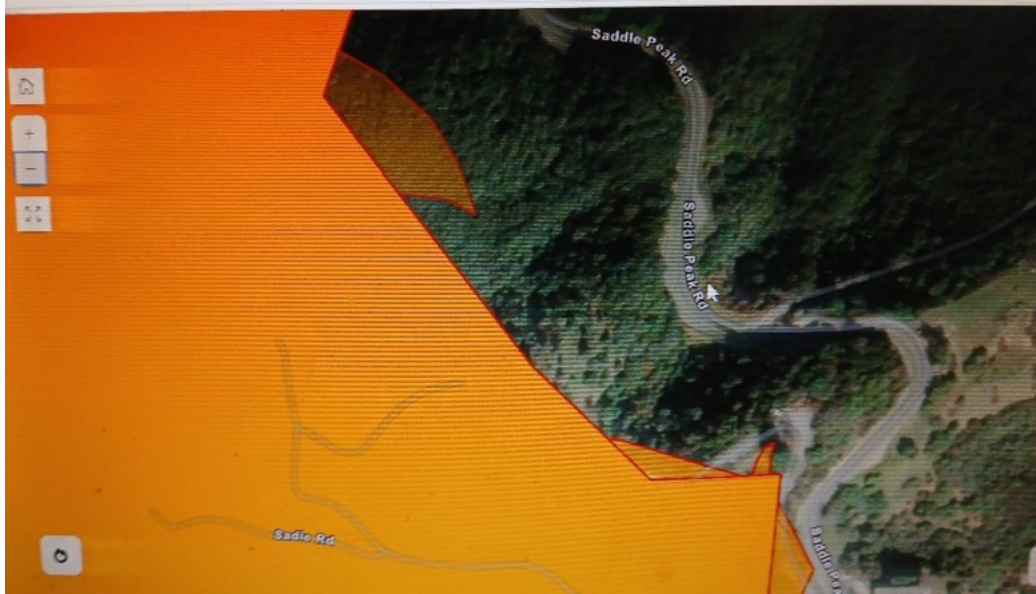


Figure 5. Area of Palisades Fire on Project Site.

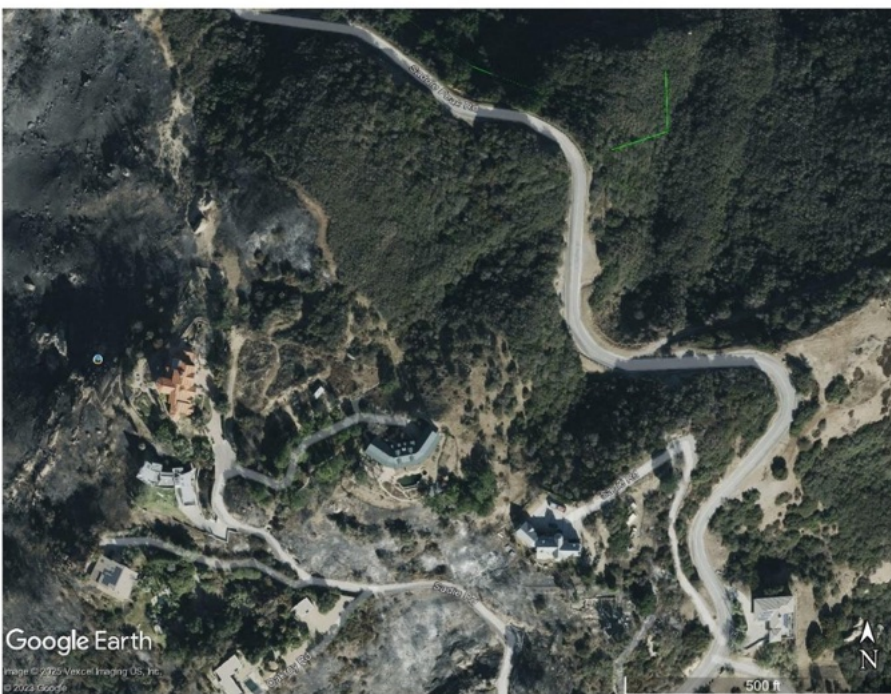


Figure 6. Palisades post-fire site condition

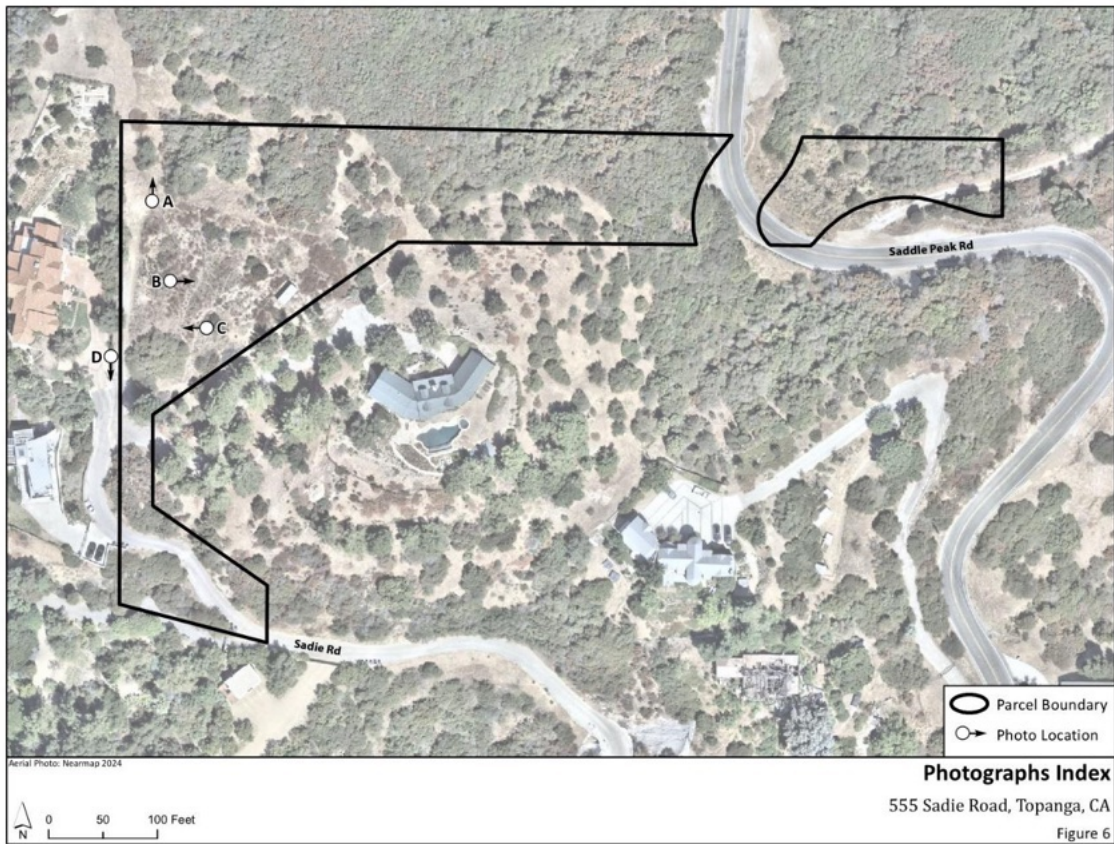


Figure 6. Palisades post-fire site condition -Photo Index

Figures 6 a-d Post Fire photographs by property owner, 8 February 2025



6a. View to north at west side of site



6b. View to northeast from west side of site



6c. View of west boundary of site



6d. View of east side of driveway cut.

Fuel Management Modification Zones

During the surveys, each FMZ for the property was assessed for vegetative composition, including the presence of City protected trees and shrubs. The FMZ's zones are defined as follows by the County of Los Angeles Fire Department (LACoFD):

- 1) Zone A – 0 to 30 feet (ft) out from proposed structures,
- 2) Zone B – 30 to 100 ft out from proposed structures, and
- 3) Zone C – 100 to 200 ft out from proposed structures.

The following descriptions detail each FMZ on the habitat types:

Table 1. Areas of Vegetation and project and fuel modification impacts

Vegetation	Parcel Boundary	Structure	FMZ 1	FMZ 2
Chamise Chaparral - H2	1.500	0.038	0.081	0.394
Disturbed Chaparral - H2	0.136			0.002
Landscaping	0.692	0.198	0.215	0.171
Developed	0.132		0.002	
TOTAL (acres)	2.460	0.236	0.298	0.567

The following descriptions detail each FMZ:

— Zone A — the majority of this zone (approximately 0.38 acre) was characterized as disturbed/landscaped with low growing herbaceous vegetation. Approximately 0.12 acre of chaparral habitat and 0.02 acre of Disturbed open chaparral habitat was also mapped within this zone with dominant shrub species such as chamise and ceanothus (*Ceanothus spp.*).

~~—Zone B—the majority of this zone (approximately 0.38 acre) was characterized as chaparral habitat. Approximately 0.31 acre of disturbed/landscaped areas and 0.57 acre of Chaparral habitat, and 0.06 acre of landscaped areas was also mapped within this zone.~~

~~—Zone C—the majority of this zone (approximately 0.30 acre) was characterized as chaparral habitat. Approximately 0.06 acre of disturbed/landscaped areas and 0.08 acre of disturbed chaparral habitat was also mapped within this zone. Protected species, including toyon and coast live oak, were observed within the chaparral habitat in Zone C, but were sparse compared to more dominant shrub species such as chamise and ceanothus and do not reach the trunk diameters specified in the ordinance to warrant protected status.~~

Botanical Resources – Flora

Appendix 1 lists the floral species detected on the area. The flora on the site is typical for natively-vegetated areas of the slopes of the western maritime-influenced trans-peninsular range, the Santa Monica Mountains area. ~~Not occurring on site but found in nearby areas are stands of California Walnut (*Juglans californica*).~~

Zoological Resources – Fauna

Fauna observed during the July 18 and 26 November visits by the biologists included those species typical of a late spring/summer and fall season canyon-slope system in western, coastal Los Angeles County. Avian species detected were year-around residents and migrants. Appendix 2 list those species observed or anticipated in habitats occurring on the site.

Rare, Threatened, Endangered, Endemic and/or Sensitive Species

Prior to the field survey, a search was made of the California Department of Fish and Game's (CDFG) California Natural Diversity Data Base (CNDDDB) for the USGS 7.5' Malibu Beach, California topographic 7.5' quadrangle and adjacent quadrangles for sensitive flora and fauna potentially occurring on the site. None of these listed taxa occur on the site. Appendix 3 lists the sensitive plant taxa, plants and Appendix 4, animals associated with the listing of the ESA and CNDDDB. The elevation range of the ESA area includes a fantastic number of endemics, only a few that might occur in the project area, but none of which were observed.

The presence of Chaparral Pea (*Pickeringia montana*) on the site is noted since, although it is a wide-spread plant, it has a scattered distribution through foothills and mountains of California and Baja California. The populations in the Santa Monica Mountains and further north are a green version, visually different from the gray, hairy shrubs (*ssp. tomentosa*) of the San Bernardino Mountains, San Diego County and adjacent Baja California foothills.

Sensitive Vegetation Communities

The native vegetation communities found on-site are typical examples of chaparral of the region.

~~The CNDDDB mapping for the area of the project site notes California Walnut Woodland which was not observed on-site. The past fire hampers the persistence of these woodlands.~~

Sensitive Plant Taxa

None of the endemic plants in Appendix 3 known from the region occur on the site due to lack of habitat diversity and limited size of the project. The site lacks adequate areas of special soils or habitat areas, i.e. protected slopes that would be associated with such taxa. The limited potential for occurrence is expanded and noted in Appendix 3.

Sensitive Wildlife Taxa

Although some special-status wildlife species identified in the literature review and data base searches have potential to occur near the property, the limited area of the project site did not support habitat for any of special-status wildlife species and these species are presumed absent from the project site. Therefore, no protocol-level or focused surveys are required for special-status wildlife. The limited potential for occurrence of several of these taxa is expanded and noted in Appendix 3.

Although the site was found not to provide habitat for any special-status wildlife species, the chaparral habitat and ornamental shrubs and trees on and adjacent to the project site could provide suitable nesting habitat for bird species protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code. Active bird nests or birds exhibiting nesting behavior were not observed during the survey.

Appendix 3 addresses those plant and animal taxa listed by state and federal agencies from the region.

PROJECT IMPACT ANALYSIS

Wildlife Movement Corridors

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features, such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas and facilitate the exchange of genetic traits between populations. Use of the area as a corridor is considered to be moderate due to the setting of the site.

Project Impacts

Table 1. indicates the extent of project construction and fuel modification impacts to the various habitat categories.

The biological impacts of the project were assessed according to the Significance Determination Guidelines under CEQA. The proposed project would involve grading to create an enhanced leach field and associated piping.



Figure 6. Project design

Vegetation Community Impacts

The proposed project area involves that portion of the parcel already in Disturbed Habitat. The proposed project would involve grading to create an enhanced leach field and associated piping, as well as the single-family residence and access driveway.

The proposed residence is not fully within the southern neighbor's off-site brush thinning disturbed habitat, so the proposed project area could impact new areas of currently intact H2 habitat; however, the proximity of the southern residence and its prior, associated fuel modification, coincides considerably with that required of the project development, especially with regard to off-site vegetation.

Wildlife Impacts

The proposed project would have ~~no~~ significant impact on local wildlife if normal construction limitations are used.

Sensitive Biological Resources Impacts

Sensitive Vegetation Community Impacts

No sensitive vegetation community impact would occur from implementation of the project. No Oak Tree Permit is required for this project.

Sensitive Plant Impacts

No sensitive plant taxa would be impacted by the proposed project. The location of the Chaparral Pea (*Pickeringia montana*) is along a prior bladed route to the top of the property and would most likely be removed by grading to the east of the house site. It is a taxon without any state or federal restrictions and its impact is noted here.

Sensitive Wildlife Impacts

Impacts to wildlife should be at a minimum based on development footprint and associated fuel modification areas (includes on-site fuel modification and off-site brush thinning). The parcel directly north of the project site is an Open Space parcel managed by MRCA which provides similar habitat for wildlife activity. As indicated above, the limited potential for occurrence of several of these taxa is expanded and noted in Appendix 3.

Since no sensitive animal taxa occur on the area of the project construction, no impact to these taxa will occur. Appendix 3 lists those taxa reported from the region.

Cumulative Impacts

There are no cumulative impacts associated with the proposed project because the proposed project area has been previously subdivided and the dwelling unit site cleared as part of the adjacent fuel ~~management~~ modification scheme.

MITIGATION AND MONITORING REQUIREMENTS

Recommendations

Fuel Modification Zones

Vegetation in each FMZ, both naturally occurring and landscaped, should follow the guidelines of the LACoFD Fuel Modification Plant List (LACoFD 2022).

Mitigation Measures

Mitigation measures ~~are required insofar~~ for biological resources are concerned for potentially for nesting birds during the February to September nesting window, and probable impact to the western plant of Chaparral Pea.

General Nesting Bird Avoidance

As discussed above, the Federal Migratory Bird Treaty Act requires avoidance and direct impacts to nesting birds during the bird nesting season of February 1–September 15. ~~The project has only disturbed, successional area of annual weeds and no shrubs that would provide such habitat~~

~~that would invoke this requirement.~~ The project site has ample habitat available for use as nesting opportunities for a variety of native bird species.

Chaparral Pea (*Pickeringia montana*)

The probably impact to the western plant of Chaparral Pea is mitigated by the presence of other such shrubs further to the east in open chaparral habitat. Mitigation would be to monitoring modification crew to avoid clearing this easily identifiable shrub with low fuel loading

Significant Ecological Areas Issues

~~The site flora contains no qualifying species listed on the SEA Ordinance Implementation Guide-Appendix A for Trees of Concern in the SEAs.~~

CERTIFICATION

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

SIGNED:  DATE: 28 July 2025
R. Mitchel Beauchamp-Report Author

ACKNOWLEDGMENTS

The following persons contributed to the preparation of this document:

R. Mitchel Beauchamp, Botanist, Principal, Pacific Southwest Biological Services, Inc.

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APPENDIX 1. PLANTS OBSERVED OR DETECTED AT THE SITE

SCIENTIFIC NAME	COMMON NAME
Amaranthus_ Pigweed Family	
* <i>Amaranthus retrofractus</i> L.	Pigweed.
Anacardiaceae – Cashew Family	
<i>Malosma laurina</i>	Laurel-leaf Sumac
<i>Rhus ovata</i>	Sugarbush
<i>Toxicodendron diversilobum</i>	Poison-oak
Asteraceae - Sunflower Family	
<i>Ambrosia psilostachya</i> .	Western Ragweed
<i>Artemisia californica</i>	California Sagebrush
* <i>Centaurea melitensis</i>	Tocalote
* <i>Cirsium vulgare</i>	Bull Thistle
* <i>Conyza canadensis</i>	Horseweed
<i>Corethrogyne filaginifolia</i>	Sand-aster
<i>Eriophyllum confertiflorum</i>	Golden-Yarrow
<i>Hazardia squarrosa</i>	Saw-tooth Golden Bush
* <i>Hedynois cretica</i>	Crete-weed
<i>Heterotheca grandiflora</i>	Telegraph-weed
* <i>Lactuca serriola</i>	Wild Lettuce
<i>Pseudognaphalium beneolens</i>	Fragrant Everlasting
<i>Pseudognaphalium californicum</i>	California Everlasting
<i>Pseudognaphalium microcephalum</i>	Wright's cudweed
* <i>Sonchus asper</i>	Prickly Sow Thistle
<i>Stephanomeria virgata</i>	Wreath Plant
Brassicaceae - Mustard Family	
* <i>Hirschfeldia incana</i>	Short-pod Mustard
Caprifoliaceae – Honeysuckle Family	
<i>Lonicera subspicata</i>	Honeysuckle
Caryophyllaceae – Pinks Family	
<i>Silene laciniata</i>	Catch-fly
Chenopodiaceae - Goosefoot Family	
* <i>Chenopodium album</i> L.	Lamb's Quarters
Cucurbitaceae - Gourd Family	
<i>Marah macrocarpus</i> var. <i>macrocarpus</i>	Cucamonga Manroot, Wild Cucumber
Ericaceae – Heath Family	
<i>Arctostaphylos glandulosa</i> ssp. <i>glandulosa</i>	Eastwood Manzanita
Euphorbiaceae - Spurge Family	
<i>Eremocarpus</i> (<i>Croton</i>) <i>setigerus</i>	Doveweed
Fabaceae - Legume Family	
<i>Acemispom glaber</i> var. <i>glaber</i>	Deerweed
* <i>Medicago polymorpha</i>	Bur-Clover
<i>Melilotus albus</i>	Lucerne-clover
<i>Pickeringia montana</i>	Chaparral Pea

APPENDIX 1. PLANTS OBSERVED OR DETECTED AT THE SITE (CONTINUED)

SCIENTIFIC NAME	COMMON NAME
Fagaceae - Oak Family	
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus berberidifolia</i>	Scrub Oak
Geraniaceae - Geranium Family	
* <i>Erodium cicutarium</i>	Red-stem Filaree
Grossulariaceae – Gooseberry Family	
<i>Ribes indecorum</i>	Winter Currant
Lamiaceae - Mint Family	
* <i>Marrubium vulgare</i>	Horehound
Malvaceae - Mallow Family	
* <i>Malva parviflora</i>	Cheeseweed, Little Mallow
Myrsineae – Scarlet Pimpernel Family	
* <i>Lysimachia arvensis</i>	Scarlet Pimpernel
Onagraceae – Evening-primrose Family	
<i>Zauschneria (Epilobium) californica</i>	California Fuchsia
Phrymaceae – Loopseed Family	
<i>Diplacus (Mimulus) longiflorus aurantiacus</i>	Bush Monkey-flower
Plantaginaceae – Plantago Family	
<i>Keckiella cordifolia</i>	Climbing Bush Penstemon
Polygonaceae - Buckwheat Family	
<i>Eriogonum fasciculatum</i> Benth.	Flat-top Buckwheat
Rhamnaceae – Buckthorn Family	
<i>Ceanothus cuneatus</i>	Wedge-leaf Wild-lilac
<i>Ceanothus megacarpus</i>	White Wild-lilac
Rosaceae – Rose Family	
<i>Adenostoma fasciculatum</i>	Chamise
<i>Cercocarpus betuloides</i>	Mountain-Mahogany
<i>Heteromeles arbutifolia</i>	Toyon
Monocotyledons	
Agavaceae- Agave Family	
<i>Chlorogalum pomeridianum</i> var. <i>pomeridianum</i>	Coastal Soap Plant
Cyperaceae- Sedge Family	
* <i>Cyperus alternifolius</i>	African Umbrella-sedge
Poaceae - Grass Family	
* <i>Avena barbata</i> Link	Slender Wild Oat
* <i>Bromus diandrus</i> Roth	Rip-gut Grass
* <i>Bromus hordeaceus</i> L.	Soft Chess
* <i>Bromus madritensis</i> ssp. <i>rubens</i>	Red Brome
* <i>Hordeum murinum</i> ssp. <i>leporinum</i>	Hare Barley
* <i>Lolium perenne</i> L.	Perennial Ryegrass
* <i>Vulpia myuros</i> var. <i>hirsuta</i>	Foxtail Fescue

* - Denotes non-native plant taxa

**APPENDIX 2. ANIMALS OBSERVED, DETECTED OR ANTICIPATED AT THE SITE
(CONTINUED)**

COMMON NAME	SCIENTIFIC NAME	<u>BASIS FOR LISTING*</u>
Muridae (Rats, mice, and voles)		
Woodrat	Neotoma sp.	P
Felidae (Cats)		
Bobcat	Lynx rufus	P-resident obs
Mountain Lion	Puma concolor	P-resident obs
Canidae (Foxes, Wolves, and Relatives)		
Coyote	Canis latrans	P-resident obs
Domestic Dog	Canis domesticus	P-resident obs
Gray Fox	Urocyon cinereoargenteus	P-resident obs
Mephitidae (Skunks)		
Striped Skunk	Mephitis mephitis	P-resident obs
Procyonidae (Raccoons and Relatives)		
Raccoon	Procyon lotor	P-resident obs
Cervidae (Deer, Elk)		
Mule Deer	Odocoileus hemionus	E,P-scat

*Basis for Listing

E-ECORP 2022 report on 18 January 2022

P-Field Observations reported here on 26 November 2024

APPENDIX 3. CNDDDB Element Query Results - Plants and Animals

Scientific Name / Common Name	Federal/State/CNPS Status	Other Status	Habitats/ Presence/Absence
Actinemys pallida Southwestern Pond Turtle	None / SNR	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive	Absent-no aquatic habitat
Anniella stebbinsi Southern California Legless Lizard	None / S3	CDFW_SSC-Species of Special Concern, USFS_S-Sensitive	Broadleaved upland forest, Chaparral, Coastal dunes, Coastal scrub- <u>Moderate potential under oaks if leaf litter is allowed to accumulate. Absent, no suitable soil conditions</u>
Aquila chrysaetos Golden Eagle	None / S3	BLM_S-Sensitive, CDF_S-Sensitive, CDFW_FP-Fully Protected, CDFW_WL-Watch List, IUCN_LC-Least Concern	Broadleaved upland forest, Cismontane woodland, Coastal prairie, Great Basin grassland, Great Basin scrub, Lower montane coniferous forest, Pinon & juniper woodlands, Upper montane coniferous forest, Valley & foothill grassland- Absent -no nesting habitat
Aspidoscelis tigris stejnegeri Coastal Whiptail	None / S3	CDFW_SSC-Species of Special Concern	<u>High potential. Absent</u>
Astragalus brauntonii Braunton's milk-vetch	None /S2 / 1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden	Chaparral, Coastal scrub, Limestone, Valley & foothill grassland. Absent- no calcareous soils

Atractelmis Wawona Wawona riffle beetle	None / G1S2			SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Absent-Aquatic habitat not present
Atriplex coulteri Coulter's Saltbush	None / S2 / 1B.2			SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley & foothill grassland-Absent-no saline soils conditions
Atriplex serenana var. davidsonii Davidson's Saltscale	None / S1 / 1B.2			SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal bluff scrub, Coastal scrub. Absent- no saline soils conditions
Baccharis malibuensis Malibu Baccharis	None / S1 / 1B.2			SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Absent-an obvious shrub if present
Bombus crotchii Crotch's Bumble Bee	Candidate Endangered / S2			IUCN_EN-Endangered	Absent-outside known range
Bombus pensylvanicus American Bumble Bee	None / S2			IUCN_VU-Vulnerable	Coastal prairie, Great Basin grassland, Valley & foothill grassland- Absent-outside known range
Calandrinia breweri Brewer's Calandrinia	None / S1 / 4 (1-2-2)				Coastal scrub and grassland areas. Absent-no intact open habitat.

Calochortus clavatus var. gracilis Slender Mariposa-lily	None / S2S3 / 1B.2		BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Coastal scrub, Valley & foothill grassland. <u>Not limited to clay soils but low likelihood at this location due to range.</u> Absent-no clay soils on site
Calochortus plummerae Plummer's Mariposa-lily	None / S4/ 4.2		SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley & foothill grassland. <u>Not limited to clay soils and has a moderate potential to be present at this site.</u> Absent-no clay soils on site
Danaus plexippus plexippus pop. 1 Monarch - California overwintering population	Proposed Threatened / S2		IUCN_EN-Endangered, USFS_S-Sensitive	Eucalyptus woodland. Absent, woodland lacking
Deinandra minthornii Santa Susana Tarplant	Rare / S2 /. 1B.2		BLM_S-Sensitive, SB CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, Coastal scrub. <u>The site has numerous sandstone boulders and is underlain by sandstone bedrock. Sandstone-derive soils are abundant on site. A conspicuous perennial not observed on the site.</u> Absent-no sandstone soils present
Diadophis punctatus modestus San Bernardino Ringneck Snake	None / S2		USFS_S-Sensitive	<u>Moderate potential. Not dependent on rocky habitat (which in any case is present on site).</u> Absent- no suitable rocky habitat

Dudleya blochmaniae ssp. blochmaniae Blochman's Dudleya	None / S2 / 1B.1		BLM_S-Sensitive, SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden	Chaparral, Coastal bluff scrub, Coastal scrub, Ultramafic, Valley & foothill grassland. Absent- no suitable soil conditions
Dudleya cymosa ssp. marcescens Marcescent Dudleya	Rare / S2 / 1B.2		SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden	Chaparral. Absent- no suitable cliff faces
Dudleya cymosa ssp. ovatifolia Santa Monica Dudleya	None / S1 / 1B.1		SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden	Chaparral, Coastal scrub. Absent- no suitable slope conditions.
Eucyclogobius newberryi Tidewater Goby	None / G3		AFS_EN-Endangered, CDFW_SSC-Species of Special Concern, IUCN_NT-Near Threatened	Aquatic, Klamath/North coast flowing waters, Sacramento/San Joaquin flowing waters, South coast flowing waters. Absent- no estuarine conditions
Euderma maculatum Spotted Bat	None / S3		BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern	Absent- no nesting habitat
Eumops perotis californicus Western Mastiff Bat	None / S3S4		BLM_S-Sensitive, CDFW_SSC-Species of Special Concern	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland. Absent-no nesting habitat
Euphydryas editha quino	Endangered /S1S2		null	Chaparral, Coastal scrub. Absent- no larval host

Quino Checkerspot Butterfly				
Falco peregrinus anatum American Peregrine falcon	Delisted / S3S4			CDF_S-Sensitive Absent-no suitable nesting habitat
Gila orcuttii Arroyo Chub	None / S2			AFS_VU-Vulnerable, CDFW_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive Aquatic, South coast flowing waters. Absent-no aquatic sites
Isocoma menziesii var. decumbens Decumbent Goldenbush	None / S2 / 1B.2			BLM_S-Sensitive, SB_CRES-San Diego Zoo CRES Native Gene Seed Bank Chaparral, Coastal scrub. Absent-an obvious shrub that would have been observed
Lasiurus frantzii Western Red Bat	None / S3			CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern Cismontane woodland, Lower montane coniferous forest, Riparian forest, Riparian woodland. Absent-no nesting habitat
Lasthenia glabrata ssp. coulteri Coulter's Goldfields	None / S2 / 1BN.1			BLM_S-Sensitive, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden, SB_SBBG-Santa Barbara Botanic Garden Alkali playa, Marsh & swamp, Salt marsh, Vernal pool, Wetland. Absent- no wetland conditions
Monardella hypoleuca ssp. hypoleuca White-veined Monardella	None / S3 / 1B.3			SB_SBBG-Santa Barbara Botanic Garden Chaparral, Cismontane woodland. Absent-no rocky habitat

Myotis ciliolabrum Western Small- footed Myotis	None / S3			BLM_S-Sensitive, IUCN_LC-Least Concern	Absent – no nesting habitat
Myotis yumanensis Yuma Myotis	None / S4			BLM_S-Sensitive, IUCN_LC-Least Concern	Lower montane coniferous forest, Riparian forest, Riparian woodland, Upper montane coniferous forest. Absent-no nesting habitat
Navarretia ojaiensis Ojai Navarretia	None / S2 / 1B.1			SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden, USFS_S-Sensitive	Chaparral, Coastal scrub, Valley & foothill grassland. Absent – no suitable, intact open areas
Neotoma lepida intermedia San Diego Desert Woodrat	None / S3S4			CDFW_SSC-Species of Special Concern	Coastal scrub. Absent- nesting obvious but not noted
Oncorhynchus mykiss irideus pop. 10 Steelhead - Southern California DPS	Candidate Endangered / S1			AFS_EN-Endangered	Aquatic, South coast flowing waters. Absent-no flowing water
Pentachaeta lyonia Lyon's Pentachaeta	Endangered / S1 / 1B/1			SB_CalBG/RSABG- California/Rancho Santa Ana Botanic Garden	Chaparral, Coastal scrub, Valley & foothill grassland. <u>Not limited to undisturbed sites, but probably absent due to inappropriate soil type. Absent-no undisturbed open areas</u>
Phrynosoma blainvillii Coast Horned Lizard	None / S4			BLM_S-Sensitive, CDFW_SSC-Species of Special Concern,	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon & juniper woodlands, Riparian scrub,

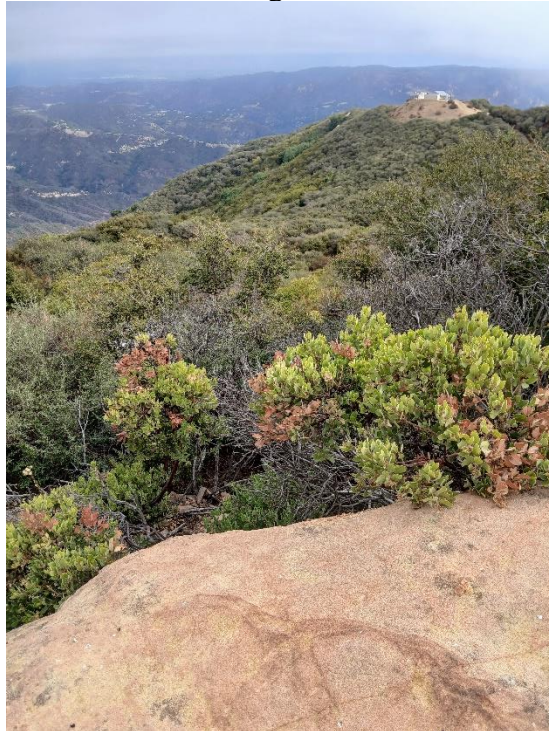
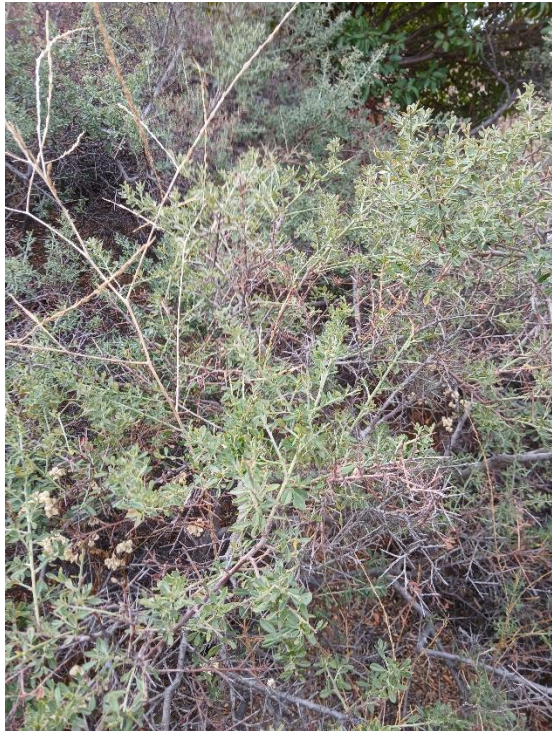
				IUCN_LC-Least Concern	Riparian woodland, Valley & foothill grassland. <u>Moderate potential but native ant prey not abundant.</u> Absent-no sign noted in open areas
Thamnophis sirtalis pop. 1 South Coast Gartersnake	None / S1S2			CDFW_SSC-Species of Special Concern	Artificial standing waters, Marsh & swamp, Riparian scrub, Riparian woodland, South coast flowing waters, South coast standing waters, Wetland. Absent-No aquatic habitat

Site Photographs 26 November 2024 with vista orientation



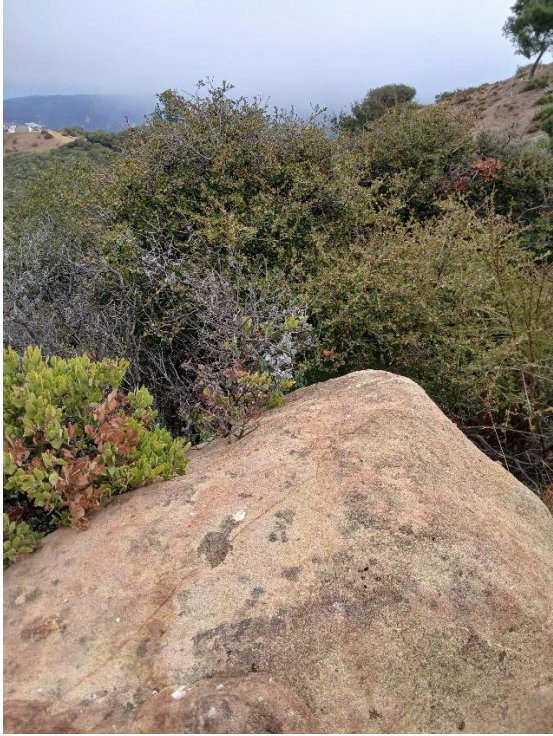
Access road

Disturbed area along access road

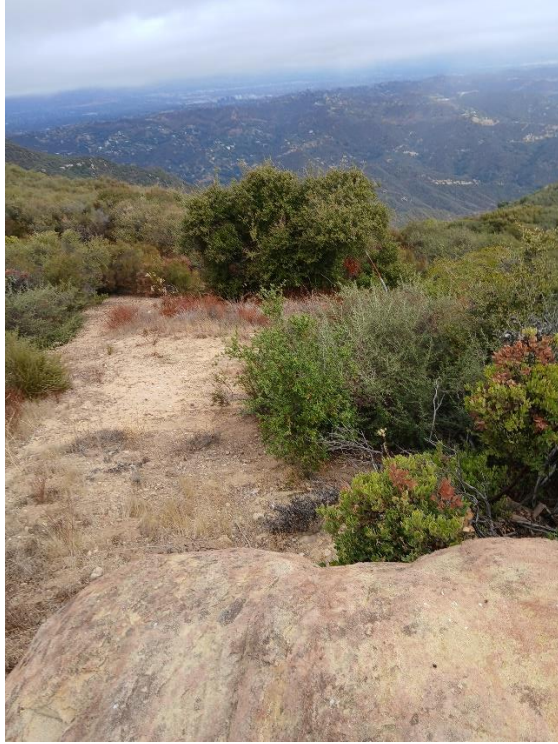


Chaparral Pea (*Pickeringia montana*)

Manzanita at rock outcrop, view to east



Rock outcrop, view to east



Rock outcrop, view to southeast



Cleared area at top of hill



Cleared area at top of hill



Cleared area with view to the northeast



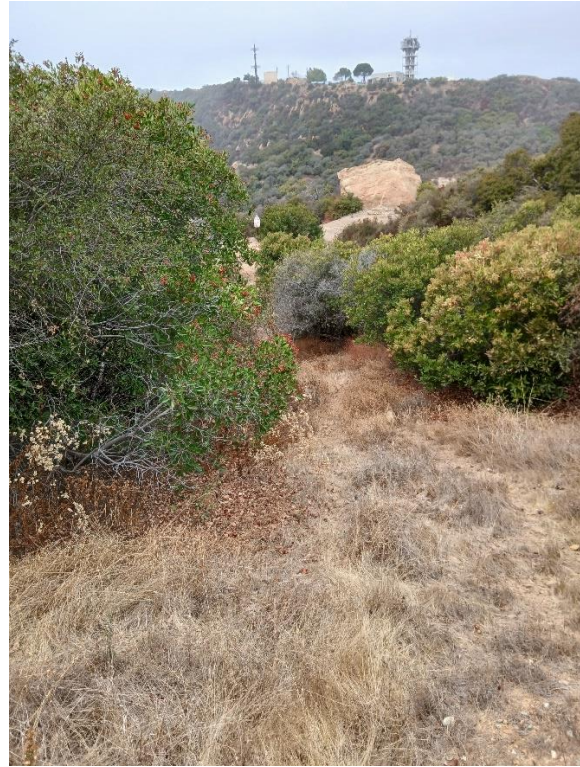
View to the northeast



Open area of chaparral



Landscape pine planted



View to north at an open area



Open area at northwest corner of site





View to south along west property line



View to northwest at east end of site



Easement access road at east end of site

Site Photographs of 8 July 2025 Following Palisades Fire at northwestern corner of site



Site Photographs of 12 July 2025 Following Palisades Fire at northwestern corner of site



Site Photographs of 12 July 2025



Appendix F. Plans

The following materials were provided to England|Ecology by the Applicant in order to assist with the completion of this report and are provided after this cover page:

- Site Plans



NEW SINGLE FAMILY HOUSE (THE ANGEL NEST)

555 SADIE RD, TOPANGA CA 90290

LORENZO SPANO
ARCHITECTURAL DESIGNER
1735 N Fuller Ave, Unit 128
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ABBREVIATIONS			PROJECT LEGEND			VICINITY MAP			APPLICABLE CODES			PROJECT DATA			
<	ANGLE	FD	FLOOR DRAIN	OPP	OPPOSITE		DETAIL BUBBLE		CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA BUILDING CODE 2019 (STRUCTURAL) CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA BUILDING CODE 2019 - TITLE 24, PART 2 (ACCESSIBILITY CODE) CALIFORNIA BUILDING CODE 2019 - TITLE 24, PART 6 (ENERGY CODE) CALIFORNIA GREEN BUILDING CODE 2019			PROJECT LOCATION: 555 SADIE RD, TOPANGA CA 90290			
@	AT	FFE	FINISH FLOOR ELEVATION	D / S	OUTSIDE		REVISION #		SCOPE OF WORK			PROJECT DESCRIPTION: NEW SINGLE FAMILY HOUSE AND GARAGE ASSESSOR'S PARCEL #: 4438-037-018			
AB	ANCHOR BOLT	FG	FUEL GLASS	PAN	PANTRY		DOOR #		1 NEW SINGLE FAMILY HOUSE ON TWO LEVELS			LOT NO.:			
AC	AIR CONDITION	FGL	FIXED GLASS	PAN	PANTRY		WINDOW #		2 NEW 3 CAR GARAGE			TRACK NO.:			
ACC	ACCESSIBLE	FIN	FINISH	PC	PLUMBING CONTRACTOR		FINISH		3 NEW DRIVEWAY			BLOCK NO.:			
ACT	ACOUSTICAL CEILING TILE	FJ	FLOOR JOIST	PL	PLATE		PROPERTY LINE					LOT SIZE: 2.46 ACRE			
AD	AREA DRAIN	FL	FLOOR LINE	PLAS	PLASTIC		SETBACK LINE					TYPE OF CONSTRUCTION: V			
ADDL	ADDITIONAL	FL	FLOOR LINE	PLAS LAM	PLASTIC LAMINATE		WALL TYPE					OCCUPANCY GROUP: R-3			
ADJ	ADJUSTABLE	FLR	FLOOR	PLYWD	PLYWOOD		DETAIL CALLOUT					NO. OF STORIES: 2			
AFF	ABOVE FIRST FLOOR	FLUOR	FLUORESCENT	PR	PAIR		BUILDING ELEVATION					BUILDING USE: RESIDENTIAL UNIT / GARAGE			
ALUM	ALUMINUM	FND	FOUNDATION	PT	PRESSURE TREATED		NORTH ARROW					PRIMARY RESIDENCY SPRINKLERED: YES			
APPROX	APPROXIMATE	FOC	FACE OF CONCRETE	PD	PAINT				FIRE ZONE:			ZONE DISTRICT: R-C-20			
APPVL	APPROVAL	FOF	FACE OF FINISH	PD	PAINT				PROPOSED BEDROOMS (ADU): 4			PROPOSED BATHROOMS (ADU): 4			
ASPH	ASPHALT	FOG	FACE OF GLAZING	R	RISER				PROJECT DIRECTORY						
BD	BOARD	FOS	FACE OF STUD	RD	ROOF DRAIN				OWNER: Andrey Perflyev						
BLDG	BUILDING	FP	FIREPLACE	REF	REFRIGERATION				ARCHITECTURAL DESIGNER: Lorenzo Spano Ph: 323-475-5909 Email: spanolorenzo@gmail.com						
BLKG	BLOCKING	FRP	FIBERGLASS REINFORCED PANEL	REG	REGISTER				CONSTRUCTION CLASSIFICATION						
BM	BEAM	FT	FOOT OR FEET	REINF	REINFORCED				SELECTED CONSTRUCTION TYPE						
BN	BOUNDARY NAILING	FTR	FIRE TREATED	REDD	REQUIRED				PRIMARY STRUCTURAL FRAME			0			
BOT	BOTTOM	FTG	FURRING	RESIL	RESILENT				BEARING WALLS EXTERIOR			0			
CAB	CABINET	FTG	FURRING	REV	REVISED / REVISION				BEARING WALLS INTERIOR			0			
CB	CATCH BASIN	FZ	FREEZER	RJ	ROOF JOIST				NON BEARING WALLS & PARTITIONS INTERIOR			0			
CC	CAB CONTRACTOR	GA	GAUGE	RM	ROOM				FLOOR CONSTRUCTION & SECONDARY MEMBERS			0			
CEM	CEMENT	GALV	GALVANIZED	RO	ROUGH OPENING				ROOF CONSTRUCTION & SECONDARY MEMBERS			0			
CFA	CLEAR FLOOR AREA	GC	GENERAL CONTRACTOR	RR	ROOF RAFTER										
CI	CAST IRON	GD	GARBAGE DISPOSAL	SB	SHEAR BOLT										
CJ	CEILING JOIST	GI	GALVANIZED IRON	SC	SOLID CORE										
CL	CENTER LINE	GL	GLASS	SD	SMOKE DETECTOR										
CLG	CEILING	GLB	GLUE LAMINATED BEAM	SEC OPG	SECURITY OPENING										
CLOS	CLOSET	GR	GRADE	SECT	SECTION										
CLR	CLEAR	GWB	GYPSSUM WALL BOARD	SF	SQUARE FEET										
CNR	COUNTER	GRG	GYPSSUM REINFORCED GYPSSUM	SH	SHELF										
COL	COLUMN	HB	HOSE BIB	SH & DP	SHELF & DOUBLE POLE										
COMB ANC	COMBINATION ANCHOR	HC	HOLLOW CORE	SHT	SHEET										
COMP	COMPRESSOR	HD	HOLLOW DOWN	SHTG	SHEATING										
CONC	CONCRETE	HM	HOLLOW METAL	SHWR	SHOWER										
CONN	CONNECTION	HORIZ	HORIZONTAL	SIM	SIMILAR										
CONST	CONSTRUCTION	HR	HOUR	SL	SLIDING										
CONT	CONTINUOUS	HRWID	HARDWARE	SPEC	SPECIFICATION										
CORR	CORRIDOR	HT	HEIGHT	SPL	SPLASH										
CRN	CROWN	HTR	HEATER	SQ	SQUARE										
CT	CERAMIC TILE	HVAC	HEATING VENTILATING AIR CONDITIONING	SS	STAINLESS STEEL										
CTR	CENTER	HW	HOT WATER	ST STL	STAINLESS STEEL										
CTSK	COUNTER SUNK	ID	INSIDE DIAMETER	STD	STANDARD										
CW	COLD WATER	INSUL	ISULATION	STL	STEEL										
D	DRYER	INT	INTERIOR	STOR	STORAGE										
DBL	DOUBLE	I / S	INSIDE	SUSP	SUSPENDED										
DEG	DEGREES	JST	JOIST	SYM	SYMMETRICAL										
DEMO	DEMOLISH / DEMOLITION	JT	JOINT	T	TREAD										
DIA	DIAMETER	LAM	LAMINATE	T & G	TONGUE & GROOVE										
DIM	DIMENSION	LAV	LAVATORY	TA	TENSION ANCHOR										
DISP	DISPENSER	LL	LANDLORD	TC	TRASH COMPACTOR										
DN	DOWN	LT	LIGHT	TOC	TOP OF CURB										
DP	DEEP	MAH	MAHOGANY	TEL	TELEPHONE										
DR	DOOR	MISC	MISCELLANEOUS	TER	TERRAZZO										
DS	DOWNSPOUT	MLDG	MOLDING	THK	THICK										
DTL	DETAIL	MO	MASONRY OPENING	TD	TOP OF DRAIN										
DW	DISHWASHER	MTD	MOUNTED	TP	TOP PLATE										
DWG	DEAWING	NIC	NOT IN CONTRACT	TPV	TOP OF PAVING										
DWR	DRAWER	NO	NUMBER	TV	TELEVISION										
(E)	EXISTING	NOM	NOMINAL	TW	TOP OF WALL										
EA	EACH	NR	NOT RATED	TYP	TYPICAL										
EC	ELECTRICAL CONTRACTOR	NTS	NOT TO SCALE	UNF	UNFINISHED										
ELEC	ELECTRIC	O/	OVER	UON	UNLESS THERWISE NOTED										
ELEV	ELEVATION	OBS	OBSCURE	VEN	VENNEER										
EN	EDGE NAILING	OC	ON CENTER	VERT	VERTICAL										
ENCL	ENCLOSURE	OD	OUTSIDE DIAMETER	VCT	VINYL COMPOSITE TILE										
EQ	EQUIPMENT	OPG	OPENING	W	WASHER										
EW	EACH WAY			W /	WITH										
EXIST	EXISTING			WC	WATER CLOSET										
EXP	EXPOSED			WD	WOOD										
EXT	EXTERIOR			WH	WATER HEATER										
EQ	EQUAL			W / O	WITHOUT										
FAU	FORCED AIR UNIT			WP	WATER PROOFING										
FC	FIXTURE CONTRACTOR			WSCP	WAINSCOT										
				WT	WEIGHT										

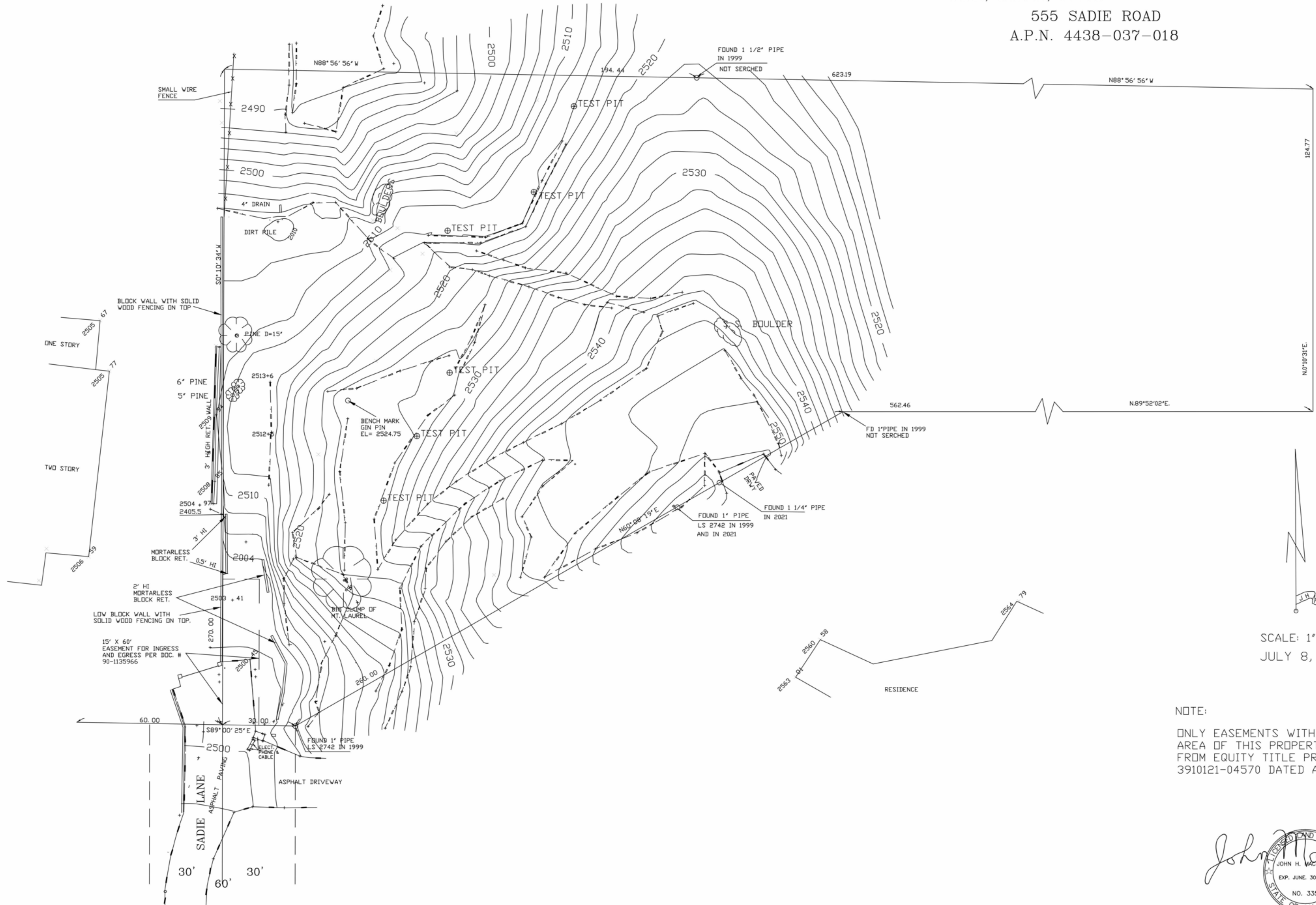
SINGLE FAMILY HOME
555 SADIE RD - TOPANGA, CA 90290
Andrey Perflyev

REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT

TITLE SHEET
DATE: 8.6.2024
SCALE:
PROJECT#:
A001

TOPOGRAPHIC SURVEY OF A PORTION
OF THE N 1/2 OF THE SW 1/4 SEC. 14,
T.1S., R.17W., S.B.M.

555 SADIE ROAD
A.P.N. 4438-037-018



SCALE: 1" = 20'
JULY 8, 2021

NOTE:
ONLY EASEMENTS WITHIN THE MAPPED
AREA OF THIS PROPERTY ARE PLOTTED
FROM EQUITY TITLE PRELIM ORDER NO.
3910121-04570 DATED APRIL 15, 2021.

John H. MacNeil

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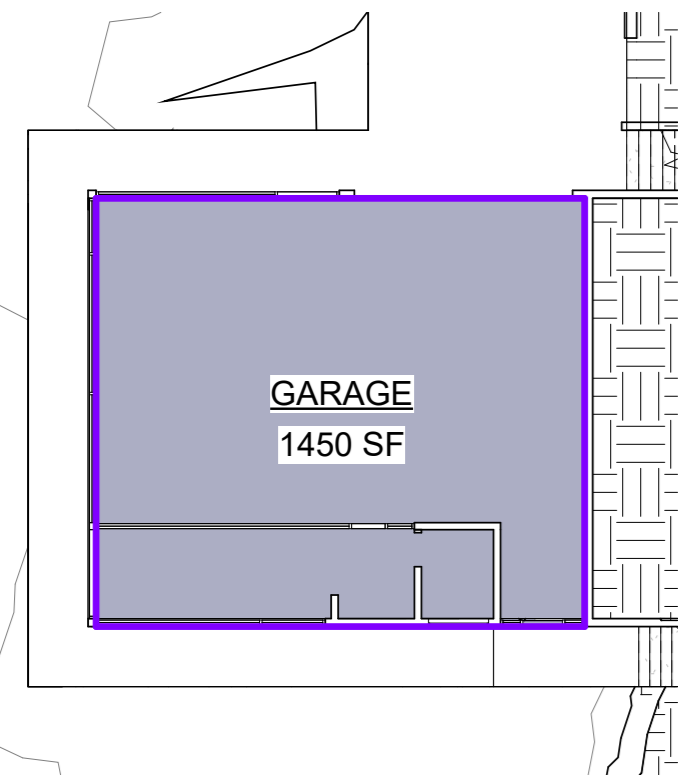
REV	DATE	REMARKS

TOPOGRAPHIC
SURVEY

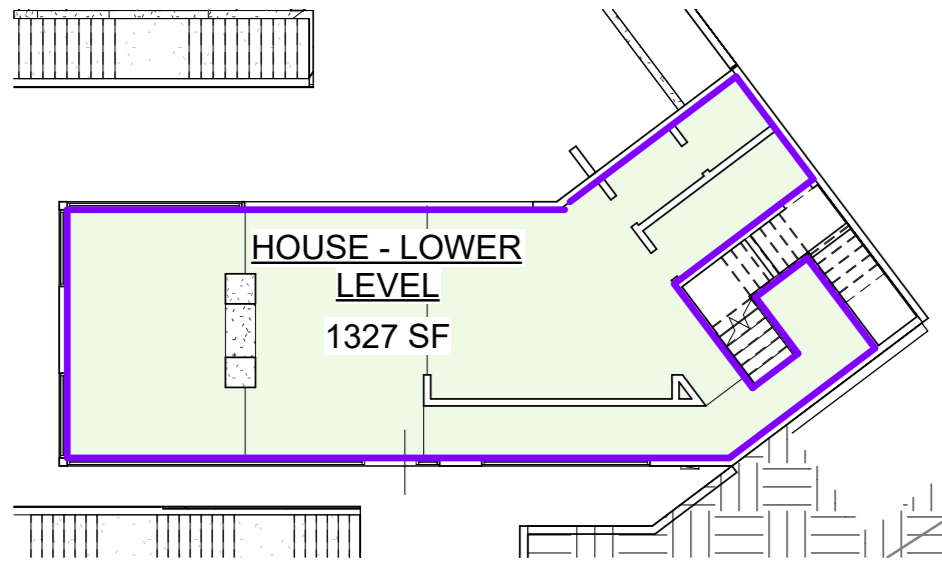
DATE: 11.2.2022
SCALE:
PROJECT#:

A002

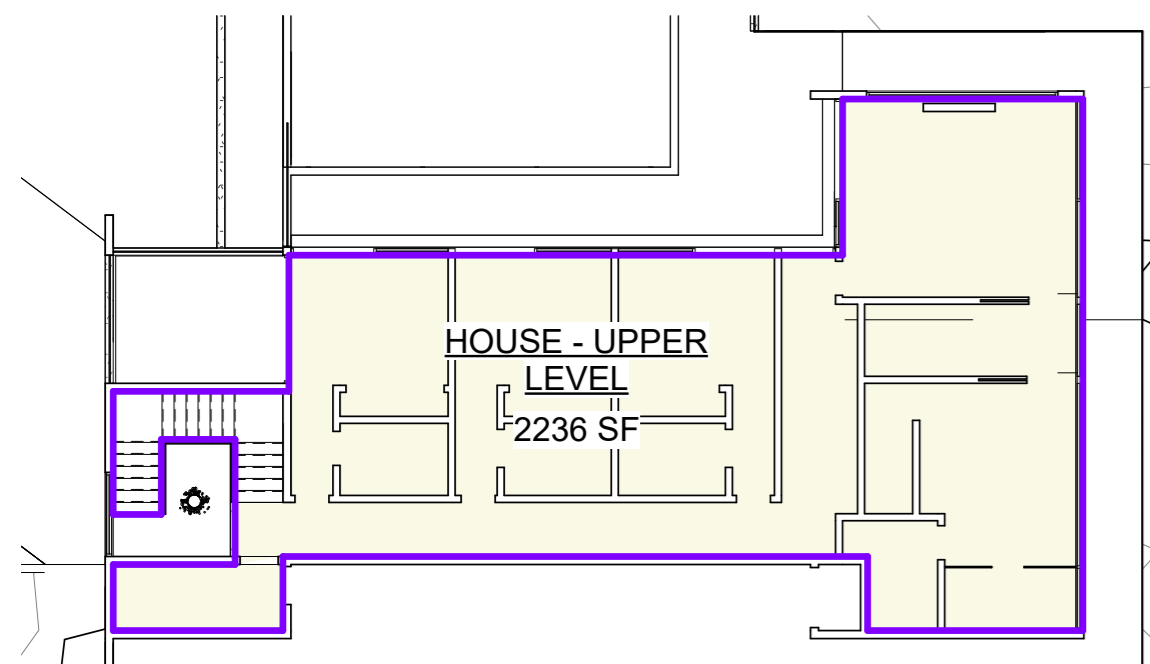
GARAGE FLOOR AREA



HOUSE LOWER LEVEL AREA



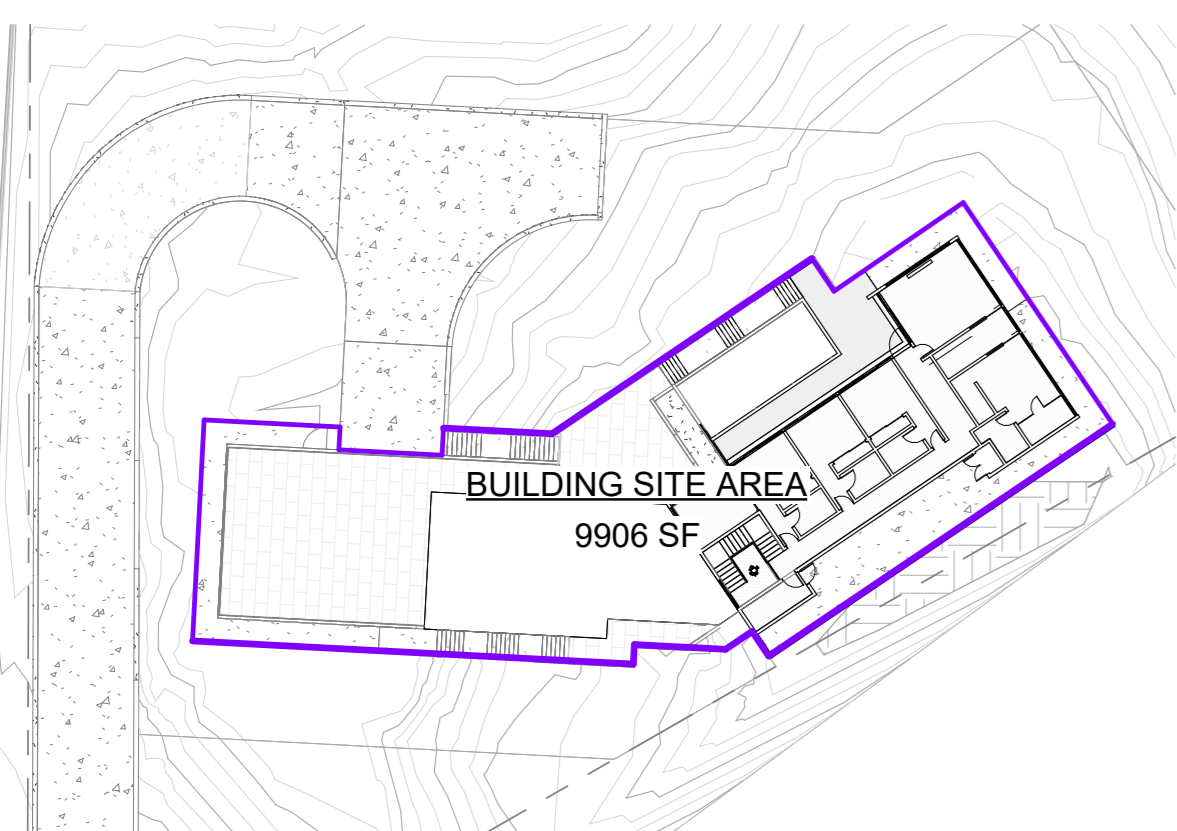
HOUSE UPPER LEVEL AREA



AREA SCHEDULE

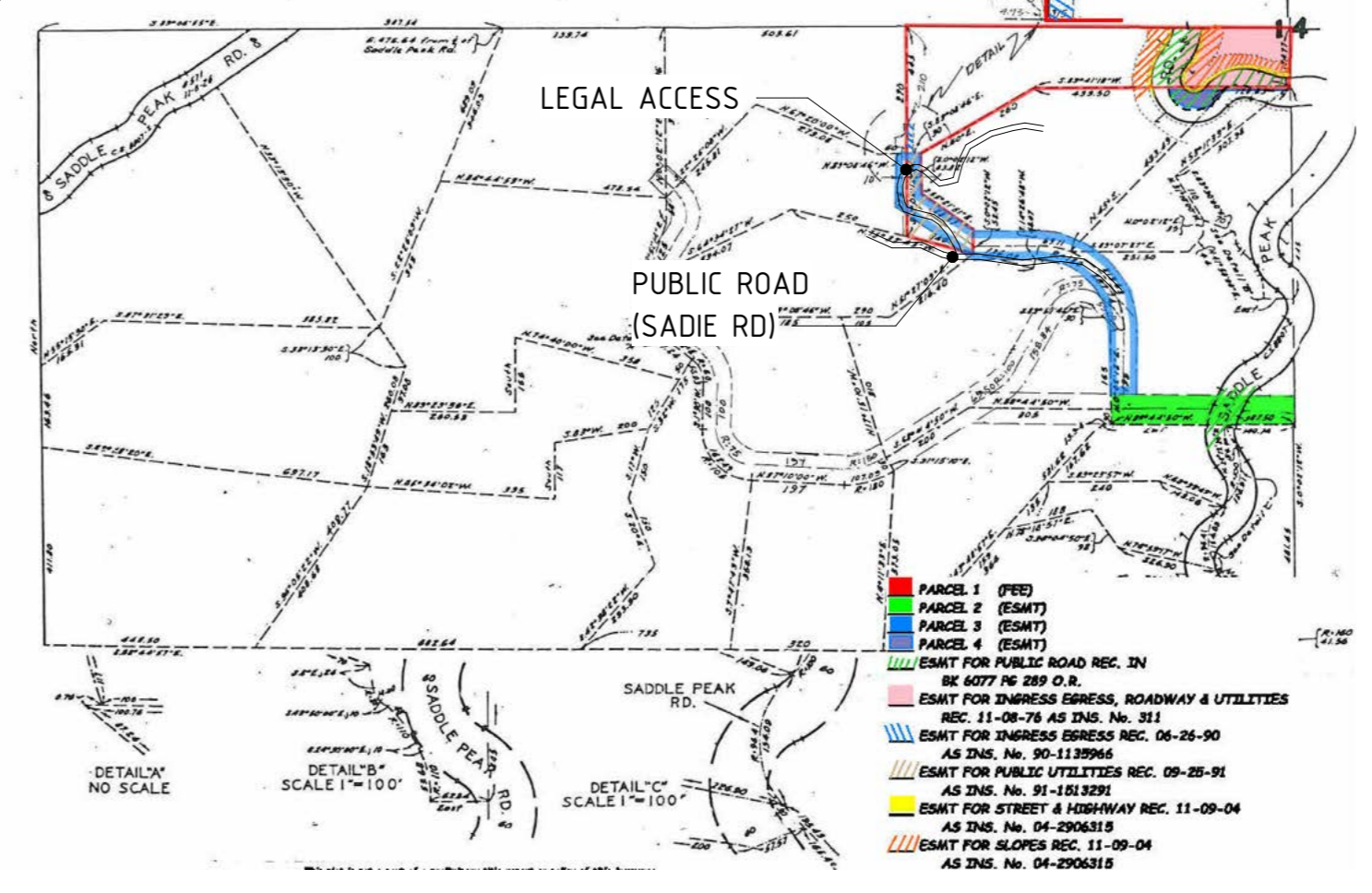
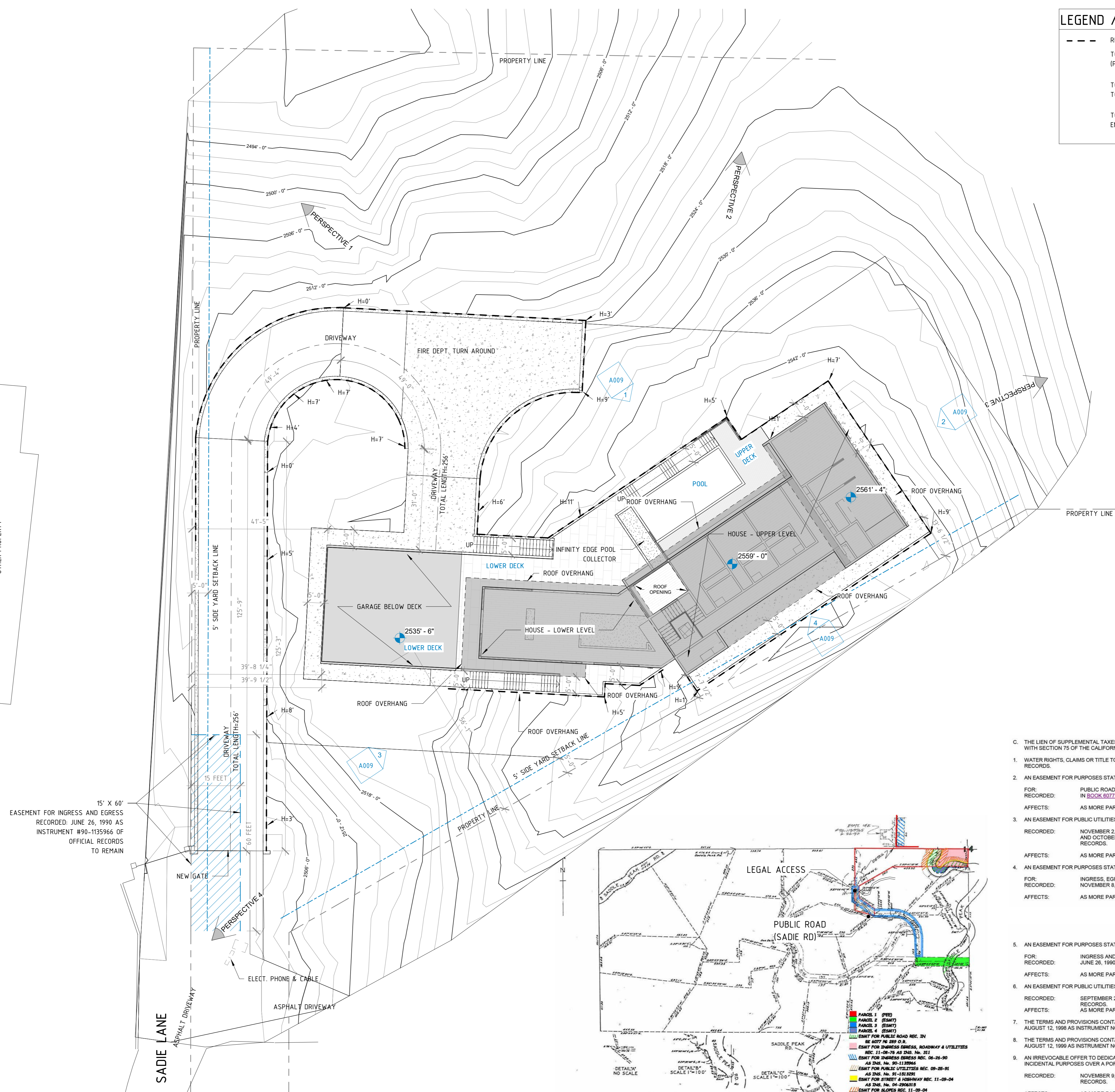
ZONE	AREA
GARAGE	1450 SF
HOUSE - UPPER LEVEL	2236 SF
HOUSE - LOWER LEVEL	1327 SF
TOTAL	3562 SF

BUILDING SITE AREA



LEGEND / NOTES

- RETAINING WALLS
- TOTAL LENGTH OF RETAINING WALLS (PER GRADING & DRAINAGE PLAN) = 791 FT
- TOTAL BUILDING SITE AREA = 9906 SF
- TOTAL BSA = 10000 SF
- TOTAL LENGTH OF DRIVEWAY (FROM ENTRANCE GATE TO GARAGE GATE) = 256 FT



1 SITE PLAN
1/16" = 1'-0"

- C. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
FOR: PUBLIC ROAD AND HIGHWAY
RECORDED: IN BOOK 8177, PAGE 258, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 2. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: PUBLIC ROAD AND HIGHWAY
RECORDED: IN BOOK 8177, PAGE 258, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: NOVEMBER 2, 1984 AS INSTRUMENT NO. 108, IN BOOK D2884, PAGE 548, AND OCTOBER 26, 1987 AS INSTRUMENT NO. 3832, BOTH OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 4. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: INGRESS, EGRESS, ROADWAY, WATER AND UTILITY LINES
RECORDED: NOVEMBER 8, 1978 AS INSTRUMENT NO. 211, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 5. AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS.
FOR: INGRESS AND EGRESS
RECORDED: JUNE 26, 1990 AS INSTRUMENT NO. 90-1135966, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: SEPTEMBER 25, 1991 AS INSTRUMENT NO. 91-1513281, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE" RECORDED AUGUST 12, 1998 AS INSTRUMENT NO. 98-1417854, OF OFFICIAL RECORDS.
 8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE" RECORDED AUGUST 12, 1998 AS INSTRUMENT NO. 98-1520245, OF OFFICIAL RECORDS.
 9. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES OVER A PORTION OF SAID LAND
RECORDED: NOVEMBER 9, 2004 AS INSTRUMENT NO. 04-2006315, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.
 10. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR A SLOPE EASEMENT FOR, AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, AND USE, CUTS AND/OR FILLS AND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES OVER A PORTION OF SAID LAND
RECORDED: NOVEMBER 9, 2004 AS INSTRUMENT NO. 04-2006315, OF OFFICIAL RECORDS.
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN.

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Andrey Perfiliev

REMARKS

REV	DATE	REMARKS

SITE PLAN

DATE: 8.6.2024
SCALE:
PROJECT#:

A003



1 CONTEXTUAL SITE PLAN
1/16" = 1'-0"

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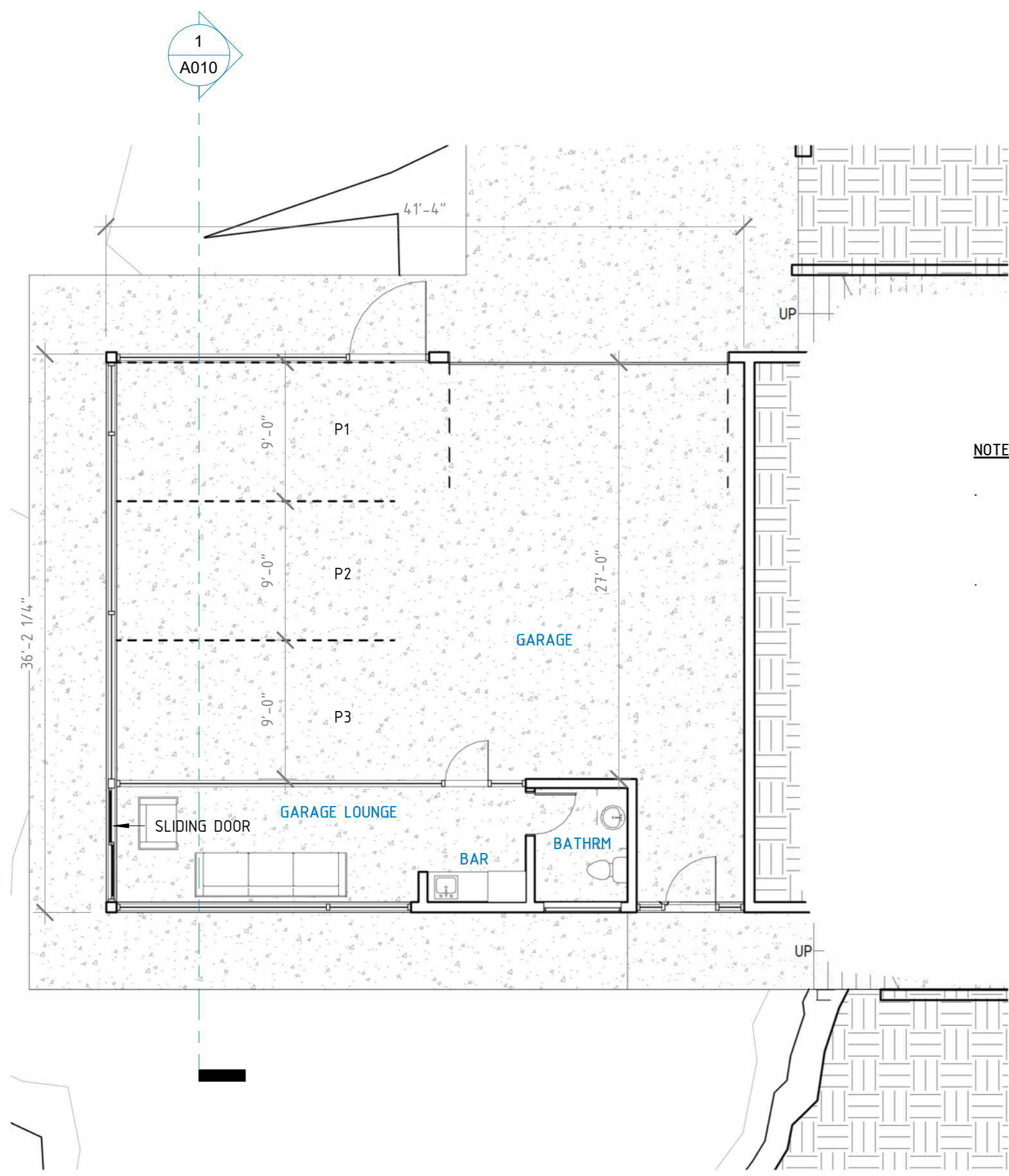
SINGLE FAMILY HOME
555 SADIE RD - TOPANGA, CA 90290
Andrey Perflyev

REV	DATE	REMARKS

CONTEXTUAL SITE PLAN

DATE: 11.9.2023
SCALE:
PROJECT#:

A004

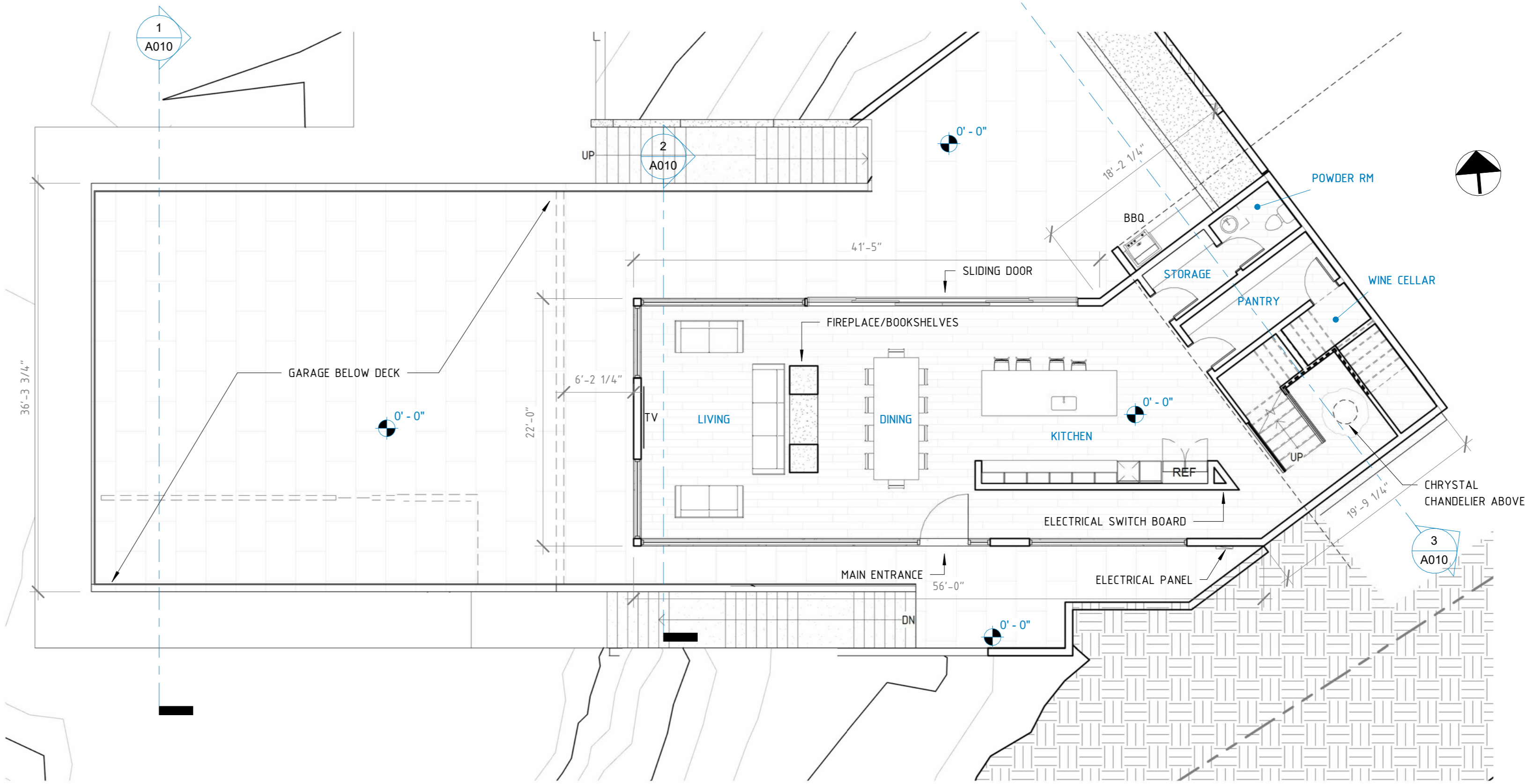


1 GARAGE LEVEL

1/8" = 1'-0"

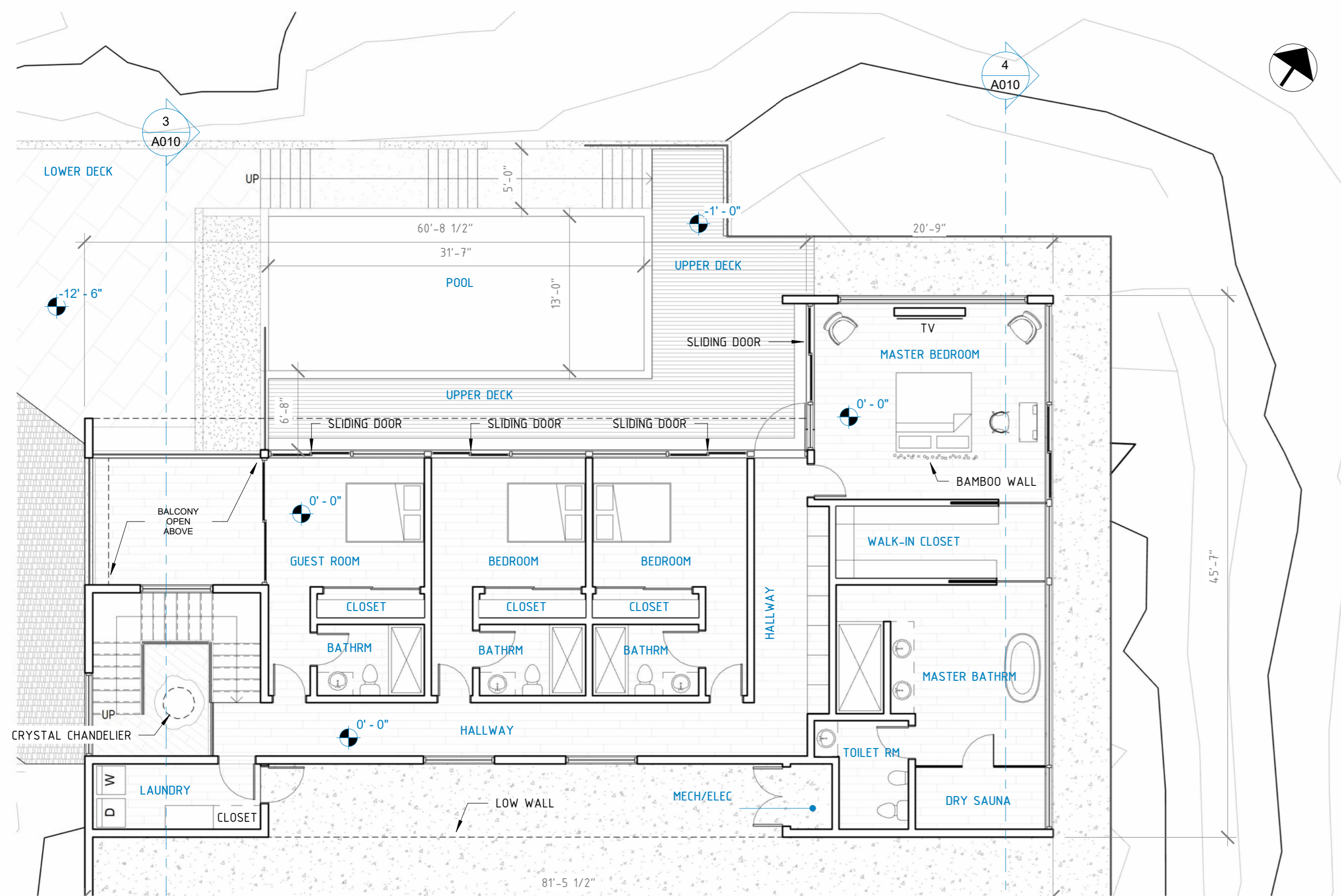
NOTES:

- ALL EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MULTI-PANE GLAZING UNITS WITH A MINIMUM OF **ONE TEMPERED PANE**
- ALL EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
- THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
 - MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252



2 LIVING AREA LEVEL

1/8" = 1'-0"



3 UPPER LEVEL

1/8" = 1'-0"

REMARKS

DATE

REV

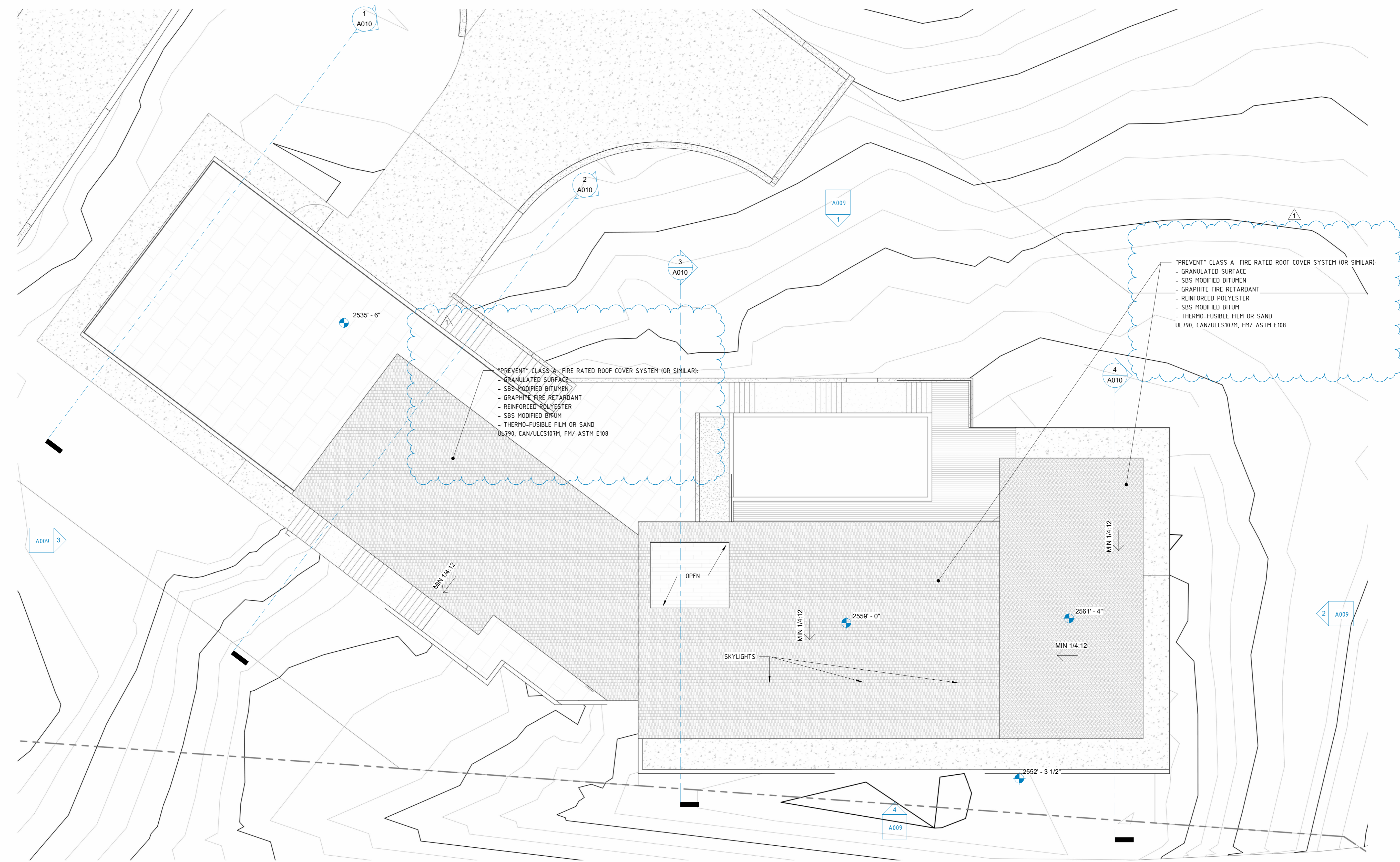
FLOOR PLANS

DATE: 11.9.2023

SCALE:

PROJECT#:

A006



"PREVENT" CLASS A FIRE RATED ROOF COVER SYSTEM (OR SIMILAR):
 - GRANULATED SURFACE
 - SBS MODIFIED BITUMEN
 - GRAPHITE FIRE RETARDANT
 - REINFORCED POLYESTER
 - SBS MODIFIED BITUM
 - THERMO-FUSIBLE FILM OR SAND
 UL790, CAN/ULCS107M, FM/ ASTM E108

"PREVENT" CLASS A FIRE RATED ROOF COVER SYSTEM (OR SIMILAR):
 - GRANULATED SURFACE
 - SBS MODIFIED BITUMEN
 - GRAPHITE FIRE RETARDANT
 - REINFORCED POLYESTER
 - SBS MODIFIED BITUM
 - THERMO-FUSIBLE FILM OR SAND
 UL790, CAN/ULCS107M, FM/ ASTM E108

1 ROOF PLAN
 1/8" = 1'-0"

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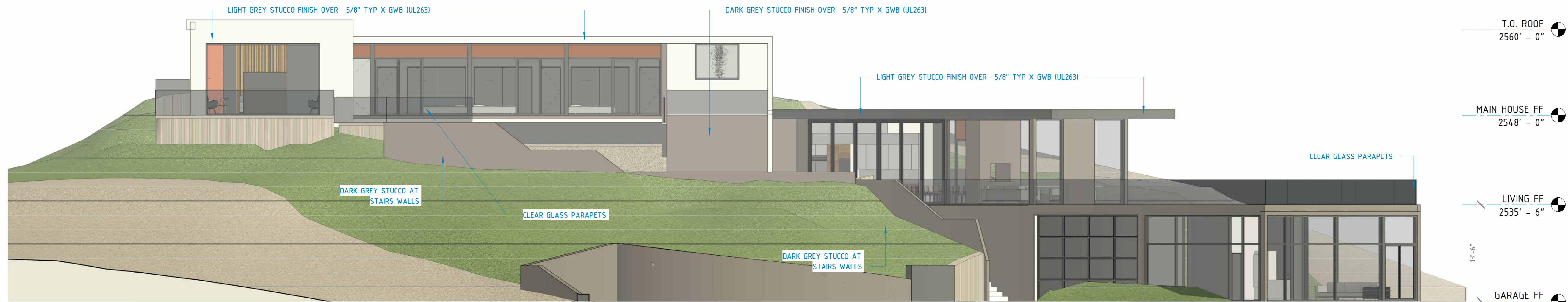
SINGLE FAMILY HOME
 555 SADIE RD - TOPANGA, CA 90290
 Andrey Perflyev

REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT

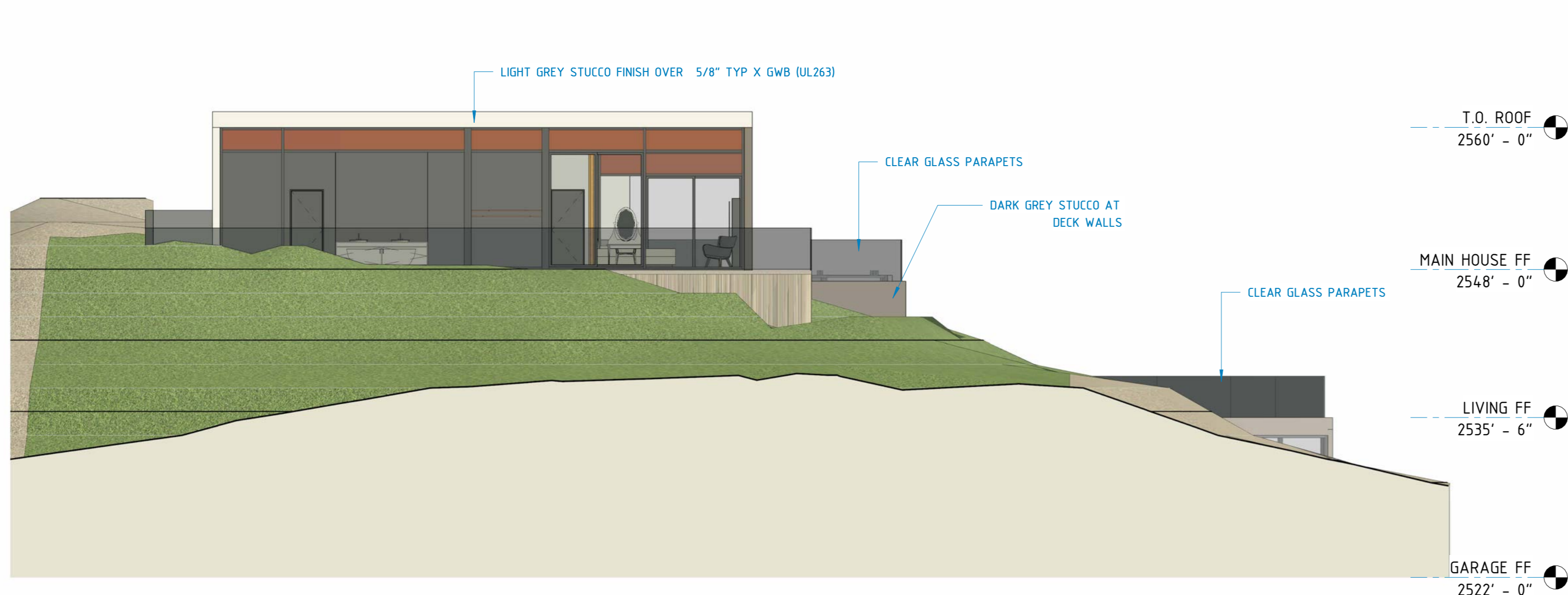
ROOF PLAN

DATE: 11.9.2023
 SCALE:
 PROJECT#:

A008



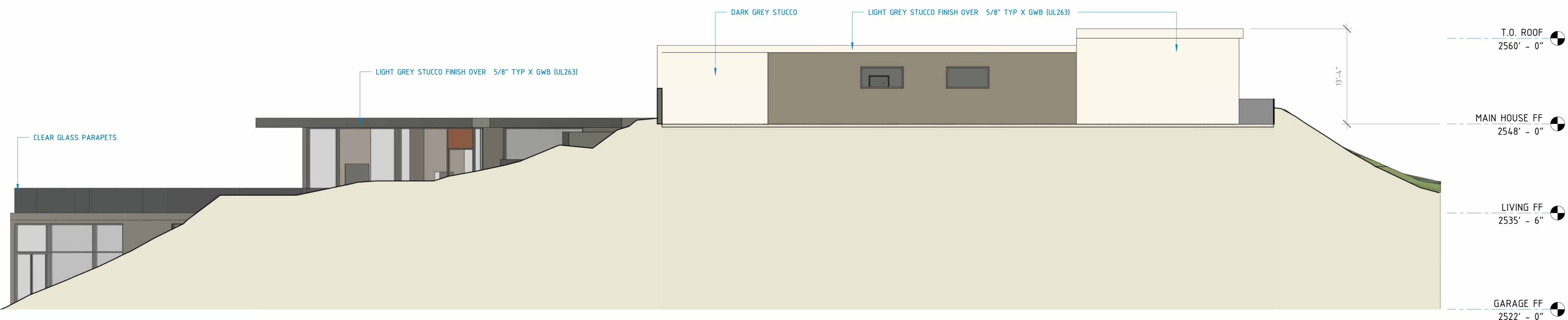
1 NORTH ELEVATION (BACK)
1/8" = 1'-0"



2 EAST ELEVATION (SIDE)
1/8" = 1'-0"



3 WEST ELEVATION (SIDE)
1/8" = 1'-0"



4 SOUTH ELEVATION (FRONT-SIDE)
1/8" = 1'-0"

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REMARKS

REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT

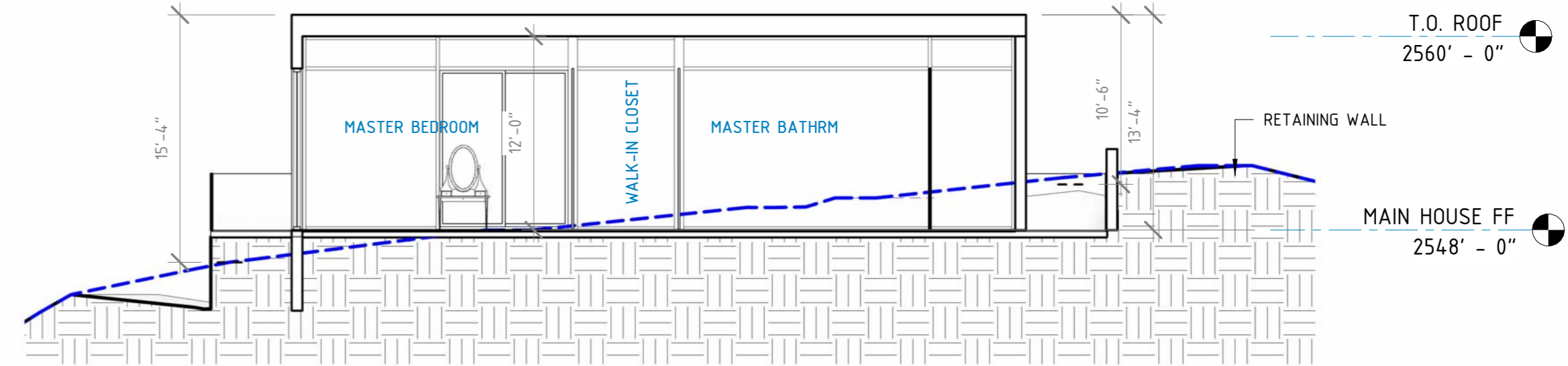
ELEVATIONS

DATE: 11.9.2023
SCALE:
PROJECT#:

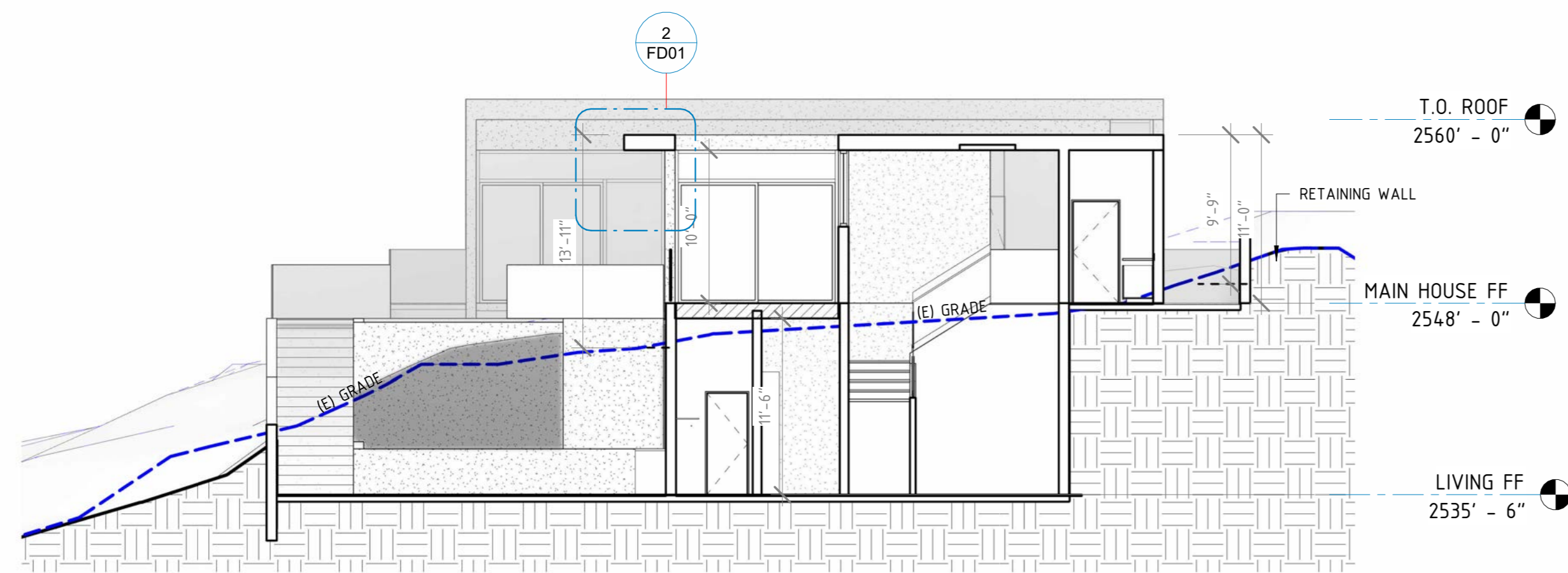
A009



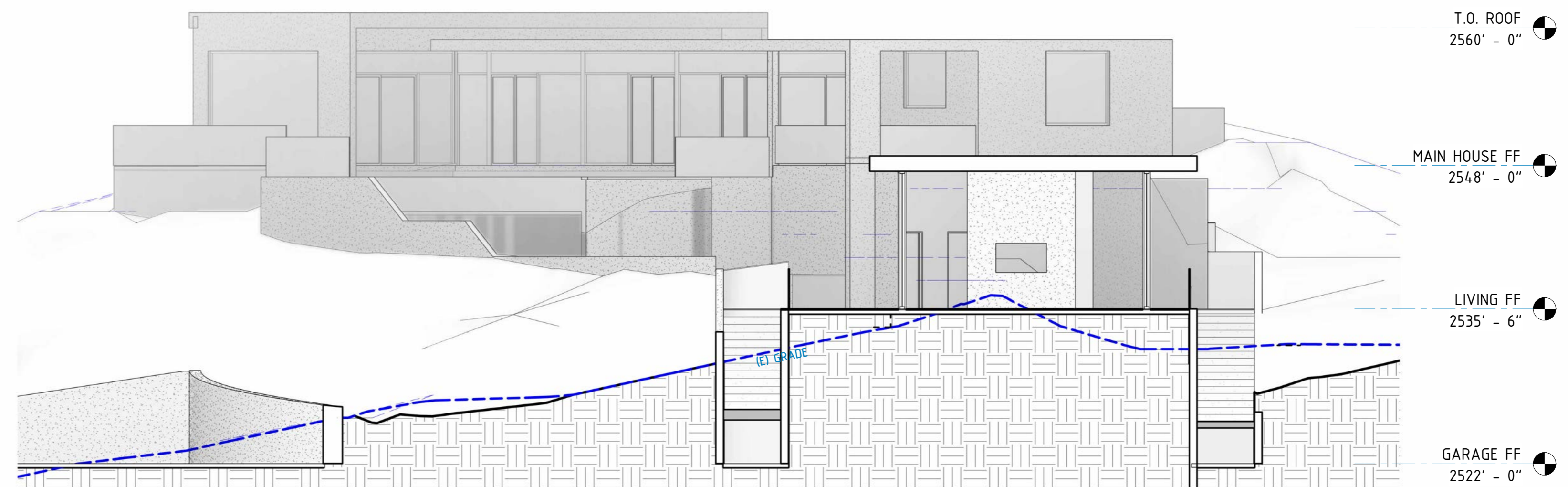
1 SECTION 1
1/8" = 1'-0"



4 SECTION 4
1/8" = 1'-0"



3 SECTION 3
1/8" = 1'-0"



2 SECTION 2
1/8" = 1'-0"

REMARKS

DATE

REV

SECTIONS

DATE: 11.9.2023

SCALE:

PROJECT#:

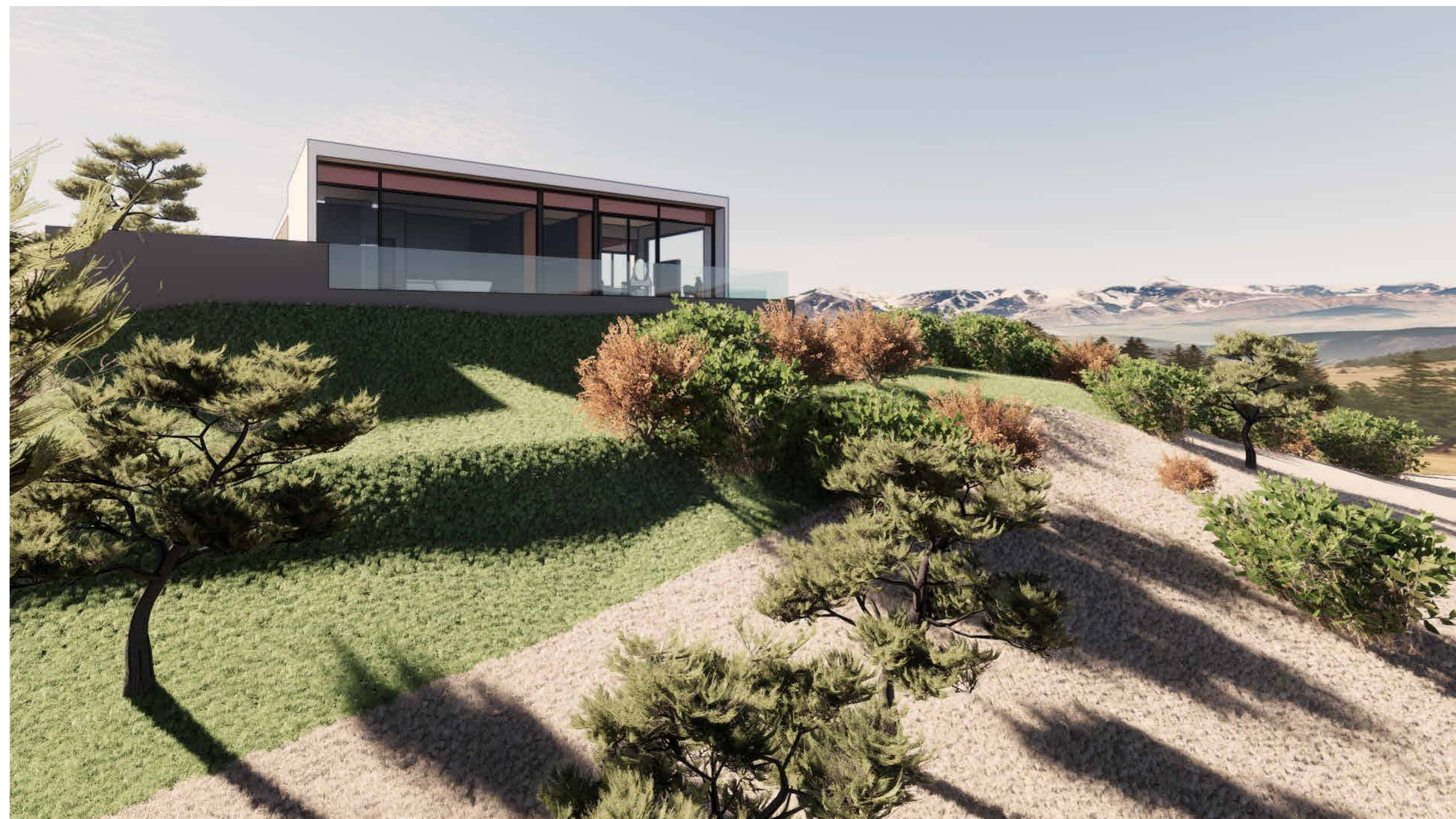
A010



1 PERSPECTIVE 1
12" = 1'-0"



2 PERSPECTIVE 2
12" = 1'-0"



3 PERSPECTIVE 3
12" = 1'-0"



4 PERSPECTIVE 4
12" = 1'-0"

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REMARKS

DATE

REV

**CONTEXTUAL
PERSPECTIVES**

DATE: 11.2.2022

SCALE:

PROJECT#:

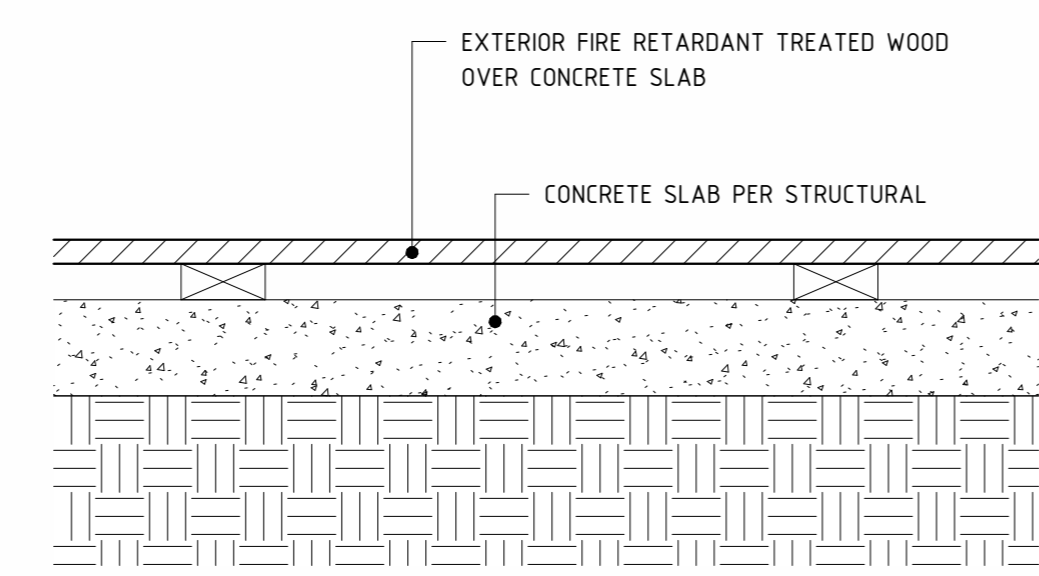
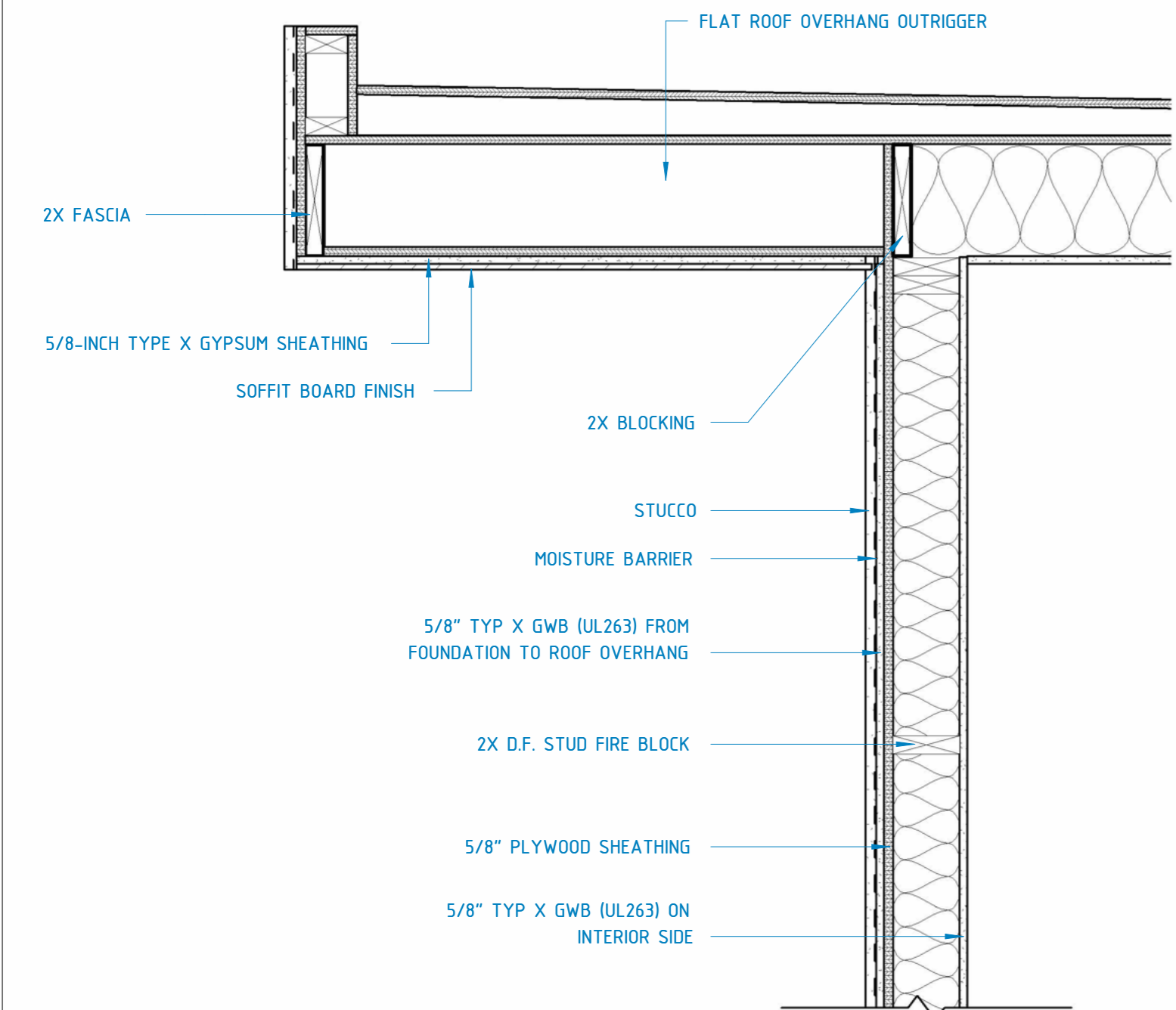
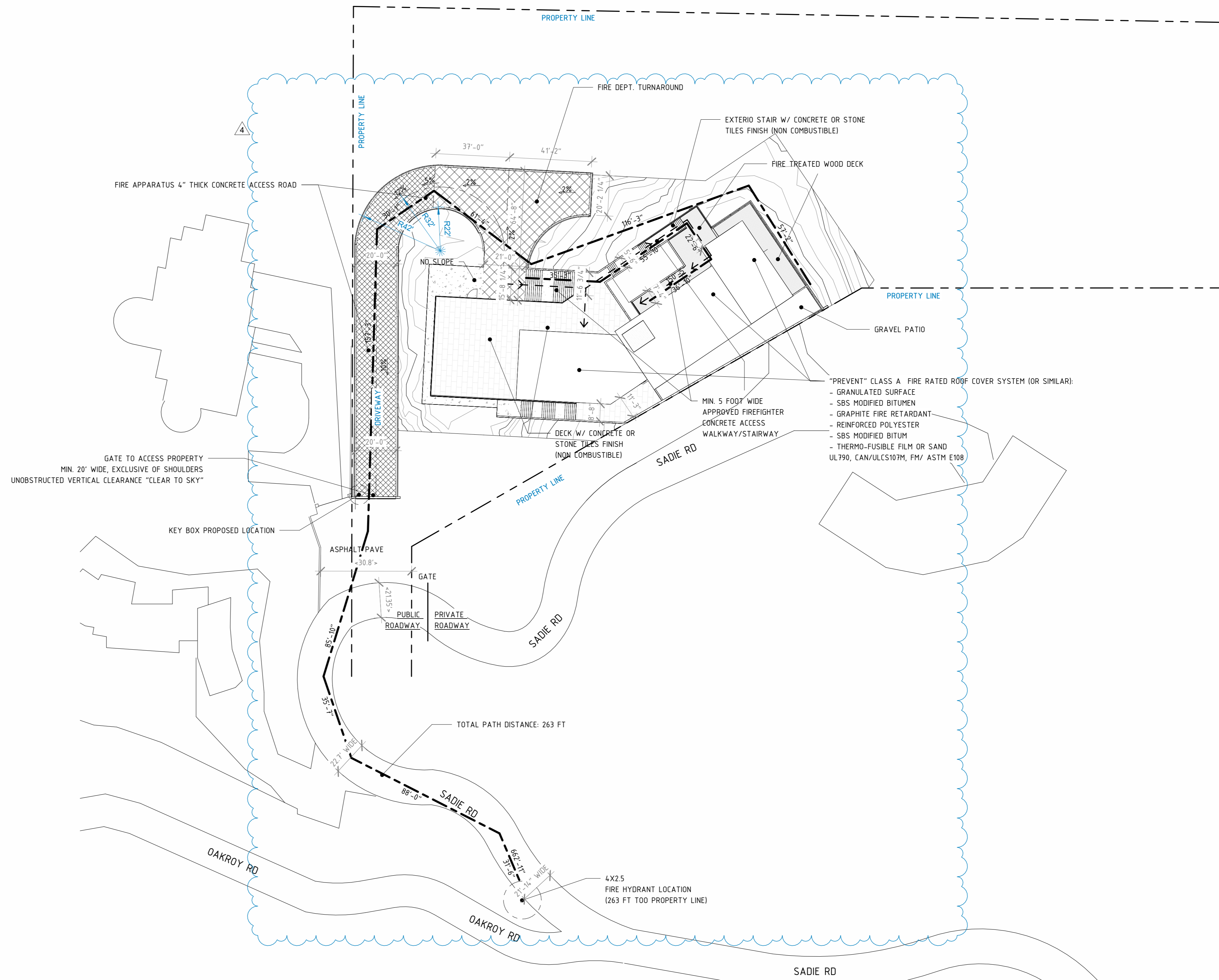
A011

FIRE SAFETY NOTES:

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
- ACTION REQUIRED:** PROVIDE THE FOLLOWING CALCULATION ON SITE PLAN. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER BUILDING CODE	TYPE: V-B	
VHFSZ	YES <u>X</u> - NO	
SIZE OF LOT (ACRES)	2.6 ACRES	
FIRE-FLOW BASED ON THE FIRE-FLOW CALCULATION AREA (2.6 ACRE)	750 GPM	
REDUCTION FOR FIRE SPRINKLERS	(MAXIMUM 50%) 0 GPM	
TOTAL FIRE FLOW REQUIRED	750 GPM	CI-2215
- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8
- PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION REASON:

TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3
--
- ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
- ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.5.3.4 AND BUILDING CODE 705A.4)
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
- ALL EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE
- ALL EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
 - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
 - SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR
 - MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252
- THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6



1 FIRE SAFETY SITE PLAN
1" = 30'-0"

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Andrey Perfiyev

REV	DATE	REMARKS
1	12.13.2021	FIRE DEPARTMENT
4	11.2.2022	FIRE DEPARTMENT

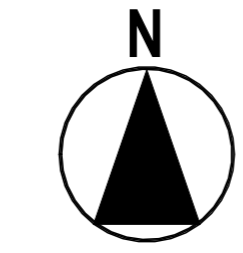
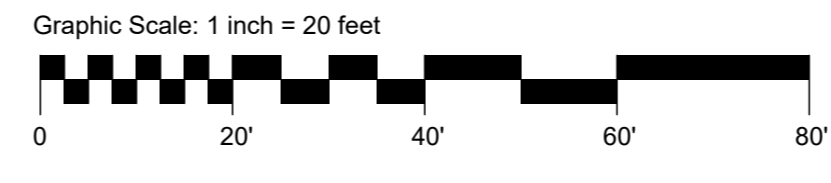
FIRE SAFETY SITE PLAN AND NOTES

DATE: 11.2.2022
SCALE:
PROJECT#:

FD01



1 SITE PLAN
1" = 20'-0"



SPECIES TO BE PLANTED LEGEND						
SYMBOL	#	PLANT TYPE	BOTANICAL NAME	COMMON NAME	FIRE ZONE	MIN. DIST. FROM STRUCTURE
	1	LAWN	PASPALUM NOTATUM	BAHIA GRASS		
	2	FLOWERING PLANT	IRIS GERMANICA	BEARDED IRIS	A	
	3	FLOWERING PLANT	HELIOTRICHON SEMPERVIRENS	BLUE DAT GRASS	A/B	15
		SHRUBS	AGAVE SPECIES	AGAVE	A	
	5	TREES	PINUS SPECIES	PINE	B	75
	6	GROUND COVER	ARTEMISIA CALIFORNICA	SAGEBRUSH - PROSTRATE FORMS	B	30
	7	GROUND COVER	ACHILLEA TOMENTOSA	WOOLLY YARROW	A/B	

FUEL MODIFICATION PLAN NOTES:

ZONE A - SETBACK ZONE

- Extends 30 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or parts of structures not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and appropriately spaced. Species selection should reference the Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 feet of combustible structures and may require removal if existing.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

ZONE B - IRRIGATED ZONE

- Extends from the outer edge of Zone A to 100 feet from structures.
- Irrigation by automatic or manual systems shall be provided to maintain healthy vegetation and fire resistance.
- Vegetation in this zone shall primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses or weeds shall be maintained at a height not to exceed 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants may be used subject to approval.
- Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Target species may require removal within 50 feet of structures, depending on site conditions.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

ZONE C - NATIVE BRUSH THINNING ZONE

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line. Required thinning and clearance will be determined upon inspection.
- Irrigation systems are not required.
- Vegetation may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. Replacement planting to meet minimum City or County slope coverage requirements or ordinances will be considered. In all cases, the overall landscape characteristics shall provide adequate defensible space in a fire environment.
- Plants shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

FIRE ACCESS ROAD ZONE

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire access roads, as to not overhang any structure or access at maturity.

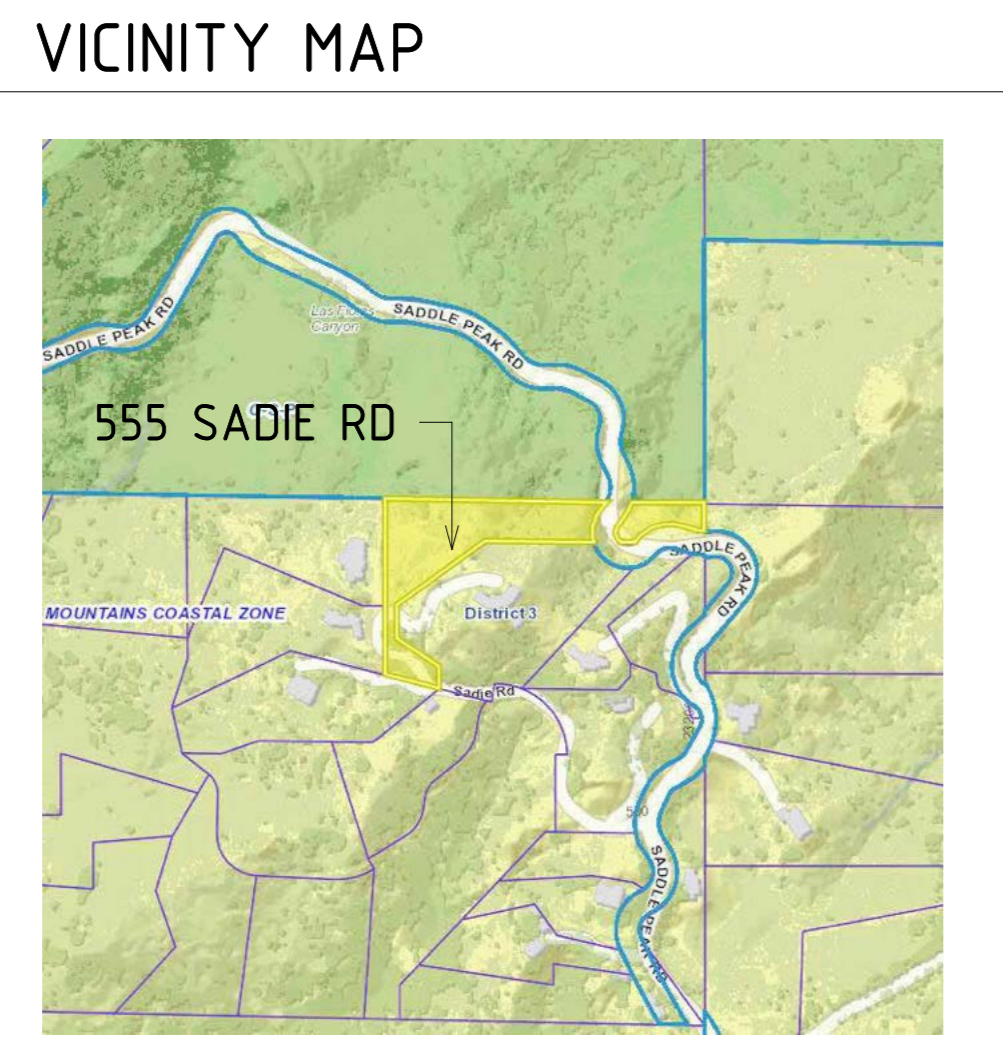
MAINTENANCE

Routine maintenance shall be regularly performed in all zones. Requirements include items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying plants to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to one third the height of the tree, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by maintenance should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel Modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

PROJECT DATA

PROJECT LOCATION:	555 SADIE RD, TOPANGA CA 90290
PROJECT DESCRIPTION:	NEW SINGLE FAMILY HOUSE AND GARAGE
ASSESSOR'S PARCEL #:	4438-037-018
LOT NO.:	
TRACK NO.	
BLOCK NO.	
LOT SIZE	2.46 ACRE
TYPE OF CONSTRUCTION:	V
OCCUPANCY GROUP	R-3
NO. OF STORIES:	2
BUILDING USE:	RESIDENTIAL UNIT / GARAGE
PRIMARY RESIDENCY SPRINKLERED:	YES
FIRE ZONE:	
ZONE DISTRICT:	R-C-20
PROPOSED BEDROOMS (ADU)	4
PROPOSED BATHROOMS (ADU)	4



FIRE ZONE LEGEND

	ZONE "A" -SET BACK ZONE NON-COMBUSTIBLE PROPERTY OWNER OR MAINTAINED PER MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT MATERIAL.
	ZONE "B" -WET ZONE (100% REMOVAL OF UNDESIRABLE PLANT SPECIES) AREA IRRIGATED AND PLANTED WITH APPROVED PLANT PALETTE ONLY.
	ZONE "C" -NATIVE BRUSH THINNING ZONE (THINNING AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK) IRRIGATION NOT REQUIRED.
	EXISTING VEGETATION (GROUND COVER AND SHRUBS)

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Andrey Perfiliev

REVISIONS

REV	DATE	REMARKS
2	12.31.2021	FUEL MOD PLAN

FUEL MODIFICATION PLAN

DATE: 11.2.2022
SCALE:
PROJECT#:

FM01