Appendix 4.1-1

Biological Resources Report

SOUTH ENVIRONMENTAL

Biological Resources Report

Hope Gardens Sequoia Building Project

February 2023 (updated June 2024, updated November 2024)

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1 Executive Summary

Introduction: This report includes findings of a biological resources assessment conducted by South Environmental at 12249 Lopez Canyon Road Drive in an unincorporated area of Los Angeles County, California for the Hope Gardens Sequoia Building Project that will be completed on one parcel (Assessor's Identification Number [AIN] 2846-001-017). The development site is in an unincorporated area of the County of Los Angeles. This report identifies and assesses the potential impacts to sensitive or protected biological resources on the development site and a 200-foot buffer biological study area, indicates the regulations governing these resources, and discusses recommendations for avoiding or mitigating these impacts. The biological resources of the parcel were assessed based on a literature review and a field site survey.

Proposed Development: As shown in Figure 4 below, the proposed development on the development site includes: 1.) the demolition of the existing Sequoia building and the creation of a new Sequoia building that is mostly in its place and 2.) the widening of existing paved roads surrounding the building and resurfacing of parking areas. The development will occur in areas that are mostly developed with the Sequoia building, driveways, and parking areas, and these areas will be updated with the new building development, paving, and landscaping. Notably, the new driveway will be widened to a width of 28 feet. The development is shown in Figure 3 below and in the Site Plan in Appendix E.

Plant Communities and Sensitive Natural Communities: The project will largely be conducted within previously developed areas and landscaped areas (1.61-acres) and 0.13-acre of the project impacts will be within oak woodlands that is intermingled with the landscaping surrounding the Sequoia building. The Coast Live Oak Woodlands on the site are not considered a CDFW Sensitive Natural Community because they have a Global and State Rarity Rank of 5. However, portions of the oak woodlands surrounding the ephemeral drainages at the site are a sensitive riparian community but have been disturbed by fuel modification, landscaping, and development. CEQA Appendix G asks if the project would have "a substantial adverse effect on any riparian habitat or other sensitive natural community" and while the Coast Live Oak Woodlands does not meet the typical definition of CDFW Sensitive Natural Community due to its G5/S5 rarity rank, portions surrounding the river (as described in Section 6 of this report) are considered a riparian habitat and would be considered sensitive as a reulst. Therefore, the loss of 0.13-acre of sensitive riparian community would be considered significant according to CEQA. To mitigate the loss of 0.13-acre of oak woodland the project proposes to plant 8-additional coast live oaks per the Mitigation Measure #1 below in Section 3.4.3. These oaks will partially be along the adjacent creek to replace jurisdictional oaks that will be removed by the project. The planting of 8 oaks will be suitable mitigation for the loss of 0.13-acre of Coast Live Oak Woodland that would be impacted by the

project because the oaks will be placed on the Hope Gardens property along in a similar setting to that which is being impacted by the project.

Special-Status Plants: The biological study area has California Sagebrush Scrub which may serve as habitat to five special-status plant assessed with a medium potential to occur — Hubby's phacelia, Nevin's barberry, ocellated Humboldt lily, Davidson's bush mallow, and California spineflower. Although these special-status species can occur in cismontane woodland which is the overarching plant community in which the Coast Live Oak Woodland belongs, the woodland is too disturbed at the ground level with non-native invasive species. These invasive plants would impede colonization of the special-status plants because of their aggressive nature in obtaining sunlight and soil nutrients and water. Therefore, the plants would not occur in the woodlands and would not be directly impacted by the project.

The special-status plants could occur in the California Sagebrush Scrub, however, which is relatively undisturbed. All the plants have been frequently observed in the immediate area, and several species have been observed within a few miles. It is important to note that CRPR 4.2 species are not considered rare, threatened, or endangered and do not meet the threshold for CEQA consideration as special status. Therefore, Hubby's phacelia, ocellated Humboldt lily, and California spineflower do not receive special protection under CEQA. Nevertheless, the California Sagebrush Scrub is located outside of the construction footprint and the established 200-ft fuel modification zone and no direct or indirect impacts would occur to that community. Therefore, no impacts would occur to special-status plants from the project.

Protected Oaks: The proposed redevelopment of the Sequoia building would result in the removal of 4 protected oak trees, and encroachment into the TPZ of 12 oaks. No heritage trees will be removed or encroached. The tree removals are necessary for the upgrades to roads and buildings proposed by the project. South Environmental recommends **Mitigation Measure #1** that includes replacement oaks at a ratio of 2:1 for the 4 lost trees and guidelines to avoid or work around the 12 trees that encroach.

Wildlife Habitat: The project will largely be conducted within previously developed areas and landscaped areas (1.61-acres) and 0.13-acre of the project impacts will be within oak woodlands that is intermingled with the landscaping surrounding the Sequoia building. The oak woodlands at the site are a sensitive riparian community but have been disturbed by fuel modification, landscaping, and development. Nonetheless, the loss of 0.13-acre of sensitive natural community would be considered significant according to CEQA and it could be habitat for special-status bats. To mitigate for the loss of 0.13-acre of oak woodland the project proposes to plant 8-additional coast live oaks per the Mitigation Measure #1 above. These oaks will partially be along the adjacent creek to replace jurisdictional oaks that will be removed by the project. The planting of 8 oaks will be suitable mitigation for the loss of 0.13-acre of Coast Live Oak Woodland that would

be impacted by the project because the oaks will be placed on the Hope Gardens property along in a similar setting to that which is being impacted by the project. This habitat would be similar or superior to that which is impacted by the project.

Special-Status Wildlife: There is the potential for special-status wildlife species to occur in the California Sagebrush Scrub and for special-status bats to occur within the Coast Live Oak Woodlands.

- Coastal California gnatcatcher is a scrub habitat obligate and would not occur within the project footprint. Therefore, no direct impacts to the species or its potential habitat would result from the project because the project impacts are within already developed and landscaped reas and within a minor amount of oak woodlands. In addition, the project does not propose any new fuel modification and the level of disturbance will be minimal from project activities and indirect impact will be minimized. Preconstruction nesting bird survey recommended below in Section 4.4.3 will ensure that no nests are near the development and no indirect impacts to coastal California gnatcatcher nests would result from the project.

- Coast horned lizard and coastal whiptail both have a medium potential to occur within the scrub habitats outside the project footprint. No direct impacts would occur to this habitat and no fuel modification is proposed. Therefore, no direct or indirect impacts would occur from the project to coast horned lizard or coastal whiptail.

- Crotch's bumble bee is not likely to occur in the impact areas because the developed areas and disturbed oak woodlands lack the species typically associated with the bumble bee. While Crotch's bumble bee has the potential to nest in the undeveloped native communities it would not nest in areas where there are a high percentage of landscaping plants surrounding the buildings and in planters as these are not suitable due to lack of area for the species to nest. Therefore, any potential for nesting would be minimal at best due to the lack of nearby foraging habitats and these areas would be avoided by the project as the proposed development The project will not impact habitat for this species and no indirect impacts are anticipated because there is no new fuel modification.

- Mountain lion is expected to avoid the development site due to the level of human activity that is currently on the project site. Therefore, the project would not impact the mountain lion or its habitat.

- There is no habitat for monarch butterfly in the biological study area and no impacts to monarch butterfly would result from the project.

- Special-status bats such as western mastiff bat may forage in the open woodland habitat or roost in the hollows of oak trees on the biological study area. If presence is detected during construction activity, they could be disturbed by the construction directly if roosting sites such as trees are removed, or indirectly by noise or vibration near a roosting site. Disturbance could make the bats abandon roosting sites or harm roosting bats, which would be a significant impact. The focused bat surveys and roosting site protection measures described in **Mitigation Measure #2** would avoid or reduce impacts to a less than significant level.

- The proposed development may require the removal of shrubs or trees that could provide potential nesting habitat for common urban birds, and migratory BCC birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal there could be direct impacts on active nests, eggs, or young. These could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid direct and indirect impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required as described in **Regulatory Compliance Measure #1.**

Wildlife Movement: High-quality wildlife habitat surrounds the development site in all directions. Special-status species including mountain lion, American badger, and white-tailed kite would likely occur near the development site from time to time. Common urban animals such as raccoon, opossum, and mule deer would move through the site on a regular basis. And migratory birds may migrate onto the site for nesting in which case they would be protected based on Regulatory Compliance Measure #1. No new fuel modification is proposed and no direct impacts to wildlife movement areas would result from the project. However, the project could deter wildlife movement in adjacent area if constructed in a way that disrupts the movement, such as constructing barriers to wildlife or having excessive lighting that could deter movement of wildlife in the Angeles National Forest. To reduce the impact to wildlife movement on the site, **Mitigation Measure #3** limiting fencing and lighting is recommended.

Water Resources: The proposed impacts to the unnamed ephemeral channel #1 will include 0.06-acre of permanent impacts to oak trees within the riparian zone associated with the channel and 0.01-acre of temporary impacts during demolition and repaving of the bridge over the channel in the northern section of the development site. The project will avoid dredge or fill within the OHWM and will not result in direct impacts to waters of the US (USACE features) or waters of the state (RWQCB features). Indirect impacts will be avoided by the recommendations below that will

ensure no discharge occurs within the Ordinary High Water Mark (OHWM) during the project. However, these activities will include altering riparian vegetation permanently, which is an impact to CDFW jurisdictional areas, and the temporary impacts to the bridge over the channel will require temporary impacts to the streambed edges and surrounding vegetation. South Environmental recommends **Mitigation Measure #4** that includes permitting, best management practices, and compensatory mitigation.

Cumulative Impact: The project would result in minor impacts to oak woodlands and the removal of four protected oaks. No other impacts to flora would result. The impacts to oaks would be fully mitigated by replacing the removed oaks with eight new oaks, thus created new areas of oak woodlands to replace those that would be impacted. This mitigation would reduce these impacts to a less than significant level per CEQA. There are no other known projects within the vicinity or region of the project or in areas of oak woodlands upstream or downstream from the project that would have impacts to oaks and/or oak woodlands, and therefore, the project would not result in a cumulative impact to flora in the region.

With the implementation of Mitigation Measure #2 the project would avoid impacts to roosting bats, and with the implementation of Regulatory Compliance Measure #1 the project would avoid impacts to nesting birds and/or indirect impacts to coastal California gnatcatcher. No direct impacts to special-status wildlife would result from the project with these included mitigation and compliance measures. The minor impacts to oak woodlands habitat would be mitigated to be insignificant. There are no other known projects within the vicinity or region of the project or in areas of oak woodlands upstream or downstream from the project that would have impacts to oaks and/or oak woodlands, and therefore, the project would not result in a cumulative impact to wildlife or wildlife habitat in the region.

The proposed project would not have any impact on wildlife movement areas with implementation the limited fencing and lighting requirements described in Mitigation Measure #3. Because the project would not result in impacts to wildlife movement the project would not contribute to any cumulative impacts to wildlife movement in the region.

The project would result in minor impacts to riparian trees that would be protected by the CDFW. The project Mitigation Measure #4 would include permits from CDFW to allow for the removal of these riparian trees, and the proposed compensatory mitigation of replacing the trees removed with 2 trees will result in greater riparian areas following the completion of the mitigation. Because the project would mitigate for the loss of these trees and would create more riparian areas following the completion of the proposed compensatory mitigation the project would not contribute to any cumulative impact to water resources in the region. In fact the amount of riparian areas would either be the same or increased in the future due tot eh compensatory

mitigation. Therefore, the project would not contribute to any cumulative impacts to water resources in the region.

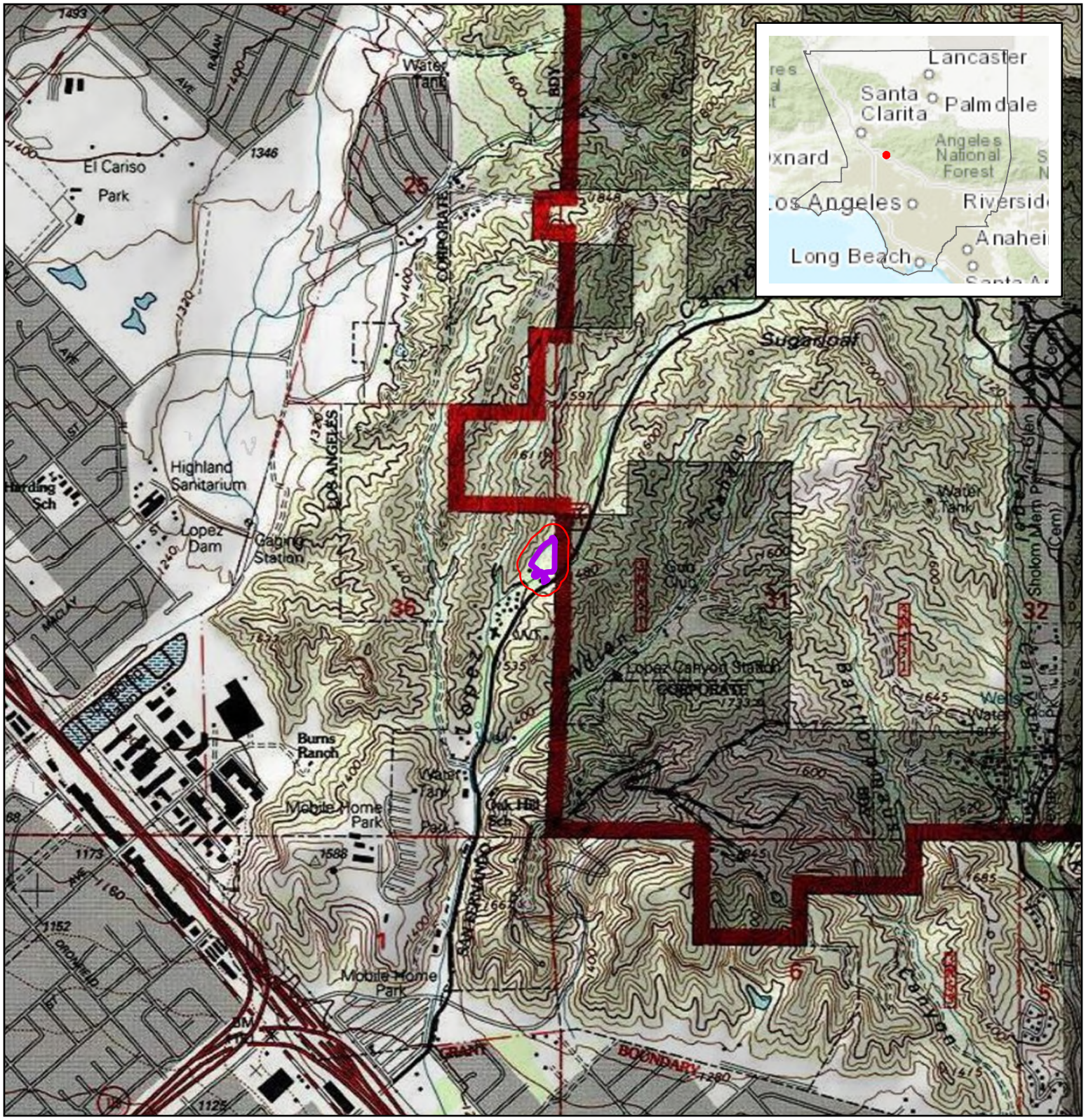
Conclusion: Based on the analysis in this report, the proposed development of a new housing building and associated parking and driveways has the potential to result in significant impacts to biological resources. However, with the implementation of Regulatory Compliance Measures and Mitigation Measures outlined in this report, the impacts will be reduced to a level that is considered insignificant according to CEQA.

2 Project Overview

This report includes findings of a biological resources assessment conducted by South Environmental at 12249 Lopez Canyon Road Drive in an unincorporated area of Los Angeles County California for the Hope Gardens Sequoia Building Project that will be completed on one parcel (Assessor's Identification Number [AIN] 2846-001-017). The project is in an unincorporated area of Los Angeles County northwest of the Sylmar neighborhood of the City of Los Angeles. This report identifies and assesses the potential impacts to sensitive or protected biological resources on the development area associated with the Sequoia building and a 200-foot buffer (which we call the biological study area in this report), indicates the regulations governing these resources, and discusses recommendations for avoiding or mitigating these impacts. The biological resources of the parcel were assessed based on a literature review and a field site survey. In this report, the development site includes the existing Sequoia Building, associated landscaping, and associated paved driveways and parking areas. The biological study area includes the development site and 200-foot buffer to account for any resources that could be subject to indirect effects or from brush clearance. And the project footprint is the area that will be impacted within the development site that includes the footprint of the new building as well as changes to the paved parking areas and driveways.

2.1 Project Location

As shown in Figure 1 below, the project is in unincorporated Los Angeles County approximately 1.5 miles north of Interstate 210. The project is within the U.S. Geological Survey (USGS) San Fernando 7.5 Minute Topographical Quadrangle, and within Section 36 of Township 03 North (03N) and Range 15 West (15W), and Section 31 of Township 03N and Range 14W. The parcel is large and is set within Lopez Canyon with major developments within the Hope Gardens facility including many buildings and paved roadways, and rugged, mountain areas to the north, east and south. As shown in Figure 2 below, the development site is along Lopez Canyon Road and the Hope Gardens facility is within a woodland of mature native and landscaped trees. The areas adjacent to Hope Gardens include undeveloped native coastal scrub on mountain slopes and low-lying riparian woodland. The study area includes northern and eastern adjacent lands is within the Angeles National Forest. Roadways in the area are Lopez Canyon Road located adjacent to the property to the east; and dirt roads and hiking trails near the site include Boy Scout Motorway located to the west; and the Kagel-Indian Canyon Motorway located to the east. Photographs of the biological study area are shown in Appendix A.



Source: ESRI USA Topo Maps and World Topo Map 2022

Hope Gardens Sequoia Building Project

Figure 1. Project Location

Development Site

Survey Area (200-Foot Buffer)

0 1,000 2,000 Feet

Scale: 1:24,000

N

Project Site is within unincorporated, California, in Los Angeles County on the USGS San Fernando 7.5-minute quadrangle map in Section 31 of Township 03 North and Range 14 West and Section 36 of Township 03 North and Range 15 West

Center Coordinate (Decimal Degrees):
Latitude: 34.3027184N Longitude: -118.3969850W

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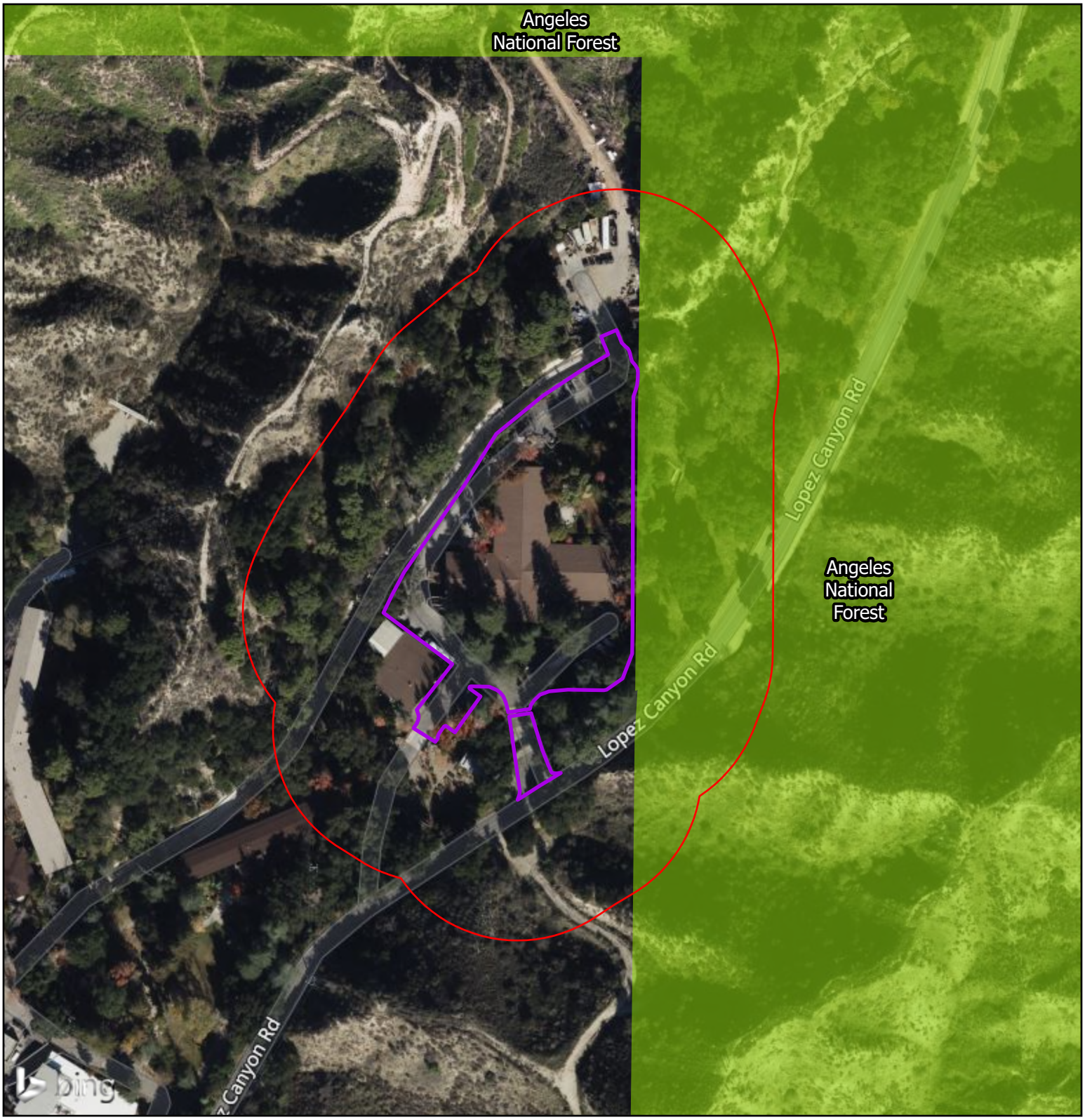

Source: BING Aerial Imagery 2022

Hope Gardens Sequoia Building Project

Figure 2. Project Vicinity

- Development Site
- Survey Area (200-Foot Buffer)
- California Protected Areas Database (CPAD)

0 115 230 Feet

Scale: 1:2,300

N

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2.2 Site History

The development site is within Hope Gardens which is home to the Union Rescue Mission, a non-profit organization providing shelter, guidance, health, education, and food services to the homeless. There are various buildings including administrative, halls, and housing structures that make up the Mission. An existing housing facility – Sequoia Lodge – is on the development site and is proposed for demolition so that a new housing facility can be constructed for the project. The original building was built in 1975. Surrounding the building are parking areas to the north, east, south, and west and driveways to the east and west. A channelized stream lies to the west of the western driveway and the northern extension behind the Sequoia Lodge has a patio and ornamental landscaped area with lawn. The developed Hope Gardens Family Center is located along the eastern edge of the parcel whereas to the west the parcel is mostly undeveloped rugged, mountainous terrain. The entire development site is within 200-ft of existing buildings and therefore is subject to fuel modification (i.e., brush clearance) as required by the Los Angeles County Fire Department. Thus, the plants on the parcel should be maintained by removal of groundcover including periodic mowing/weed whacking and pruning of trees up to 6-feet.

2.3 Existing Physical & Natural Geographic Site Features

Regionally, the development site is in the southwestern San Gabriel Mountains foothills adjacent to the Angeles National Forest, north of the Santa Monica Mountains, and northwest of the Los Angeles River. Locally, the site is within Lopez Canyon, southwest of Kagel Mountain, and south of Pacoima Reservoir. The Angeles National Forest of the U.S. Forest Service borders the property to the north. The site is located approximately 1.3-miles southwest of Lopez Canyon Park; 1.4-miles southwest of Glen Haven and Sholom Memorial Park; and 1.4-miles southeast of El Cariso Regional Community Park. The area of the Hope Gardens complex has a small increase in elevation from south to north. To the west of the complex is mostly undeveloped mountainous terrain. In the immediate area of the Sequoia Building, the high elevation is approximately 1,460-ft above mean sea level (amsl) in the California Sagebrush Scrub located northwest of the Sequoia Building. The low elevation is 1400-ft amsl is in the channelized stream west of the Sequoia Building on the southwest corner of the general construction area. There are no unique or exceptional natural features (e.g., caves, thickets, wetlands) on the site that may provide habitat to specific plants or animals.

The geology of the site comprises two formations: Surficial Sediments and the Saugus Formation. The Surficial Sediments area made up of alluvial gravel sand and clay. According to Dibblee and Ehrenspeck (1991) the Saugus Formation was formed during the and Pliocene and Pleistocene and is made up of "light gray pebble cobble conglomerate, sandstone and greenish to reddish claystone, interbedded; composed of locally derived granitic and gneissic detritus including some

of anorthosite and gabbro-norite." According to the USDA NRCS Soils Database (USDA 2022) there are four soil complexes on the site shown in Figure 3:

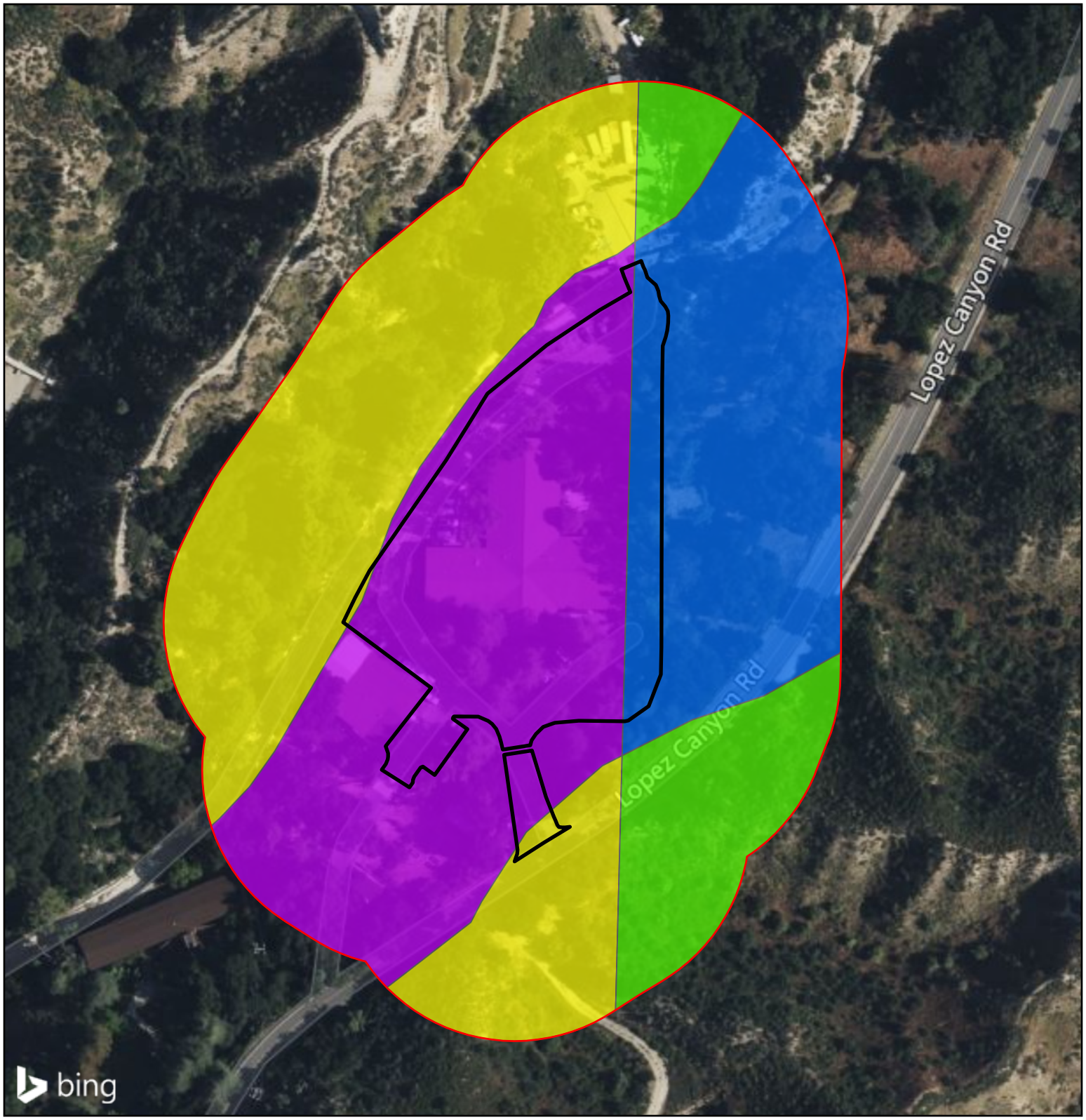
- **Riverwash** occurs in the eastern part of the development site. This is an alluvial flat soil that is excessively drained.
- **Saugus loam, 30 to 50 percent slopes** occurs in the northwestern and southern parts of the development site. This is a mountain/backslope/mountain flank soil and is well drained.
- **Soboba gravelly loamy sand, 0 to 2 percent slopes** occurs in the central and southwestern parts of the development site. This is a fan and floodplain soil and is excessively drained.

- **Trigo-Modesto-San Andreas families association, 15 to 70 percent slopes** occurs in the northeast and southeast parts of the development site. This is an ridge/mountain slope soil and is somewhat excessively drained.

The development site is located within the Los Angeles watershed (HUC8) and within the Lower Big Tujunga Creek sub-watershed (HUC12). There are water resources in the form of three channelized ephemeral streams. Unnamed ephemeral channel #1 is present in the northwest part of the biological study area and flows from northeast to southwest across the biological study area at the west edge of the development site. Unnamed ephemeral channel #1 enters the biological study area with natural dirt channel and becomes culverted under the bridge at the north edge of the project and is lined with concrete and masonry throughout the entire area south of the bridge. Also present in the survey are two much smaller culverted water features that are designed to control irrigation and stormwater flow for the development site and surrounding areas.

2.4 Proposed Development

As shown in Figure 4 below, the proposed development on the development site includes: 1.) the demolition of the existing Sequoia building and the creation of a new Sequoia building that is mostly in its place and 2.) the widening of existing paved roads surrounding the building and resurfacing of parking areas. The development will occur in areas that are mostly developed with the Sequoia building, driveways, and parking areas, and these areas will be updated with the new building development, paving, and landscaping. Notably, the new driveway will be widened to a width of 28 feet. The development is shown in Figure 3 below and in the Site Plan in Appendix E.



Source: BING Aerial Imagery 2022

Hope Gardens Sequoia Building Project

Figure 3. Soils

0 90 180 Feet

N

Scale: 1:1,800

Development Site

Survey Area (200-Foot Buffer)

Soils

Riverwash

Saugus loam, 30 to 50 percent slopes

Soboba gravelly loamy sand, 0 to 2 percent slopes

Trigo-Modesto-San Andreas families association, 15 to 70 percent slopes

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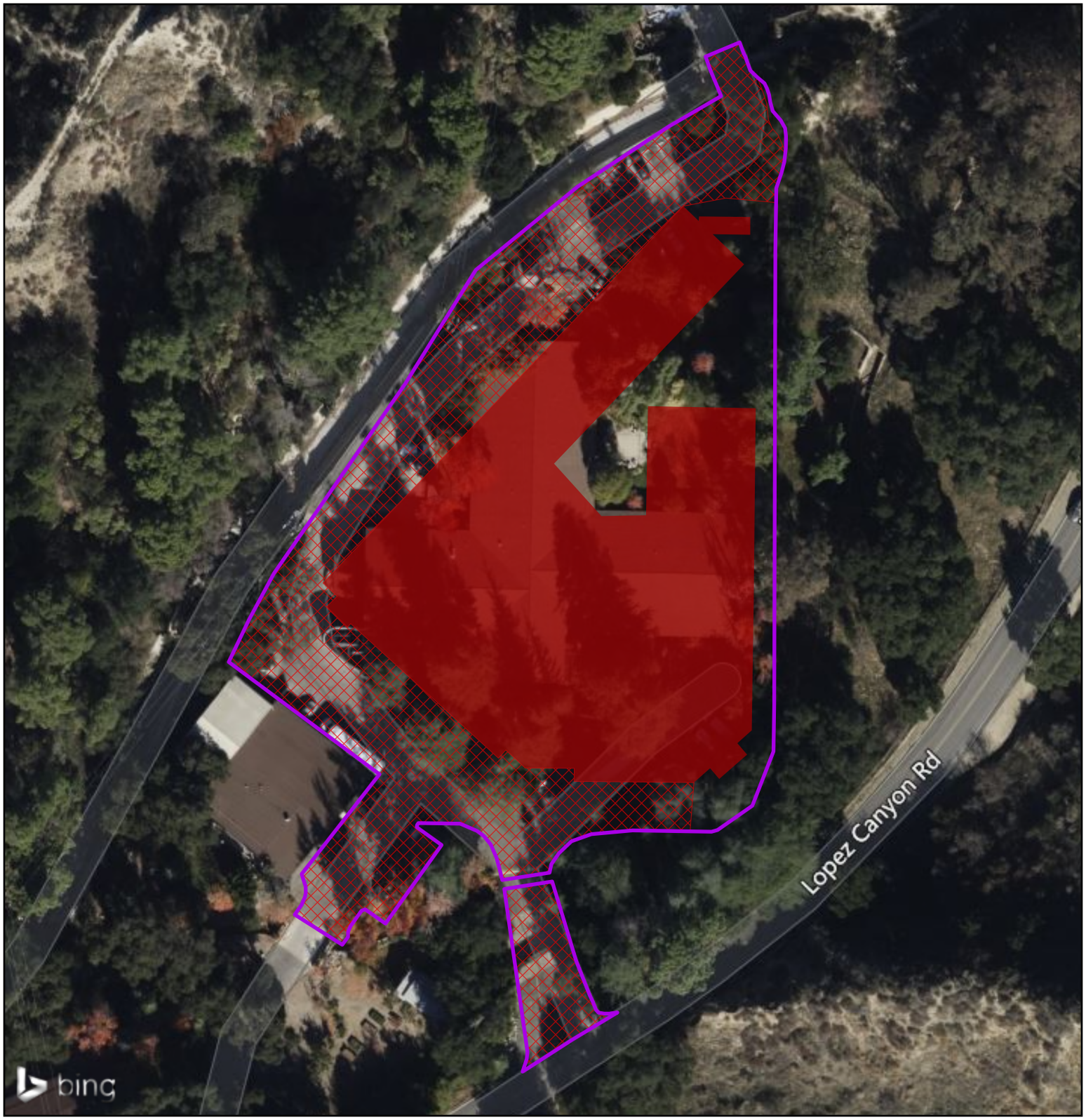

Source: BING Aerial Imagery 2022

Hope Gardens Sequoia Building Project

Figure 4. Proposed Development

Development Site

Proposed Development

Paving and Resurfacing

Sequoia Building Footprint

0 50 100 Feet

Scale: 1:1,050

N

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2.5 Characteristics of the Surrounding Area

The development site is in an unincorporated area of Los Angeles County northwest of the Sylmar neighborhood of the City of Los Angeles. It is in a rural environment with little development located about 1-mile north of densely-populated areas of Sylmar. The area around the Sequoia Lodge Building is relatively flat with a slight increase in altitude from south to north across the development site. The site is part of Lopez Canyon and therefore is generally a low-lying area surrounded by a steep canyon. The Angeles National Forest borders the property to the north and east. The site is located approximately 1.3-miles southwest of Lopez Canyon Park; 1.4-miles southwest of Glen Haven and Sholom Memorial Park; and 1.4-miles southeast of El Cariso Regional Community Park. Roadways in the area include Lopez Canyon Road located adjacent to the property to the east and dirt roads and hiking trails Boy Scout Motorway located to the west; and the Kagel-Indian Canyon Motorway located to the east. Landmarks in the area include the Los Angeles Mission College located 1.6-miles to the northwest and the California Polo Club located 2.0-miles to the southeast. There are centers of retail business, residential apartment buildings, and office buildings located 1.7-miles to the south along Foothill Boulevard. The closest highway is Route 210 located 1.5-miles to the south.

3 Biological Site Flora Assessment

3.1 Flora Literature Review

The assessment of the flora of the development site began with a review of literature relating to the flora that is known to occur near the biological study area. The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database online was reviewed to identify special-status plants and natural communities (CDFW 2022a) that have previously been recorded in the United States Geological Survey (USGS) San Fernando 7.5" quad that the development site is located within, and the eight surrounding USGS 7.5" quads: Newhall, Mint Canyon, Agua Dulce, Sunland, Burbank, Canoga Park, Oat Mountain, and Van Nuys. Additional resources that were included in the review:

- A Manual of California Vegetation Online. California Native Plant Society (CNPS 2022a)
- California Natural Community List (CDFW 2022b)
- Inventory of Rare and Endangered Plants of California online (CNPS 2022b)

3.2 Flora Field Methodology

South Environmental conducted a field reconnaissance of the 12249 Lopez Canyon Road property to identify biological resources including plant communities and plant species. A 200-ft radius from the development site was drawn in ARCGIS to clearly delineate the development site and surrounding buffer biological study area. Sufficient time was allotted to collect data on the most prevalent plant species present on the development site and the overall biological study area. The most important plants were observed and recorded on the biological study area and identified to species except for species that could not be identified because of condition (dried out), lack of floral parts, or lack of access to an area (e.g., private property).

When applicable, the field surveys complied with the Survey of California Vegetation (SCV) Classification and Mapping Standards (CDFW 2022e) and the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2022f). Species that could not be identified in the field were identified with digital photos and plant specimens using the Jepson Manual Vascular Plants of California (Baldwin et al., 2012) and other botanical sources.

3.3 Flora Data Analysis

3.3.1 Site Survey

The survey for biological resources at the development site was conducted on Wednesday, October 19, 2022, during the morning over a period of one hour and a half by Principal Biologist Matt South and Senior Biologist Scott Altmann. The weather was fair with a temperature of 78-82° F, no wind (0 mph) and 25-35% humidity.

3.3.2 Plants Observed

The plants observed on the biological study area were native and non-native ornamental and invasive species. Mostly ornamental species were observed around the standing Sequoia Building, whereas the northern portion of the site had an important presence of native plants and non-native invasives. Plants observed on the development site and biological study area are listed in Table 1. Plant types with an asterisk (*) are considered non-native and invasive as defined by the California Invasive Plant Council. CRPR = California Rare Plant Rank

Table 1. Summary of Plants on Biological study area

Common name	Scientific name	Native/Non-Native	CRPR
silver wattle	*Acacia dealbata*	*Non-native	--
deerweed	*Acmispon glaber*	Native	--
chamise	*Adenostoma fasciculatum*	Native	--
American agave	*Agave americana*	Non-native	--
candelabra aloe	*Aloe arborescens*	Non-native	--
flatspine bursage	*Ambrosia acanthicarpa*	Non-native	--
strawberry tree	*Arbutus unedo*	Non-native	--
California sagebrush	*Artemisia californica*	Native	--
mulefat	*Baccharis salicifolia*	Native	--
black mustard	*Brassica nigra*	*Non-native	--
ripgut brome	*Bromus diandrus*	*Non-native	--
deodar cedar	*Cedrus deodara*	Non-native	--
birchleaf mountain mahagony	*Cercocarpus betuloides*	Native	--
natal lily	*Clivia miniata*	Non-native	--
California buckwheat	*Eriogonum fasciculatum*	Native	--
red river gum	*Eucalyptus camaldulensis*	Non-native	--
Japanese spindle tree	*Euonymus japonicus*	Non-native	--
Japanese aralia	*Fatsia japonica*	Non-native	--
English ivy	*Hedera helix*	*Non-native	--
chaparral yucca	*Hesperoyucca whipplei*	Native	--
toyon	*Heteromeles arbutifolia*	Native	--
crape-myrtle	*Lagerstroemia indica*	Non-native	--

glossy privet	*Ligustrum lucidum*	*Non-native*	--
sweetgum	*Liquidambar styraciflua*	*Non-native*	--
laurel sumac	*Malosma laurina*	*Native*	--
tree tobacco	*Nicotiana glauca*	*Non-native*	--
Indian fig-opuntia	*Opuntia ficus-indica*	*Non-native*	--
Canary Island pine	*Pinus canariensis*	*Non-native*	--
Aleppo pine	*Pinus halepensis*	*Non-native*	--
coast live oak	*Quercus agrifolia*	*Native*	--
hollyleaf redberry	*Rhamnus ilicifolia*	*Native*	--
Indian hawthorn	*Rhaphiolepis indica*	*Non-native*	--
black sage	*Salvia mellifera*	*Native*	--
rosemary	*Salvia rosemarinus*	*Non-native*	--
Brazilian peppertree	*Schinus terebinthifolia*	*Non-native*	--
coast redwood	*Sequoia sempervirens*	*Non-native*	--

3.3.3 Plant Communities

There are three plant communities and one land cover type on the biological study area, and they are shown in Figure 5 below and acres of each is summarized in Table 2 below.

Table 2. Summary of Plant Communities on the Biological study area

Community or Cover Type	Acres on the Biological study area	Acres Within the Project Footprint
California sagebrush scrub	0.26	0
Coast Live Oak Woodland	4.56	0.13
Scrub Oak Chaparral	1.32	0
Developed / Ornamental Landscaped	3.20	1.61
Total	**9.34**	**1.74**

- **California Sagebrush Scrub (*Artemisia californica-(Salvia leucophylla)* Shrubland Alliance)** (CNPS 2024) is found on 0.26-acre of the biological study area and 0.00-acres of the project footprint. This community is found within the northern parts of the biological study area. The CNPS Membership Rules that this community is defined by includes both *Artemisia californica* and *Eriogonum fasciculatum* at 30%-60% relative cover in the shrub layer (CNPS 2024). This corresponds to the *Artemisia californica – Eriogonum fasciculatum* Association which has a Global and State Rank of 4 (CNPS 2024). Onsite, the community is dominated by the native shrubs California sagebrush (*Artemisia californica)* and California buckwheat (*Eriogonum fasciculatum*). Among others, also present was black sage (*Salvia mellifera*), laurel sumac (*Malosma laurina*), deerweed (*Acmispon glaber*), toyon (*Heteromeles arbutifolia*), mulefat (*Baccharis salicifolia*), birchleaf mountain mahagony (*Cercocarpus betuloides*), chaparral yucca (*Hesperoyucca whipplei*), hollyleaf redberry (Rhamnus *ilicifolia*), ripgut brome (Bromus diandrus), and tree tobacco (*Nicotiana glauca*).
- **Coast Live Oak Woodland (*Quercus agrifolia* Forest & Woodland Alliance)** (CNPS 2024) is found on 4.56-acres of the biological study area and 0.13-acre of the project footprint. These areas are within the western, eastern, and northern parts of the biological study area and include some areas that are jurisdictional for waters features that are present on the development site. The CNPS Membership Rules that this community is defined by includes *Quercus agrifolia* at greater than 60% relative cover in the tree canopy (CNPS 2024). This corresponds to the *Quercus agrifolia* Association which has a Global and State Rank of 5 (CNPS 2024). The community is dominated by mature coast live oak (*Quercus agrifolia*) and is co-dominated by red river gum (*Eucalyptus camaldulensis*). Several of the coast live oak are classified as a heritage tree in the Oak Tree Survey (South Environmental 2020). Other tree species present were Canary Island pine (*Pinus canariensis*). The shrub understory is made up of a few widely scattered native plants. Among others, the shrub canopy includes laurel sumac and California buckwheat. The ground cover is dense with non-native forbs and grasses. Among others, the ground cover includes ripgut brome and black mustard (*Brassica nigra*).
- **Scrub Oak Chaparral (*Quercus berberidifolia* Shrubland Alliance)** (CNPS 2024) is found on 1.32-acres of the biological study area and 0.00-acres of the project footprint. This community is found within the southwestern parts of the biological study area. The CNPS Membership Rules that this community is defined by includes *Quercus berberidifolia* at greater than 30% relative cover with other chaparral shrubs present (CNPS 2024). This corresponds to the *Quercus berberidifolia* Association which has a Global and State Rank of 4 (CNPS 2024). Onsite, the community is dominated by the native shrubs scrub oak (*Quercus berberidifolia*) and has a considerable presence of California sagebrush and California buckwheat. Among others, also present was black sage, laurel sumac, deerweed, toyon, birchleaf mountain mahagony, chaparral yucca, hollyleaf redberry, ripgut brome, and tree tobacco.

- **Developed – Ornamental Landscaped** cover type is found on 3.22-acres of the biological study area and 1.61-acres of the project footprint. These areas are within the northern and central parts of the biological study area, as well as Lopez Canyon Road within the southeastern part of the biological study area. The cover type is made up of existing development, including: the existing Sequoia building with its driveways, parking lots, and surrounding ornamental landscaped community. The community comprises lawn and a diversity of non-native ornamental plants. At the canopy level, important ornamental trees observed were sweetgum (*Liquidambar styraciflua*), strawberry tree (*Arbutus unedo*), deodar cedar (*Cedrus deodara*), Brazilian peppertree (*Schinus terebinthifolia*), and crape myrtle (*Lagerstroemia indica*). Among others, plants in the shrub layer included Indian hawthorn (*Rhaphiolepis indica*), rosemary (*Salvia rosemarinus*), candelabra aloe (*Aloe arborescens*), Japanese spindle tree (*Euonymus japonicus*), and American agave (*Agave americana*). Among others, the ground level included English ivy (*Hedra helix*) and natal lily (*Clivia miniate*).

3.3.4 Sensitive Natural Communities

CDFW 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* defines sensitive natural communities as those that are "of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." CDFW considers a natural community sensitive if it has a Global or State rarity rank of 1-3, which includes communities that are vulnerable (G3/S3), imperiled (G2/S2), and critically imperiled (G1/S1). CDFW uses the alliances and groups described in the Manual of California Vegetation Online to characterize California's natural communities and provides the California Natural Communities List online (most current is dated September 9, 2020) to list the current global and state rarity rank for each natural community characterized in the Manual.

Coast Live Oak Woodland in this area has a global rarity rank of "5" and a state rarity rank of "5" and is not considered a sensitive natural community as a result. The California Sagebrush Scrub and the Scrub Oak Chaparral have a global rarity rank of "4" and a state rarity rank of "4" and therefore are not classified as a sensitive natural communities. The Developed – Ornamental Landscaped does not classify as a sensitive natural community by definition because it lacks native habitat. It should be noted that portions of the Coast Live Oak Woodland are within the riparian corridor associated with ephemeral channels on the site as described in Section 6.3, and these riparian woodlands are considered sensitive natural communities per CEQA because they are riparian.

3.3.5 Special-Status Plants

According to the literature analysis presented in Appendix B, there are 51 special-status plants known to occur in the region. No special-status plants were observed on the development site during the field visit but five special-status plants — **Hubby's phacelia**, **Nevin's barberry**, **ocellated Humboldt lily**, **Davidson's bush mallow**, and **California spineflower**. — were assessed with a medium potential to occur in the native California Sagebrush Scrub. No special-status plant species have been previously recorded for the biological study area by the CDFW and included in the CNDDB. The site is not within designated Critical Habitat for any plant species (USFWS 2022b). The California Sagebrush Scrub was assessed with minimal disturbance and high biological value, and could support the aforementioned special-status species. No special-status species have the potential to occur in the Coast Live Oak Woodland or the Developed – Ornamental Landscaped area because of disturbance from invasive plants, ornamental landscaping, development, and fuel modification that has resulted in the loss of native understory. Now only ruderal non-native grasses occur there.

- **Hubby's phacelia** (*Phacelia hubbyi*): The species does not have an endangered or threatened classification at either the federal or state level. The species has a CRPR of 4.2 indicating the species limited distribution or is uncommon in California and must be monitored. According to the CNPS (2022b), the species inhabits chaparral, coastal scrub, valley, and foothill grassland in substrates that are gravelly, rocky, or talus. It generally blooms from April to July and is found at an elevation of 0 to 3280-ft above mean sea level (amsl). The species may occur on the development site because it has relatively undisturbed coastal scrub and has been frequently observed in the area. **Medium potential to occur.**

- **Nevin's barberry** (*Berberis nevinii*): The species is listed as endangered at both the federal and state level. The species has a CRPR of 1B.1 indicating it is rare, threatened, or endangered in California and elsewhere and that over 80% of its occurrences are threatened in California. According to the CNPS (2022b), the species inhabits chaparral, cismontane woodland, coastal scrub, and riparian scrub sometimes on substrates that are gravelly or sandy. It generally blooms from February to March and is found at an elevation of 230 to 2705-ft amsl. The species may occur on the development site because it has relatively undisturbed coastal scrub and has been observed in the immediate area. **Medium potential to occur**.

- **ocellated Humboldt lily** (*Lilium humboldtii ssp. ocellatum*): The species does not have an endangered or threatened classification at either the federal or state level. The species has a CRPR of 4.2 indicating the species limited distribution or is uncommon in California and

must be monitored. According to the CNPS (2022b), the species inhabits chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and riparian woodland in openings. It generally blooms from March to August and is found at an elevation of 100 to 5905-ft amsl. The species may occur on the development site because it has relatively undisturbed coastal scrub and openings and has been frequently observed in the immediate area. **Medium potential to occur**.

- **Davidson's bush mallow** (*Malacothamnus davidsonii*): The species does not have an endangered or threatened classification at either the federal or state level. The species has a CRPR of 1B.2 indicating it is rare, threatened, or endangered in California and elsewhere and that 20 to 80% of its occurrences are threatened in California. According to the CNPS (2022b), the species inhabits chaparral, cismontane woodland, coastal scrub, and riparian woodland. It generally blooms from June to January and is found at an elevation of 605 to 3740-ft amsl. The species may occur on the development site because it has relatively undisturbed coastal scrub and has been frequently observed in the immediate area. **Medium potential to occur.**

- **California spineflower** (*Mucronea californica*): The species does not have an endangered or threatened classification at either the federal or state level. The species has a CRPR of 4.2 indicating the species limited distribution or is uncommon in California and must be monitored. The species inhabits chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland where it is sandy. It generally blooms from March to July and can be found at an elevation of 0 to 4595-ft amsl. The species may occur on the development site because it has relatively undisturbed coastal scrub, and the species has been frequently observed in the immediate area. **Medium potential to occur.**

3.3.6 Protected and Significant Trees/Shrubs

Numerous oak trees protected by the County of Los Angeles Oak Tree Ordinance were observed on the development site during the South Environmental field visit. Trees and shrubs of the development site were previously assessed by a certified arborist (South Environmental 2022) to determine whether there were individuals protected under the Ordinance. In the Coast Live Oak Woodland and Developed – Ornamental Landscaped area there were 57 coast live oak trees which classified as protected under the Ordinance.

3.4 Project Impacts to Flora

3.4.1 Impacts to Plant Communities/Sensitive Natural Communities

The project will largely be conducted within previously developed areas and landscaped areas (1.61-acres) and 0.13-acre of the project impacts will be within oak woodlands that is intermingled with the landscaping surrounding the Sequoia building. The Coast Live Oak Woodlands on the site are not considered a CDFW Sensitive Natural Community because they have a Global and State Rarity Rank of 5. However, portions of the oak woodlands surrounding the ephemeral drainages at the site are a sensitive riparian community but have been disturbed by fuel modification, landscaping, and development. CEQA Appendix G asks if the project would have "a substantial adverse effect on any riparian habitat or other sensitive natural community" and while the Coast Live Oak Woodlands does not meet the typical definition of CDFW Sensitive Natural Community due to its G5/S5 rarity rank, portions surrounding the river (as described in Section 6 of this report) are considered a riparian habitat and would be considered sensitive as a result. Therefore, the loss of 0.13-acre of sensitive riparian community would be considered significant according to CEQA. To mitigate the loss of 0.13-acre of oak woodland the project proposes to plant 8-additional coast live oaks per the Mitigation Measure #1 below in Section 3.4.3. These oaks will partially be along the adjacent creek to replace jurisdictional oaks that will be removed by the project. The planting of 8 oaks will be suitable mitigation for the loss of 0.13-acre of Coast Live Oak Woodland that would be impacted by the project because the oaks will be placed on the Hope Gardens property along in a similar setting to that which is being impacted by the project.

3.4.2 Impacts to Special-Status Plants

The development site has California Sagebrush Scrub which may serve as habitat to five special-status plant assessed with a medium potential to occur — **Hubby's phacelia**, **Nevin's barberry**, **ocellated Humboldt lily**, **Davidson's bush mallow**, and **California spineflower**. Although these special-status species can occur in cismontane woodland which is the overarching plant community in which the Coast Live Oak Woodland belongs, the woodland is too disturbed at the ground level with non-native invasive species. These invasive plants would impede colonization of the special-status plants because of their aggressive nature in obtaining sunlight and soil nutrients and water.

The special-status plants could occur in the California Sagebrush Scrub, however, which is relatively undisturbed. All the plants have been frequently observed in the immediate area, and several species have been observed within a few miles. It is important to note that CRPR 4.2 species are not considered rare, threatened, or endangered and do not meet the threshold for CEQA consideration as special status. Therefore, Hubby's phacelia, ocellated Humboldt lily, and California spineflower do not receive special protection under CEQA. Nevertheless, the California

Sagebrush Scrub is located outside of the construction footprint and the established 200-ft fuel modification zone and no direct or indirect impacts would occur to that community. Therefore, no impacts would occur to special-status plants from the project.

3.4.3 Impacts to Protected Oaks

The proposed redevelopment of the Sequoia building would result in the removal of 4 protected oak trees, and encroachment into the TPZ of 12 oaks. No heritage trees will be removed or encroached. The tree removals are necessary for the upgrades to roads and buildings proposed by the project. These results are summarized below in Table 3.

Table 3. Summary of Impacts to Oaks

Tree #	Health Rating	Heritage Oak	Trunk distance to Construction (ft)	Impact
#11	4	N	0	Removal
#12	4	N	23	~10% TPZ Encroachment
#13	5	N	0	Removal
#15	1	N	0	Removal
#16	5	N	0	Removal
#17	4	N	3	~98% TPZ Encroachment
#18	4	N	6	~50% TPZ Encroachment
#19	4	N	2	~60% TPZ Encroachment
#20	4	N	5	~40% TPZ Encroachment
#22	4	N	13	~20% TPZ Encroachment
#23	3	N	12	~20% TPZ Encroachment
#25	4	N	2	~75% TPZ Encroachment
#35	4	N	33	~ 3% TPZ Encroachment
#36	4	N	19	~ 5% TPZ Encroachment
#50	5	N	3	~50% TPZ Encroachment
#51	4	N	12	~20% TPZ Encroachment

*Data from *Oak Tree Survey Report* (South Environmental 2022)

Of the 4 oaks that will be removed, 3 of them (#11, #13, and #16) are in good health (4, or 5 health rating). Oak #15 is dead/dying (health rating of 1) and we recommend it be removed to avoid any future conflicts.

The project proposes asphalt resurfacing and fencing installation on the eastern edge of the project that encroaches within the TPZ of 12 oaks. Resurfacing of asphalt would compact soils in the TPZ and in the potential root zone of the oaks and installation of fencing could damage the root zones during installation. Asphalt resurfacing would also occur within the TPZ and within 15-feet of the trunks of oaks #17, #18, #19, #20, #22, #23, #25, #50, and #51. Asphalt resurfacing

would also occur within the TPZ, but beyond 15-feet of the trunks of oaks #12, #35, and #36. For the purposes of this report, encroachment of 30% or greater into the trees TPZ or excavation or grading within 15-feet of the trunk of an oak has the potential to result in the death or significant decline of the tree.

South Environmental recommends **Mitigation Measure #1** that includes replacement oaks at a ratio of 2:1 for the 4 lost trees and guidelines to avoid or work around the 12 trees that encroach (South Environmental 2022).

Mitigation Measure #1: Replacement at a 2:1 ratio of 4 protected coast live oak trees; general guidelines to protect 12 encroached protected trees

For the replacement trees from the arborist report (South Environmental 2022):

- A Landscaping Plan shall be prepared that includes requirements for oak-friendly landscaping under oaks and removal of regular irrigation under oak trees and alleviate any potential issues with over-irrigation on the site.

- A total of 8 replacements oaks should be planted to replace oaks removed. This includes 8 oaks for the removal of 4 of protected oaks at a 2:1.

- A total of 8 Oaks were assessed with the potential for death or significant decline due to the project from either the trunk being located within 15-feet of the construction or greater than 30% of the TPZ to be encroached. These Oaks (#17, #18, #19, #20, #22, #23, #25, and #50) shall be properly cared for and monitoring for a period of 2-years and replaced at a 2:1 by the permittee if mortality or significant decline (Health assessed at a 1 or 2) occurs within that period.

- Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ration of 2:1. Each replacement tree shall be at least 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The hearing officer, director or commission may, in lieu of this requirement, require the substitution of one larger container specimen for each oak tree to be replaced, where, in its opinion, the substitution is feasible and conditions warrant such greater substitution.

- Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the permittee if mortality occurs within that period.

- Where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles and Ventura Counties.

- Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed. The process of replacement of oak trees shall be supervised in the field by a person who, in the opinion of the county forester and fire warden, has expertise in the planting, care and maintenance of oak trees.

- Potential planting sites on the property are shown in Figure 4 below. Replacement plantings should be incorporated into proposed landscaping for the new construction to the extent possible. Additional plantings can be in the areas shown in Figure 4 that were chosen because they are currently free of trees or native vegetation and are contiguous with existing forested landscaping on the property. If enough suitable areas for mitigation plantings are not found on the property, potential additional areas for replacement plantings include along Lopez Canyon Road and in the open areas of Angeles National Forest immediately east of the proposed project. Coordination with federal land managers would be required for plantings in the National Forest and coordination with state land managers would be necessary for plantings in the roadway.

- No special-status plants or wildlife should be impacted during the planting of replacement trees. If replacement trees are to be planted in areas of native habitat outside of the landscaped areas on the Hope Gardens Property, or within the Angeles National Forest a preconstruction survey should be performed to ensure avoidance of impacts to special-status species. Prior to planting the replacement trees, the area should be surveyed by a qualified biologist to determine that the area is suitable for the installation of replacement trees and that native plants or habitats would not be removed or crowded by the planting. Preconstruction surveys should be timed to occur when able to observe potential target species above ground. A biologist should prepare a report regarding the methods and findings of the preconstruction surveys, and an assessment of suitability of the site for installation of replacement planting. Any site determined to have special-status species or where planting would disturb, alter, or decrease the biological value of the habitat should be avoided, and only sites where no impacts would occur (as determined by the qualified biologist) shall be used as planting site. The County shall review the preconstruction survey report and approve all replacement planting sites within areas of habitat outside of the Hope Gardens landscaped and disturbed areas prior to the planting being installed.

- If no suitable areas for replacement plantings is found, payment into the oak forests special fund could be an alternative mitigation. The payment amount would be equivalent to the oaks that are impacted as determined by a qualified arborist, and the amount would require approval from the County forester.

Tree Protection for Oaks that Remain During Construction (South Environmental 2022):

- The installation of chain link fencing not less than four feet in height around the protected zone of trees shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden. The proposed fencing plan is shown if Figure 5 below.
- Tree protective fencing should include an access gat at least 4-feet high with 2x6-inch steel posts installed under the observation of a qualified arborist to ensure tree roots are avoided. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,

- No excavation or grading should occur in the protected zone of oak trees without the prior permitting from the County forester. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment. Fencing proposed on the eastern edge of the project should be placed 15-feet away from the trunk of protected oaks when possible.

- Avoid mechanical injury and compaction to roots, root flares, trunks and branches. Break and lift off asphalt and concrete by hand or using small equipment under the dripline of any tree to be retained. A qualified arborist is recommended be present to observe the area with the roots exposed, prior to undertaking any root pruning or grading. Root pruning should be avoided if possible.

- The tree protection zone of oaks that will be encroached should be irrigated to keep the tree in good health and vigor before, during and after construction. Trees should be soaked so that water reaches a depth of 2-3 feet monthly, starting a minimum of one-month prior to construction. Apply root biostimulants, mulch and compost around the street trees once every 6 months during construction.

- Equipment should not idle under trees and materials should be staged outside the tree protection zone.

- Trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,

- Trees on the site plan must be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The

tag shall be composed of a non-corrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director,

- Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,

- No excavation or grading should occur in the protected zone of oak trees without the prior permitting from the County forester. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of a tree, whichever distance is greater, be limited to hand tools or small hand-power equipment. Fencing proposed on the eastern edge of the project should be placed 15-feet away from the trunk of protected oaks when possible.

- Avoid mechanical injury and compaction to roots, root flares, trunks and branches. Break and lift off asphalt and concrete by hand or using small equipment under the dripline of any tree to be retained. A qualified arborist is recommended be present to observe the area with the roots exposed, prior to undertaking any root pruning or grading. Root pruning should be avoided if possible.

- The tree protection zone of oaks that will be encroached should be irrigated to keep the tree in good health and vigor before, during and after construction. Trees should be soaked so that water reaches a depth of 2-3 feet monthly, starting a minimum of one-month prior to construction. Apply root biostimulants, mulch and compost around the street trees once every 6 months during construction.

- Equipment should not idle under trees and materials should be staged outside the tree protection zone.

- Trees on other portions of the subject property not included within the site plan also be protected with chain link fencing thus restricting storage, machinery storage or access during construction,

- Trees on the site plan must be physically identified by number on a tag affixed to the north side of the tree in a manner preserving the health and viability of the tree. The tag shall be composed of a non-corrosive all-weather material and shall be permanently affixed to the tree. The tree shall be similarly designated on the site plan in a manner acceptable to the director,

- Corrective measures for trees noted on the oak tree report as requiring remedial action be taken, including pest control, pruning, fertilizing and similar actions, and, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

- At the start of grading operations and throughout the entire period of development, no person shall perform any work for which an oak tree permit is required (pruning, staging within TPZ, etc.) unless a copy of the oak tree report, location map, fencing plans, and approved oak tree permit and conditions are in the possession of a responsible person and also available at the site. (Ord. 93-0018 § 2, 1993; Ord. 88-0157 § 8, 1988: Ord. 85-0195 § 12 (part), 1985; Ord. 82-0168 § 2 (part), 1982

3.4.4 Cumulative Impacts to Flora

The project would result in minor impacts to oak woodlands and the removal of four protected oaks. No other impacts to flora would result. The impacts to oaks would be fully mitigated by replacing the removed oaks with eight new oaks, thus created new areas of oak woodlands to replace those that would be impacted. This mitigation would reduce these impacts to a less than significant level per CEQA. There are no other known projects within the vicinity or region of the project or in areas of oak woodlands upstream or downstream from the project that would have impacts to oaks and/or oak woodlands, and therefore, the project would not result in a cumulative impact to flora in the region.

4 Biological Site Wildlife Assessment

4.1 Wildlife Literature Review

The assessment of the wildlife of the project area began with a review of literature relating to the fauna that is known to occur near the biological study area. The CDFW California Natural Diversity Database online (CDFW 2022a) was reviewed to identify special-status animals that have been previously recorded in the United States Geological Survey (USGS) San Fernando 7.5" quad that the development site is located within, and the eight surrounding USGS 7.5" quads: Newhall, Mint Canyon, Agua Dulce, Sunland, Burbank, Canoga Park, Oat Mountain, and Van Nuys. Additional resources that were included in the review. Additional resources that were included in the review:

- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2022a)
- CDFW California Wildlife Habitat Relationships (CWHR) life history accounts and range maps online (CDFW 2022c)
- Bird species protected by the Migratory Bird Treaty Act (MBTA)

4.2 Wildlife Field Methodology

South Environmental conducted a field visit of 12249 Lopez Canyon Road on October 19, 2022 to identify any biological resources present including endangered and threatened wildlife. A 200-ft radius from the development site was drawn in ARCGIS to clearly delineate the development site and surrounding buffer biological study area. Data were collected on the most prevalent animals present on the development site and the overall biological study area.

Wildlife including mammals, reptiles, amphibians, and birds was observed and recorded on the biological study area and identified to species. Animals were detected and identified via direct sighting, scat, calls, or based on discussion with people living in the area. Direct sightings of animals was with the naked eye or with binoculars when necessary. Binoculars were used to try and view wildlife in private areas where access was prohibited. Since wildlife moves swiftly, observation time of the animal was limited in some cases. In these instances identification of the wildlife at the taxonomic level of species was not always possible and the wildlife was identified at the level of genus or animal group (e.g., hummingbird). When a special-status animal was detected, habitat conditions were documented including characterization of the animal's associated vegetative community and abiotic factors (e.g., soils).

Specific survey protocols for mountain lion, monarch butterfly, and also bats were conducted during the field survey:

Bats: Specific measures were also taken to assess the potential for special-status bats on the biological study area. The biological study area was assessed for appropriate habitat for bats which includes large trees, cliff faces, rock outcroppings, and structure overhangs. Evidence of bat presence was also considered by searching for signs of dead bats, bat urine and guano. Finally, the biological study area was assessed in terms of whether the habitat of the site or adjacent parcels included foraging areas or water sources.

Mountain lion: Specific measures were taken to assess the potential for mountain lion on the biological study area. The biological study area was surveyed and assessed for suitable habitat for mountain lion dens entailing a search for thickets, caves, or rocky outcrop areas with large natural cavities. Signs of mountain lion presence were searched for including scat and tracks. The potential for mule deer — a common animal preyed on by the mountain lion — habitat on the biological study area was considered. And the connectivity of the site through a wildlife corridor to high-quality habitat and human presence in the area were also considered.

Monarch Butterfly: Specific measures were taken to assess the potential for monarch butterfly to overwinter or breed on the biological study area. To assess the potential for the biological study area to be used as overwinter habitat, the proximity of the biological study area to coastline and freshwater resources and the presence of large-protected trees were the main considerations. For monarch butterfly use as breeding habitat, the biological study area was assessed for milkweed presence.

4.3 Wildlife Data Analysis

4.3.1 Wildlife Field Survey

During the field visit by South Environmental on October 19, 2022, several common bird species known to inhabit the Los Angeles County area were observed: spotted towhee (*Pipilo maculatus*), common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), California scrub-jay (*Aphelocoma californica*), acorn woodpecker (*Melanerpes formicivorus*), and northern mockingbird (*Mimus polyglottos*). No reptiles, amphibians, or mammals were observed and there was no other indirect evidence of special-status animals, for example, tracks, scat, carcasses, or bones at the site.

4.3.2 Special-Status Wildlife

No special-status animals were observed during the field visit and there was no other evidence of special-status animals, for example, tracks, scat, carcasses, or bones at the site. According to the literature analysis using the CNDDB database and presented in Appendix B, there are 54 special-status animals known to occur in the region. No wildlife species have been previously reported to CDFW for the biological study area and recorded in the CNDDB (CDFW 2022c). However, four wildlife species were assessed with a medium potential to occur in the California Sagebrush Scrub: **coastal California gnatcatcher**, **Crotch's bumblebee**, **coastal whiptail**, and **coast horned lizard**. The Coast Live Oak would generally not provide habitat for these special-status species. The gnatcatcher would not inhabit it because the species is an obligate of scrub habitat, and the coastal whiptail and coast horned lizard because there is a heavy presence of non-native grasses and lack of open sunning areas that these species require. While the woodland has a species that serves as a host plant to the Crotch's bumble bee (*Eriogonum fasciculatum*), only a few small shrubs were observed, and the level of disturbance has eliminated habitat in the project impact areas. While Crotch's bumble bee has the potential to nest in the undeveloped native communities it would not nest in areas where there are a high percentage of landscaping plants surrounding the buildings and in planters as these are not suitable due to lack of area for the species to nest. Therefore, any potential for nesting would be minimal at best due to the lack of nearby foraging habitats and these areas would be avoided by the project as the proposed development

Bats: There are several special-status bats that were assessed for the potential to inhabit the biological study area. For roosting, these special-status bats prefer palm trees with dense foliage and dead trees especially those with hollows. Most species also require a water source nearby and avoid areas with a significant human concentration where movement and noise levels are higher. The development site has large oaks with dead hollows in them and there is an intermittent water source, but not a permanent water source. And as a homeless services organization, the site has considerable movement and noise which these bats tend to avoid. For these reasons, the potential for special-status bats to be inhabiting the site was assessed as medium when water is present. **Medium potential to occur**

Mountain lion (*Puma concolor*). The species does not have an endangered or threatened listing at the federal level, but the southern California population is a candidate for listing under the California Endangered Species Act (CESA) at the state level. The mountain lion inhabits a range of habitats including woodland, chaparral, coastal scrub, and occasionally grassland. The species avoids urban areas and human development. The species requires a large range devoid of development for hunting and finding mates for breeding (i.e. establishing a home range). It requires dense vegetation for hunting since it is a predatory ambush animal and surprises prey by hiding in the brush. For mating and denning the mountain lion requires rocky areas, thickets, and

caves. The site is adjacent to the Angeles National Forest with large stretches of contiguous habitat for mountain lion. However, the biological study area does not have sufficient cover (e.g., dense thickets, caves) for denning. Because there is no dense vegetation in either of the plant communities, it is also not good habitat for hunting. Furthermore, there is considerable movement and noise at Hope Gardens, and the species tends to avoid such areas. For these reasons it is unlikely the mountain lions will inhabit the biological study area. **Low potential to occur**

Monarch butterfly (*Danaus plexippus*). The species does not have an endangered or threatened classification at either the federal or state level. According to the CNDDB, the species' "winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico", with "roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby." Monarch overwintering sites are located within 1-mile from coastline and monarch breeding habitat requires milkweed plants for nutrition and hosting cocoons. Both overwintering and breeding monarch require a nearby water source. There is a coast live oak tree grove on the biological study area but it is located over 1-mile from coastline and therefore is not suitable for overwintering. And there is no milkweed on the site that the species could use for breeding. Therefore, the potential for the species to be present on the biological study area for overwintering or breeding is none. **No potential to occur**

Nesting birds. There is the potential for nesting migratory birds to use the site and biological study area for foraging, cover, or even nesting. Common urban birds were observed during the field survey and migratory birds may be passing through and temporarily nest on the site. The U.S. Fish and Wildlife Service (U.S. FWS) assesses migratory birds and ranks those that are considered Birds of Conservation Concern (BCC). Some migratory birds assessed by the U.S. FWS are also year-round residents in southern California. The following birds considered to be migratory and BCC by the U.S. FWS have some potential to utilize the site. **Medium potential to occur**

- Allen's hummingbird (*Selasphorous sasin*)
- Bullock's oriole (*Icterus bullockii*)
- California thrasher (*Toxostoma redivivum*)
- Lawrence's goldfinch (*Carduelis lawrencei)*
- Nuttall's woodpecker *(Picoides nuttallii*)
- oak titmouse (*Baeolophus inornatus*)
- olive-sided flycatcher *(Contopus cooperi*)
- wrentit (*Chamaea fasciata*)

4.4 Project Impacts to Wildlife

4.4.1 Impacts to Wildlife Habitat

The project will largely be conducted within previously developed areas and landscaped areas (1.61-acres) and 0.13-acre of the project impacts will be within oak woodlands that is intermingled with the landscaping surrounding the Sequoia building. The oak woodlands at the site are a sensitive riparian community but have been disturbed by fuel modification, landscaping, and development. Nonetheless, the loss of 0.13-acre of sensitive riparian community would be considered significant according to CEQA and it could be habitat for special-status bats. To mitigate for the loss of 0.13-acre of oak woodland the project proposes to plant 8-additional coast live oaks per the Mitigation Measure #1 above. These oaks will partially be along the adjacent creek to replace jurisdictional oaks that will be removed by the project. The planting of 8 oaks will be suitable mitigation for the loss of 0.13-acre of Coast Live Oak Woodland that would be impacted by the project because the oaks will be placed on the Hope Gardens property along in a similar setting to that which is being impacted by the project. This habitat would be similar or superior to that which is impacted by the project.

4.4.2 Impacts to Special-Status Wildlife

There is the potential for special-status wildlife species to occur in the California Sagebrush Scrub and for special-status bats to occur within the Coast Live Oak Woodlands.

- Coastal California gnatcatcher is a scrub habitat obligate and would not occur within the project footprint. Therefore, no direct impacts to the species or its potential habitat would result from the project because the project impacts are within already developed and landscaped areas and within a minor amount of oak woodlands. In addition, the project does not propose any new fuel modification and the level of disturbance will be minimal from project activities and indirect impact will be minimized. Preconstruction nesting bird survey recommended below in Section 4.4.3 will ensure that no nests are near the development and no indirect impacts to coastal California gnatcatcher nests would result from the project.

- Coast horned lizard and coastal whiptail both have a medium potential to occur within the scrub habitats outside the project footprint. No direct impacts would occur to this habitat and no fuel modification is proposed. Therefore, no direct or indirect impacts would occur from the project to coast horned lizard or coastal whiptail.

- Crotch's bumble bee is not likely to occur in the impact areas because the developed areas and disturbed oak woodlands lack the species typically associated with the bumble bee.

While Crotch's bumble bee has the potential to nest in the undeveloped native communities it would not nest in areas where there are a high percentage of landscaping plants surrounding the buildings and in planters as these are not suitable due to lack of area for the species to nest. Therefore, any potential for nesting would be minimal at best due to the lack of nearby foraging habitats and these areas would be avoided by the project as the proposed development The project will not impact habitat for this species and no indirect impacts are anticipated because there is no new fuel modification.

- Mountain lion is expected to avoid the project site due to the level of human activity that is currently on the development site. Therefore, the project would not impact the mountain lion or its habitat.

- There is no habitat for monarch butterfly in the biological study area and no impacts to monarch butterfly would result from the project.

4.4.3 Impacts to Special-Status Bats

Special-status bats such as western mastiff bat may forage in the open woodland habitat or roost in the hollows of oak trees on the biological study area. If presence is detected during construction activity, they could be disturbed by the construction directly if roosting sites such as trees are removed, or indirectly by noise or vibration near a roosting site. Disturbance could make the bats abandon roosting sites or harm roosting bats, which would be a significant impact. The focused bat surveys and roosting site protection measures described below in Mitigation Measure #2 would avoid or reduce impacts to a less than significant level.

Mitigation Measure #2 – Focused Bat Surveys and Roosting Site Protection

- Where project-related implementation, construction, and activities would occur near potential roosting habitat for bats, such as tall trees, a qualified bat specialist shall conduct bat surveys within these areas (plus a 100-foot buffer as access allows) to identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. Surveys should be conducted using acoustic recognition technology to maximize detection of bats.

- If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year and could roost in trees at a given location, during tree removal, trees should be pushed down using heavy machinery rather than felling with chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly two or three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground

slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be bucked or mulched immediately. A period of at least 24 hours, and preferable 48 hours, should elapse prior to such operations to allow bats to escape.

- If maternity roosts are found, to the extent feasible, work should be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are yet ready to fly out of the roost (March 1 to September 30).

- If maternity roosts are found and the City determines that impacts are unavoidable, a qualified bat specialist should conduct a preconstruction survey to identify those trees proposed for disturbance that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology should be used to maximize the detection of bats. Each tree identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no more than 7 days prior to tree disturbance to determine the presence or absence of roost bats more precisely. If maternity roosts are detected, trees/structures determined to be maternity roosts should be left in place until the end of the maternity season. Work should not occur within 100 feet of or directly under or adjacent to an active roost. Work should also not occur between 30 minutes before subset and 30 minutes after sunrise.

4.4.4 Impacts to Nesting Birds

The proposed development may require the removal of shrubs or trees that could provide potential nesting habitat for common urban birds, and migratory BCC birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal there could be direct impacts on active nests, eggs, or young. These could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid direct and indirect impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required as described in **Regulatory Compliance Measure #1** below.

Regulatory Compliance Measure #1: Preconstruction Nesting Bird Survey

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 14).

- If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (February 15 – August 31 for songbirds and January 15 – August 31 for raptors) a preconstruction survey for nesting birds should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The biological study area should include the development site and suitable habitat within a 300-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.

- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

4.4.5 Cumulative Impacts to Wildlife

The project would result in minor impacts to oak woodlands that are interspersed with onsite developments and landscaping. The impacts to oak woodlands would be fully mitigated by replacing four removed oaks with eight new oaks, thus creating new areas of oak woodlands to replace those that would be impacted. This mitigation would reduce these impacts to a less than significant level per CEQA. With the implementation of Mitigation Measure #2 the project would avoid impacts to roosting bats, and with the implementation of Regulatory Compliance Measure #1 the project would avoid impacts to nesting birds and/or indirect impacts to coastal California gnatcatcher. No direct impacts to special-status wildlife would result from the project with these included mitigation and compliance measures. The minor impacts to oak woodlands would be mitigated to be insignificant. There are no other known projects within the vicinity or region of the project or in areas of oak woodlands upstream or downstream from the project that would have impacts to oaks and/or oak woodlands, and therefore, the project would not result in a cumulative impact to wildlife or wildlife habitat in the region.

5 Biological Site Wildlife Movement

5.1 Wildlife Movement Literature Review

The assessment of the potential for wildlife movement to and from the development site consisted of consulting the following resources:

- Google Earth online (Google 2022)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2022a)
- USFWS Designated and Proposed Critical Habitat GIS data online (USFWS 2022b)
- California Protected Areas Database Map online (CPAD 2022)
- South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion (SC Wildlands 2006).

Google Earth online was used to assess the level of connectivity of habitat to the site. The foremost considerations were whether there was a direct connection of high-quality habitat to the site — without interference from development — and whether the connecting habitat linked to large habitat tracts.

5.2 Wildlife Movement Field Methodology

During the South Environmental field reconnaissance the development site and surrounding 200-ft biological study area were assessed for their potential use as a wildlife corridor or habitat linkage. The level of disturbance of the project site and surrounding areas by way of development including roads, house and commercial structures, fences, and lighting were noted as they pertain to the connectivity of the site to high-quality habitat. The biological study area was assessed for the presence of a corridor of linkage of habitat that connects the site to adjacent high-quality habitat. Included in this assessment of a corridor was stream areas or those with unique natural feature (e.g., rock outcrops) which wildlife are known to frequently use as habitat linkages.

5.3 Wildlife Movement Data Analysis

There is high-quality habitat in all directions from the development site. Although, this habitat ends with the development of Sylmar to the south and west, it continues for tens-of-miles to the north and east into the Angeles National Forest which provides especially high-quality wildlife habitat because of restrictions on development in the area. Because of the wide expanses of high-quality habitat, special-status wildlife species such as mountain lion, American badger, and white-tailed kite could move in areas adjacent to the site, but would likely avoid the development themselves, preferring the adjacent undeveloped habitat. And common wildlife including

mammals, reptiles, birds, and insects would move across the site on a regular basis. As discussed, mountain lion is unlikely to inhabit the site because of micro-conditions (e.g., lack of dense vegetation) but could move near the site in search of prey or a mate while traversing a large range that would include areas adjacent to the development site.

The biological study area is not part of or close to any important habitat linkage corridors as defined by the South Coast Missing Linkages Project (SC Wildlands, 2008), however, the northern edge is within the Angeles National Forest which is protected from major development. It is not part of or close to USFWS critical habitat (USFWS 2022b) or to state, or local parks or wilderness areas (CPAD 2022).

5.4 Project Impacts to Wildlife Movement

High-quality wildlife habitat surrounds the development site in all directions. Special-status species including mountain lion, American badger, and white-tailed kite would likely occur near the development site from time to time. Common urban animals such as raccoon, opossum, and mule deer would move through the site on a regular basis. And migratory birds may migrate onto the site for nesting in which case they would be protected based on Regulatory Compliance Measure #1. No new fuel modification is proposed and no direct impacts to wildlife movement areas would result from the project. However, the project could deter wildlife movement in adjacent area if constructed in a way that disrupts the movement, such as constructing barriers to wildlife or having excessive lighting that could deter movement of wildlife in the Angeles National Forest. To reduce the impact to wildlife movement on the site, **Mitigation Measure #3** limiting fencing and lighting is recommended. If the measure is implemented, the impact on wildlife movement would be less than significant based on CEQA.

Mitigation Measure #3: Fencing and Lighting

- Fencing or walls shall be prohibited, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited in any wildlife corridors.

- Exterior lighting (except navigational lights and other similar safety lighting) shall be minimized, restricted to low intensity features, shielded, and directed away from areas without development to minimize impacts on wildlife. Night lighting for sports courts or other private recreational facilities, or where night lighting would increase illumination around the site shall be prohibited. Permitted lighting shall conform to the following standards:

    - The minimum necessary to light walkways used for entry and exit to the structures, including parking areas, on the site. This lighting shall be limited to fixtures that do

not exceed two feet in height, that are directed downward, and use bulbs that do not exceed 60 watts, or the equivalent, unless a higher wattage is authorized by the Planning Director.

- Security lighting attached to the residence that is 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.
- A light, not to exceed 60 watts or the equivalent, at the entrance to the (identify non-residential accessory structures).
- No lighting around the perimeter of the site, no lighting for sports courts or other private recreational facilities, and no lighting for aesthetic purposes is allowed.

5.4.1 Cumulative Impacts to Wildlife Movement

The proposed project would not have any impact on wildlife movement areas with implementation the limited fencing and lighting requirements described in Mitigation Measure #3. Because the project would not result in impacts to wildlife movement the project would not contribute to any cumulative impacts to wildlife movement in the region.

6 Water Resources

6.1 Water Resources Literature Review

The assessment of the potential for water resources on the development site consisted of consulting the following resources:

- National Wetlands Inventory (NWI) online (USFWS 2022c)
- National Hydrography Dataset online (USGS 2022)
- Hope Gardens Sequoia Building Project Jurisdictional Delineation (South environmental 2022).

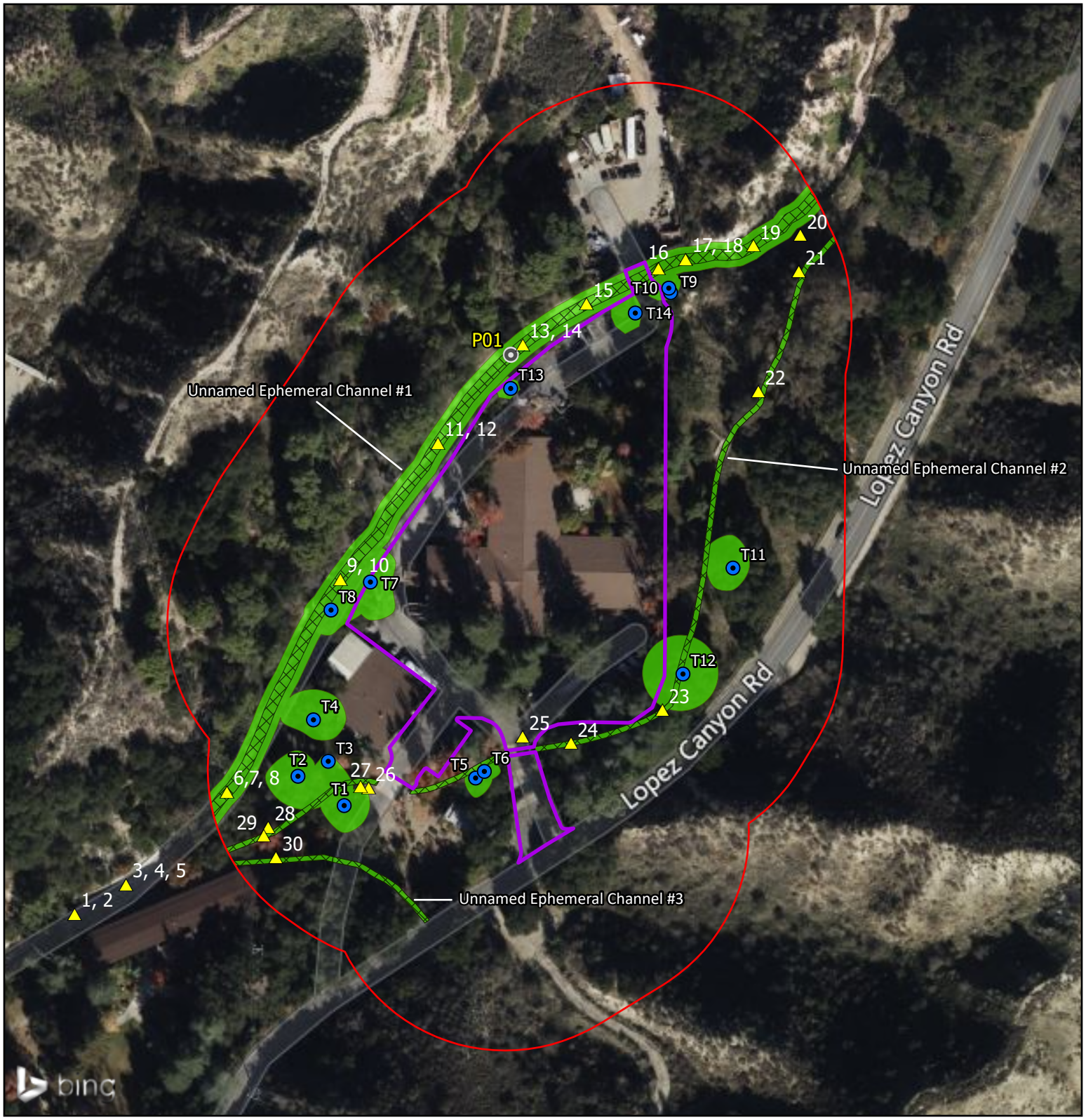
6.2 Water Resources Field Methodology

A formal jurisdictional delineation was prepared by South Environmental that details the methods used for the delineation of water resources on the development site.

6.3 Water Resources Data Analysis

As shown in Figure 6, unnamed ephemeral channel #1 is present in the northwest part of the biological study area and flows from northeast to southwest across the biological study area at the west edge of the development site. Unnamed ephemeral channel #1 enters the biological study area with natural dirt channel and becomes culverted under the bridge at the north edge of the project and is lined with concrete and masonry throughout the entire area south of the bridge. Also present in the survey are two much smaller culverted water features that are designed to control irrigation and stormwater flow for the development site and surrounding areas. Based on the debris, dry conditions, and lack of signs of hydrology it is likely the majority of the rock-lined channels no longer flow and have no upstream connection that may have previously occurred when initially constructed. These channels have some minor irrigation water and stormwater but have no significant source of water.

The OHWM for all three unnamed ephemeral channels in the biological study area is generally defined by a topographic flat plane within the base of its concrete channel. The top of bank (TOB) for all three unnamed ephemeral channels in the biological study area is generally defined by the contact point of the sloped part of the culvert against the ground level topographic plane. Some of the development site TOB boundaries are directly adjacent to other paved areas. Some of the development site TOB boundaries are directly adjacent to natural earth grounds. All three features lack floodplains and are entirely contained within the concrete channel. Riparian areas under CDFW jurisdiction extend to coast live oak (*Quercus agrifolia*) that overhang the channels and occur at the immediate edge of these features.



Source: BING Aerial Imagery 2022

Hope Gardens Sequoia Building Project

Figure 6. Jurisdictional Delineation

- Development Site
- Survey Area (200-Foot buffer)
- Photo Point
- OHWM Form
- Jurisdictional Trees
- USACE/RWQCB Non-Wetland Waters of the US/State
- CDFW Jurisdiction

0 90 180 Feet

Scale: 1:1,800

N

SOUTH ENVIRONMENTAL

The NWI classifies unnamed ephemeral channel #1 in the northwestern part of the biological study area with a R4SBA identification code. This identifies unnamed ephemeral channel #1 as a riverine system with an intermittent streambed that is temporarily flooded. Unnamed ephemeral channel #2 and Unnamed ephemeral channel #3 are not features shown in the NWI and appear to be man-made channels. Table 4 below summarizes the acres of estimated jurisdictional features within the biological study area.

Table 4. Summary of Jurisdictional Features in the Biological study area

Feature	Non-Wetland Waters of the U.S & State (USACE/RWQCB) – acres/linear feet	Streambed and Riparian Habitat (CDFW) – acres/linear feet
Unnamed ephemeral channel #1	0.18/933	0.58/933
Unnamed ephemeral channel #2	0.10/ 1,029	0.32/1,029
Unnamed ephemeral channel #3	0.02/218	0.02/218
Total	0.30/2,180	0.92/2,180

6.4 Project Impacts to Water Resources

Permanent Impacts: As summarized in Table 5 below, he proposed permanent impacts to the unnamed ephemeral channel #1 will include 0.06-acre of permanent impacts to oak trees within the riparian zone associated with the channel.

Temporary Impacts: The proposed temporary impacts to the unnamed ephemeral channel #1 will include 0.01-acre of temporary impacts during demolition and repaving of the bridge over the channel in the northern section of the development site.

Table 5. Summary of Impacts to Jurisdictional Features in the Biological study area

Feature	Non-Wetland Waters of the U.S. and State (USACE/RWQCB) proposed impacts (acres/linear feet)	Riparian Habitat (CDFW) (acres/linear feet of proposed impacts)
Unnamed ephemeral channel #1	0	0.06/150 – permanent impacts 0.01/20 – temporary impacts
Unnamed ephemeral channel #2	0	0 (tree trim)
Unnamed ephemeral channel #3	0	0
Total	0	0.07/170

The project will avoid dredge or fill within the OHWM and will not result in direct impacts to waters of the US (USACE features) or waters of the state (RWQCB features). Indirect impacts will be avoided by the recommendations below that will ensure no discharge occurs within the OHWM during the project. However, these activities will include altering riparian vegetation permanently, which is an impact to CDFW jurisdictional areas, and the temporary impacts to the bridge over the channel will require temporary impacts to the streambed edges and surrounding vegetation within CDFW jurisdictional areas. These impacts would be considered significant according to CEQA. South Environmental recommends **Mitigation Measure #4** that includes permitting, best management practices, and compensatory mitigation to reduce potential impacts to a less than significant level according to CEQA.

Mitigation Measure #4: CDFW Lake and Streambed Alteration Agreement and Best Management Practices

- A CDFW Notification of Lake or Streambed Alteration will be required for these impacts and an application should be submitted via the online portal.

- Measures included in the permits should include best management practices to avoid additional indirect impacts to the streambed or water quality. If these measures are implemented then no permits are likely necessary from the USACE and RWQCB, however, concurrence letters from both agencies is recommended to verify that they agree no impacts to there features would result from the project. These mitigation measures should include at a minimum:

    - Project activities within 50-ft of drainage features shall be planned when no surface water is present. No work should occur after rain events or when there is forecast of 50% chance of rain.
    - The contractor shall clearly delineate the plant removal limits and prohibit any trimming or disturbance outside these boundaries.
    - Trimmed materials shall be removed from the development site and disposed of off-site in a responsible manner.
    - Project-related vehicles and equipment shall not enter the streambed and when possible, shall be staged at least 50-feet outside of jurisdictional areas on paved surfaces.
    - During construction, heavy equipment and vehicles shall be operated in accordance with standard Best Management Practices (BMPs). All equipment used in the workspace shall be properly maintained such that no leaks of oil, fuel, or residues will take place. Provisions shall be in place to remediate any accidental spills.

- Materials shall be stored at least 50-ft from drainage features, as feasible, or equipment will utilize secondary containment.
- Construction parking and staging will occur in previously disturbed and developed areas that are greater than 50-feet from jurisdictional areas.

Compensatory Mitigation

- The project impacts are limited to the removal or permanent damage to 6[1] coast live oaks within CDFW riparian areas, and the temporary impacts to a bridge over the channel that will be returned to the existing conditions following the project. The project oak tree report requires that oak trees be planted at a 2:1 for each removal. We recommend replacement plantings of the coast live oaks planned per projects Oak Tree Report and permit be planted along the channels within riparian areas on the Hope Gardens property. This replacement of riparian habitat would be considered suitable compensation for the impacts to riparian trees. Alternative offsite mitigation considered suitable would be through purchase of mitigation credits for impacts to coast live oak riparian woodlands at a 2:1 and would be subject to County review and approval.

6.4.1 Cumulative Impacts to Water Resources

The project would result in minor impacts to riparian trees that would be protected by the CDFW. The project Mitigation Measure #4 would include permits from CDFW to allow for the removal of these riparian trees, and the proposed compensatory mitigation of replacing the trees removed with 2 trees will result in greater riparian areas following the completion of the mitigation. Because the project would mitigate for the loss of these trees and would create more riparian areas following the completion of the proposed compensatory mitigation the project would not contribute to any cumulative impact to water resources in the region. In fact the amount of riparian areas would either be the same or increased in the future due tot eh compensatory mitigation. Therefore, the project would not contribute to any cumulative impacts to water resources in the region.

[1] It should be noted that the project overall will remove 4 oaks and encroach 12 oaks, and the above reference to 6 oaks includes only those trees within the riparian zone that is CDFW jurisdiction per the jurisdictional delineation report.

7 Applicable Regulations and Permits

7.1 Regulations

7.1.1 Federal Regulations

7.1.1.1 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

7.1.2 California Regulations

7.1.2.1 State of California Fish and Game Code Section 3500

Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.

7.1.2.2 California Migratory Bird Protection Act

The California Migratory Bird Protect Act (MBPA) was enacted in September 2019 to reinforce the MBTA at the state level. The Act states:

- "It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2017, any additional migratory nongame bird that may be designated in that federal act after that date, or any

part of a migratory nongame 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, 2017, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code." This section is inactive on January 20, 2025, and the following language below will be adopted.

- "It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.), or any part of a migratory nongame 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." This section is operative starting on January 20, 2025.

7.1.3 Local and Regional Regulations

7.1.3.1 County of Los Angeles Oak Tree Ordinance

The County of Los Angeles Oak Tree Ordinance establishes the need for an oak tree permit (a) to recognize oak trees as significant historical, aesthetic and ecological resources, and as one of the most picturesque trees in Los Angeles County, lending beauty and charm to the natural and manmade landscape, enhancing the value of property, and the character of the communities in which they exist; and (b) to create favorable conditions for the preservation and propagation of this unique, threatened plant heritage, particularly those trees which may be classified as heritage oak trees, for the benefit of current and future residents of Los Angeles County. It is the intent of the oak tree permit to maintain and enhance the general health, safety and welfare by assisting in counteracting air pollution and in minimizing soil erosion and other related environmental damage. The oak tree permit is also intended to preserve and enhance property values by conserving and adding to the distinctive and unique aesthetic character of many areas of Los Angeles County in which oak trees are indigenous. The stated objective of the oak tree permit is to preserve and maintain healthy oak trees in the development process. (Ord. 88-0157 § 1, 1988: Ord. 82-0168 § 2 (part), 1982.)

Damaging or removing oak trees is prohibited by the ordinance and the following permit requirements are established:

- Except as otherwise provided in Section 22.56.2070, a person shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus which is (a) 25 inches or more in circumference (eight inches in diameter) as measured four and one-half feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural

grade, on any lot or parcel of land within the unincorporated area of Los Angeles County, or (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained as provided by this Part 16.

- "Damage," as used in this Part 16, includes any act causing or tending to cause injury to the root system or other parts of a tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, or by paving, changing the natural grade, trenching or excavating within the protected zone of an oak tree.

- "Protected zone," as used in this Part 16, shall mean that area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. (Ord. 88-0157 § 2, 1988: Ord. 82-0168 § 2 (part), 1982.)

8 Conclusions

Based on the analysis in this report, the proposed development of a new housing building and associated parking and driveways has the potential to result in significant impacts to biological resources. However, with the implementation if Regulatory Compliance Measures and Mitigation Measures outlined in this report, the impacts will be reduced to a level that is considered insignificant according to CEQA.

Plant Communities and Sensitive Natural Communities: The project will largely be conducted within previously developed areas and landscaped areas (1.61-acres) and 0.13-acre of the project impacts will be within oak woodlands that is intermingled with the landscaping surrounding the Sequoia building. The Coast Live Oak Woodlands on the site are not considered a CDFW Sensitive Natural Community because they have a Global and State Rarity Rank of 5. However, portions of the oak woodlands surrounding the ephemeral drainages at the site are a sensitive riparian community but have been disturbed by fuel modification, landscaping, and development. CEQA Appendix G asks if the project would have "a substantial adverse effect on any riparian habitat or other sensitive natural community" and while the Coast Live Oak Woodlands does not meet the typical definition of CDFW Sensitive Natural Community due to its G5/S5 rarity rank, portions surrounding the river (as described in Section 6 of this report) are considered a riparian habitat and would be considered sensitive as a reulst. Therefore, the loss of 0.13-acre of sensitive riparian community would be considered significant according to CEQA. To mitigate the loss of 0.13-acre of oak woodland the project proposes to plant 8-additional coast live oaks per the Mitigation Measure #1 below in Section 3.4.3. These oaks will partially be along the adjacent creek to replace jurisdictional oaks that will be removed by the project. The planting of 8 oaks will be suitable mitigation for the loss of 0.13-acre of Coast Live Oak Woodland that would be impacted by the project because the oaks will be placed on the Hope Gardens property along in a similar setting to that which is being impacted by the project.

Special-Status Plants: The biological study area has California Sagebrush Scrub which may serve as habitat to five special-status plant assessed with a medium potential to occur — Hubby's phacelia, Nevin's barberry, ocellated Humboldt lily, Davidson's bush mallow, and California spineflower. Although these special-status species can occur in cismontane woodland which is the overarching plant community in which the Coast Live Oak Woodland belongs, the woodland is too disturbed at the ground level with non-native invasive species. These invasive plants would impede colonization of the special-status plants because of their aggressive nature in obtaining sunlight and soil nutrients and water. Therefore, the plants would not occur in the woodlands and would not be directly impacted by the project.

The special-status plants could occur in the California Sagebrush Scrub, however, which is relatively undisturbed. All the plants have been frequently observed in the immediate area, and several species have been observed within a few miles. It is important to note that CRPR 4.2 species are not considered rare, threatened, or endangered and do not meet the threshold for CEQA consideration as special status. Therefore, Hubby's phacelia, ocellated Humboldt lily, and California spineflower do not receive special protection under CEQA. Nevertheless, the California Sagebrush Scrub is located outside of the construction footprint and the established 200-ft fuel modification zone and no direct or indirect impacts would occur to that community. Therefore, no impacts would occur to special-status plants from the project.

Protected Oaks: The proposed redevelopment of the Sequoia building would result in the removal of 4 protected oak trees, and encroachment into the TPZ of 12 oaks. No heritage trees will be removed or encroached. The tree removals are necessary for the upgrades to roads and buildings proposed by the project. South Environmental recommends **Mitigation Measure #1** that includes replacement oaks at a ratio of 2:1 for the 4 lost trees and guidelines to avoid or work around the 12 trees that encroach.

Wildlife Habitat: The project will largely be conducted within previously developed areas and landscaped areas (1.61-acres) and 0.13-acre of the project impacts will be within oak woodlands that is intermingled with the landscaping surrounding the Sequoia building. The oak woodlands at the site are a sensitive riparian community but have been disturbed by fuel modification, landscaping, and development. Nonetheless, the loss of 0.13-acre of sensitive natural community would be considered significant according to CEQA and it could be habitat for special-status bats. To mitigate for the loss of 0.13-acre of oak woodland the project proposes to plant 8-additional coast live oaks per the Mitigation Measure #1 above. These oaks will partially be along the adjacent creek to replace jurisdictional oaks that will be removed by the project. The planting of 8 oaks will be suitable mitigation for the loss of 0.13-acre of Coast Live Oak Woodland that would be impacted by the project because the oaks will be placed on the Hope Gardens property along in a similar setting to that which is being impacted by the project. This habitat would be similar or superior to that which is impacted by the project.

Special-Status Wildlife: There is the potential for special-status wildlife species to occur in the California Sagebrush Scrub and for special-status bats to occur within the Coast Live Oak Woodlands.

- Coastal California gnatcatcher is a scrub habitat obligate and would not occur within the project footprint. Therefore, not direct impacts to the species or its potential habitat would result from the project because the project impacts are within already developed and landscaped reas and within a minor amount of oak woodlands. In addition, the project does not propose any new fuel modification and the level of disturbance will be minimal

from project activities and indirect impact will be minimized. Preconstruction nesting bird survey recommended below in Section 4.4.3 will ensure that no nests are near the development and no indirect impacts to coastal California gnatcatcher nests would result from the project.

- Coast horned lizard and coastal whiptail both have a medium potential to occur within the scrub habitats outside the project footprint. No direct impacts would occur to this habitat and no fuel modification is proposed. Therefore, no direct or indirect impacts would occur from the project to coast horned lizard or coastal whiptail.

- Crotch's bumble bee is not likely to occur in the impact areas because the developed areas and disturbed oak woodlands lack the species typically associated with the bumble bee. While Crotch's bumble bee has the potential to nest in the undeveloped native communities it would not nest in areas where there are a high percentage of landscaping plants surrounding the buildings and in planters as these are not suitable due to lack of area for the species to nest. Therefore, any potential for nesting would be minimal at best due to the lack of nearby foraging habitats and these areas would be avoided by the project as the proposed development The project will not impact habitat for this species and no indirect impacts are anticipated because there is no new fuel modification.

- Mountain lion is expected to avoid the development site due to the level of human activity that is currently on the project site. Therefore, the project would not impact the mountain lion or its habitat.

- There is no habitat for monarch butterfly in the biological study area and no impacts to monarch butterfly would result from the project.

- Special-status bats such as western mastiff bat may forage in the open woodland habitat or roost in the hollows of oak trees on the biological study area. If presence is detected during construction activity, they could be disturbed by the construction directly if roosting sites such as trees are removed, or indirectly by noise or vibration near a roosting site. Disturbance could make the bats abandon roosting sites or harm roosting bats, which would be a significant impact. The focused bat surveys and roosting site protection measures described in **Mitigation Measure #2** would avoid or reduce impacts to a less than significant level.

- The proposed development may require the removal of shrubs or trees that could provide potential nesting habitat for common urban birds, and migratory BCC birds protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal there could be direct impacts on active nests, eggs, or young. These could be

destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid direct and indirect impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys and monitoring is required as described in **Regulatory Compliance Measure #1.**

Wildlife Movement: High-quality wildlife habitat surrounds the development site in all directions. Special-status species including mountain lion, American badger, and white-tailed kite would likely occur near the development site from time to time. Common urban animals such as raccoon, opossum, and mule deer would move through the site on a regular basis. And migratory birds may migrate onto the site for nesting in which case they would be protected based on Regulatory Compliance Measure #1. No new fuel modification is proposed and no direct impacts to wildlife movement areas would result from te project. However, the project could deter wildlife movement in adjacent area if constructed in a way that disrupts the movement, such as constructing barriers to wildlife or having excessive lighting that could deter movement of wildlife in the Angeles National Forest To reduce the impact to wildlife movement on the site, **Mitigation Measure #3** limiting fencing and lighting is recommended.

Water Resources: The proposed impacts to the unnamed ephemeral channel #1 will include 0.06-acre of permanent impacts to oak trees within the riparian zone associated with the channel and 0.01-acre of temporary impacts during demolition and repaving of the bridge over the channel in the northern section of the development site. The project will avoid dredge or fill within the OHWM and will not result in direct impacts to waters of the US (USACE features) or waters of the state (RWQCB features). Indirect impacts will be avoided by the recommendations below that will ensure no discharge occurs within the OHWM during the project. However, these activities will include altering riparian vegetation permanently, which is an impact to CDFW jurisdictional areas, and the temporary impacts to the bridge over the channel will require temporary impacts to the streambed edges and surrounding vegetation. South Environmental recommends **Mitigation Measure #4** that includes permitting, best management practices, and compensatory mitigation.

Cumulative Impact: The project would result in minor impacts to oak woodlands and the removal of four protected oaks. No other impacts to flora would result. The impacts to oaks would be fully mitigated by replacing the removed oaks with eight new oaks, thus created new areas of oak woodlands to replace those that would be impacted. This mitigation would reduce these impacts to a less than significant level per CEQA. There are no other known projects within the vicinity or region of the project or in areas of oak woodlands upstream or downstream from the project that would have impacts to oaks and/or oak woodlands, and therefore, the project would not result in a cumulative impact to flora in the region.

With the implementation of Mitigation Measure #2 the project would avoid impacts to roosting bats, and with the implementation of Regulatory Compliance Measure #1 the project would avoid impacts to nesting birds and/or indirect impacts to coastal California gnatcatcher. No direct impacts to special-status wildlife would result from the project with these included mitigation and compliance measures. The minor impacts to oak woodlands habitat would be mitigated to be insignificant. There are no other known projects within the vicinity or region of the project or in areas of oak woodlands upstream or downstream from the project that would have impacts to oaks and/or oak woodlands, and therefore, the project would not result in a cumulative impact to wildlife or wildlife habitat in the region.

The proposed project would not have any impact on wildlife movement areas with implementation the limited fencing and lighting requirements described in Mitigation Measure #3. Because the project would not result in impacts to wildlife movement the project would not contribute to any cumulative impacts to wildlife movement in the region.

The project would result in minor impacts to riparian trees that would be protected by the CDFW. The project Mitigation Measure #4 would include permits from CDFW to allow for the removal of these riparian trees, and the proposed compensatory mitigation of replacing the trees removed with 2 trees will result in greater riparian areas following the completion of the mitigation. Because the project would mitigate for the loss of these trees and would create more riparian areas following the completion of the proposed compensatory mitigation the project would not contribute to any cumulative impact to water resources in the region. In fact the amount of riparian areas would either be the same or increased in the future due tot eh compensatory mitigation. Therefore, the project would not contribute to any cumulative impacts to water resources in the region.

Conclusion: Based on the analysis in this report, the proposed development of a new housing building and associated parking and driveways has the potential to result in significant impacts to biological resources. However, with the implementation of Regulatory Compliance Measures and Mitigation Measures outlined in this report, the impacts will be reduced to a level that is considered insignificant according to CEQA.

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Appendix A:
Photograph Exhibit

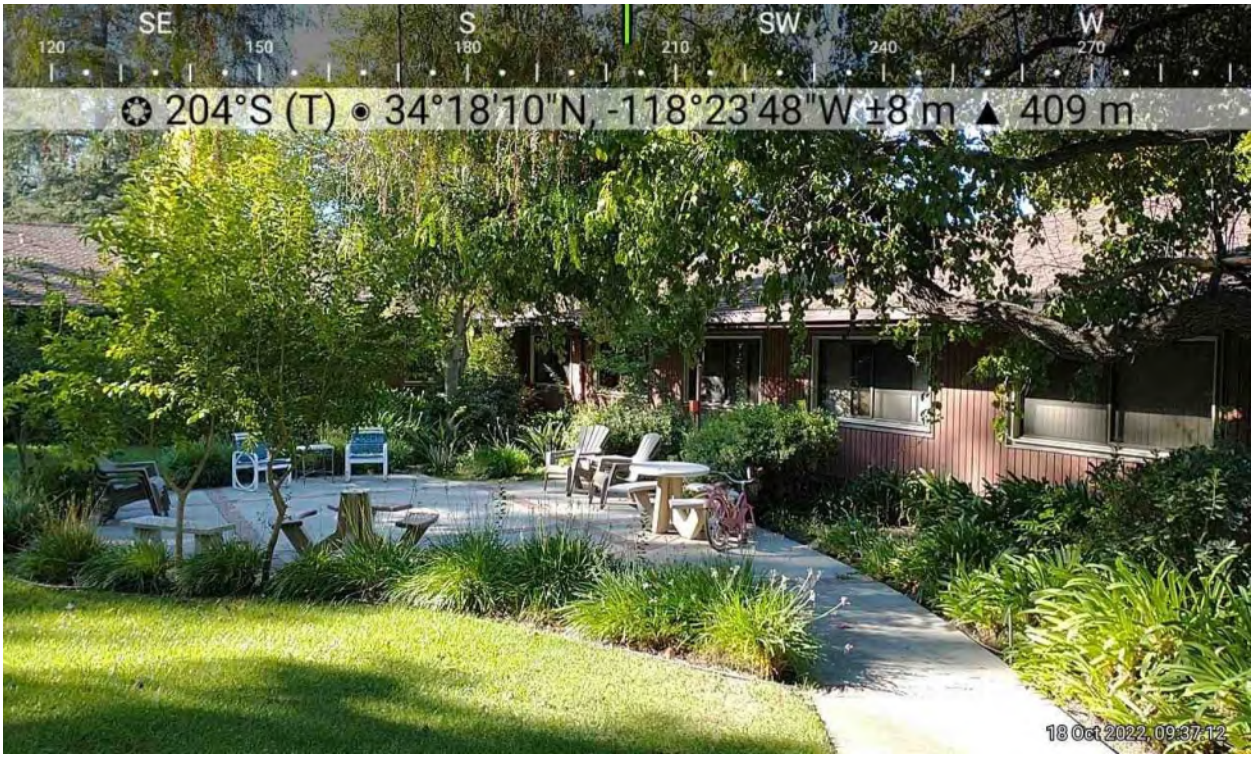

Image 1. Depicts the existing Sequoia building to be removed and surrounding landscaping and hardscaping.

Image 2. Depicts the existing landscaping and Sequoia building.

Image 3. Depicts the existing driveway and a dead oak at the edge of the driveway.

Image 4. Depicts existing Sequoia building and a coast live oak in the landscaping that will be removed.

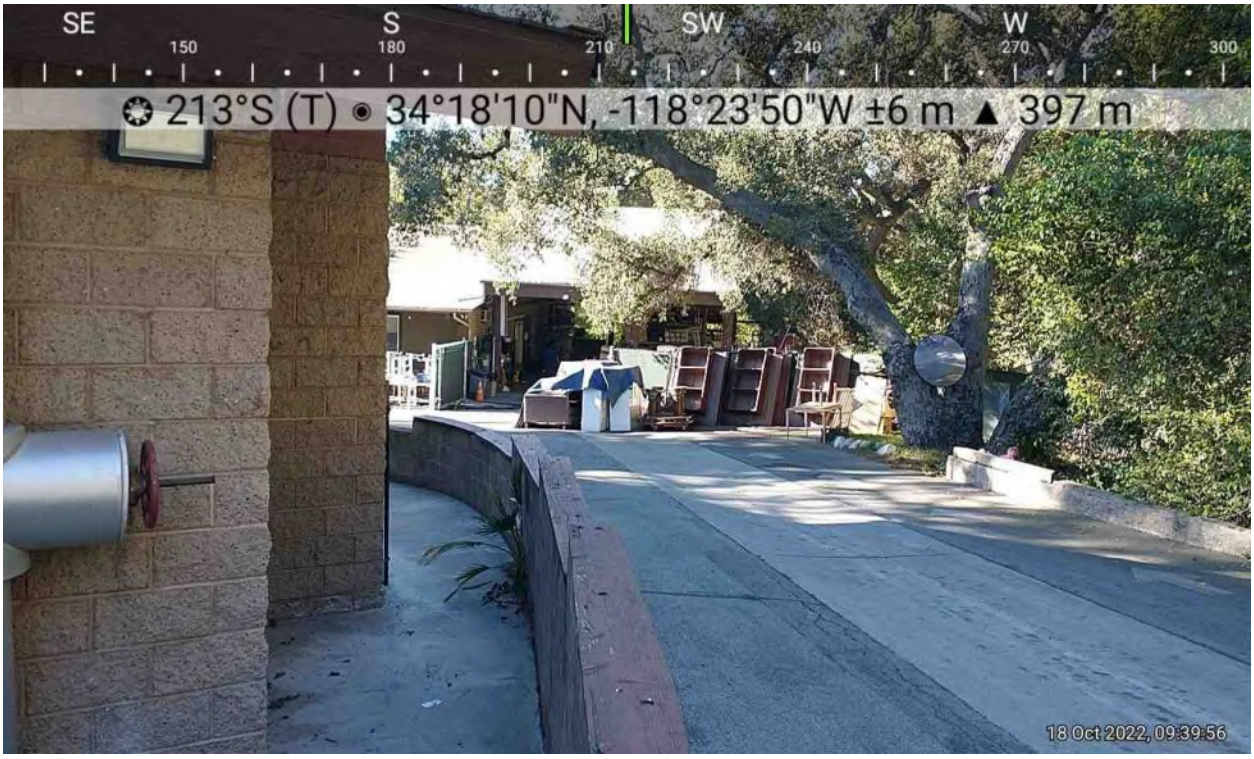

Image 5. Depicts the existing building and driveway on the south end of the project site.

Image 6. Depicts the typical dense landscaping and parking areas surrounding the existing building.

Image 7. Depicts the bridge over the concrete channel that will be replaced.

Image 8. Depicts the oak woodlands (right) and the scrub habitat (left) near the unchannelized portions of the drainage that occurs to the north of the project site in the Angeles National Forest.

Image 9. Depicts the oak woodlands and ephemeral channel east of the project site in the Angeles National Forest.

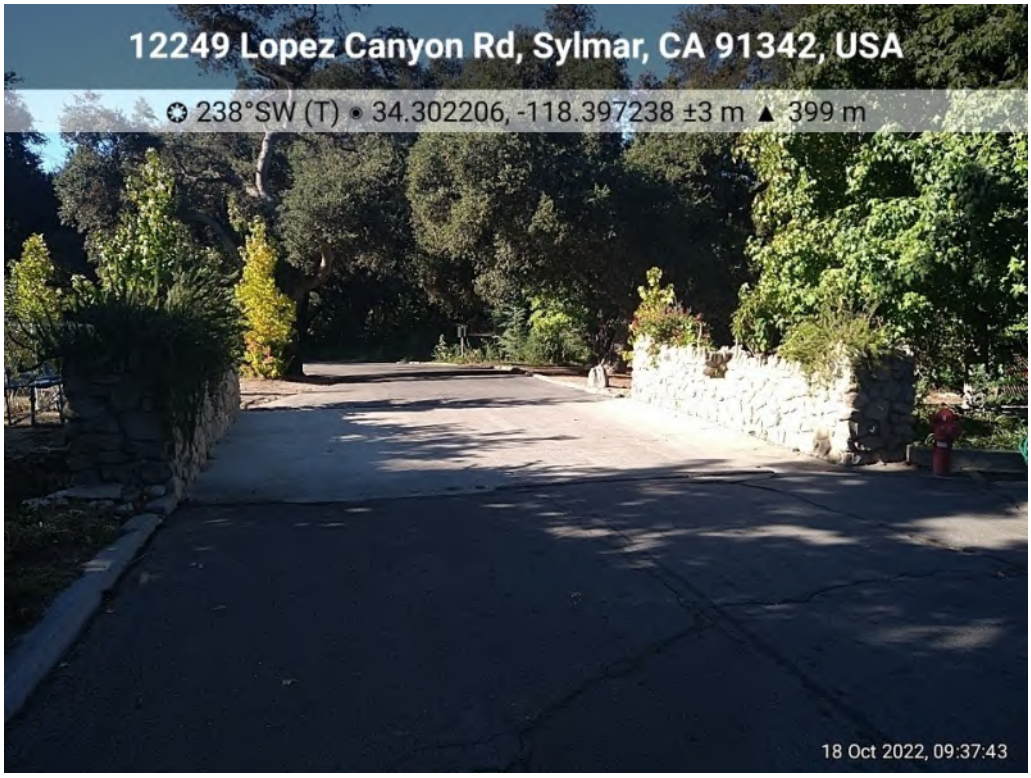

Image 10. Depicts the existing driveway at the south end of the project site.

Appendix B:
Special-Status Species Analysis

Special-Status Species Analysis

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

- Plants or wildlife listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act or the California Endangered Species Act;
- Plants or wildlife that meet the definitions of rare or endangered under CEQA Guidelines Section 15380.
- Plants or wildlife covered under an adopted NCCP/HCP;
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (List 1A, 1B and 2 plants) in California;
- Plants listed by the CNPS as plants in which there is limited information about distribution (List 3);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.);
- Wildlife designated by CDFW as species of special concern;
- Wildlife "fully protected" in California (California Fish and Game Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the Migratory Bird Treaty Act (MTBA).

9.1.1 Federally-Protected Status

All references to Federally-protected species in this BRA include the most current published status or candidate category to which each species has been assigned by USFWS. For purposes of this assessment the following acronyms are used for Federal status species, as applicable:

FE Federally-listed as Endangered

FT Federally-listed as Threatened
FPE Federally proposed for listing as Endangered
FPT Federally proposed for listing as Threatened
FPD Federally proposed for delisting
FC Federal candidate species (former C1 species)

9.1.2 State-Protected Status

For the purposes of this BRA, the following acronyms are used for State status species, as applicable:

SE State-listed as Endangered
ST State-listed as Threatened
SR State-listed as Rare
SCE State candidate for listing as Endangered
SCT State candidate for listing as Threatened
SFP State Fully Protected
SSC California Species of Special Concern

9.1.3 California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of special-status species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (CNPS 2018). The list serves as the candidate list for listing as Threatened and Endangered by CDFW. CNPS has developed six categories of rarity known as the California Rare Plant Rank (CRPR), of which Ranks 1A, 1B, 2A, and 2B are particularly considered sensitive:

Rank 1A Presumed extinct in California.
Rank 1B Plants Rare, Threatened, or Endangered in California and elsewhere.
Rank 2A Presumed extinct in California, but more common elsewhere.
Rank 2B Plants Rare, Threatened, or Endangered in California, but more common elsewhere.
Rank 3 Plants about which we need more information – a review list.
Rank 4 Plants of limited distribution – a watch list.

The CNPS recently added "threat ranks" which parallel the ranks used by the CNDDB. These ranks are added as a decimal code after the CNPS List (e.g., Rank 1B.1). The threat codes are as follows:

.1 Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat);

.2 Moderately threatened in California (20-80% occurrences threatened);

.3 Not very threatened in California (<20% of occurrences threatened or no current threats known).

9.1.4 Potential to Occur Assessment

Special-status species that are **present** or are **high** or **medium** potential to occur within the parcel are a based on one or more of the following:

- the direct observation of the species within the parcel during any field survey;
- a record reported in the CNDDB; and
- the parcel is within known distribution of a species and contains appropriate habitat.
- present means the species is known to occur, high potential indicates the habitat is ideal and near known occurrences of the species, and medium indicates that the habitat may be less than ideal due to some lacking element but still usable by the species and within the known range.

Special-status species that are **low** potential) to occur are based on one of the following:

- the parcel has the general habitat types but lacks necessary habitat elements such as suitable microhabitat or soils; or
- the parcel is outside the known elevation range or distribution of the species, and has otherwise suitable habitats;

Special-status species that have no potential to occur on the parcel are labeled as **none** due to the absence of suitable habitat.

Special-Status Plants

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
Astragalus brauntonii	Braunton's milk-vetch	None	FE	1B.1	Jan-Aug	15	2100	Chaparral, Coastal scrub, Valley and foothill grassland	Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)	**None.** The development site has coastal scrub; however, the species has not been observed in the immediate area and CNNDB indicates that it is probably extirpated in the area.
Atriplex parishii	Parish's brittlescale	None	None	1B.1	Jun-Oct	80	6235	Chenopod scrub, Playas, Vernal pools	Alkaline	**None**. The development site lacks the habitat the species requires.
Berberis nevinii	Nevin's barberry	CE	FE	1B.1	(Feb)Mar-Jun	230	2705	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub	Gravelly (sometimes), Sandy (sometimes)	**Medium.** The development site has cismontane woodland and coastal scrub. The species has been observed in the immediate area.
Calochortus catalinae	Catalina mariposa lily	None	None	4.2	(Feb)Mar-Jun	50	2295	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland		**Low.** The development site has cismontane woodland and coastal scrub. The species has not been observed in the immediate area.
Calochortus clavatus var. clavatus	club-haired mariposa lily	None	None	4.3	(Mar)May-Jun	100	4265	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland	Clay, Rocky, Serpentinite (usually)	**Low.** The development site has cismontane woodland and coastal scrub; however, it is not particularly, rocky, clayey, and not serpentine. The

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
										species has been little observed in the immediate area.
Calochortus clavatus var. gracilis	slender mariposa-lily	None	None	1B.2	Mar-Jun(Nov)	1050	3280	Chaparral, Coastal scrub, Valley and foothill grassland		**Low.** The development site has cismontane woodland and coastal scrub. The species has been little observed in the immediate area.
Calochortus palmeri var. palmeri	Palmer's mariposa-lily	None	None	1B.2	Apr-Jul	2330	7840	Chaparral, Lower montane coniferous forest, Meadows and seeps	Mesic	**None**. The development site lacks the habitat the species requires.
Calochortus plummerae	Plummer's mariposa-lily	None	None	4.2	May-Jul	330	5580	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	Granitic, Rocky	**Low.** The development site has cismontane woodland and coastal scrub; however, it is not particularly granitic or rocky.
Calystegia peirsonii	Peirson's morning-glory	None	None	4.2	Apr-Jun	100	4920	Chaparral, Chenopod scrub, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland		**Low.** The development site has cismontane woodland and coastal scrub. The species has been little observed in the immediate area.
Canbya candida	white pygmy-poppy	None	None	4.2	Mar-Jun	1970	4790	Joshua tree "woodland", Mojavean desert scrub, Pinyon and	Granitic, Gravelly, Sandy	**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
								juniper woodland		
Centromadia parryi ssp. australis	southern tarplant	None	None	1B.1	May-Nov	0	1575	Marshes and swamps, Valley and foothill grassland, Vernal pools		**None**. The development site lacks the habitat the species requires.
Cercocarpus betuloides var. blancheae	island mountain-mahogany	None	None	4.3	Feb-May	100	1970	Chaparral, Closed-cone coniferous forest		**None**. The development site lacks the habitat the species requires.
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	CE	None	1B.1	Apr-Jul	490	4005	Coastal scrub, Valley and foothill grassland		**Low.** The development site has coastal scrub. The species is indicated as possibly extirpated in the San Fernando quad and there are limited observations of it in the immediate area according to Calflora.
Convolvulus simulans	small-flowered morning-glory	None	None	4.2	Mar-Jul	100	2430	Chaparral, Coastal scrub, Valley and foothill grassland	Clay, Seeps, Serpentinite	**Low.** The development site has cismontane woodland and coastal scrub; however, it lacks seeps and clay and serpentine soils. The species has been little observed in the immediate area.

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
Deinandra minthornii	Santa Susana tarplant	CR	None	1B.2	Jul-Nov	920	2495	Chaparral, Coastal scrub	Rocky	**Low.** The development site has coastal scrub; however, it is not particulary rocky.
Deinandra paniculata	paniculate tarplant	None	None	4.2	(Mar)Apr-Nov	80	3085	Coastal scrub, Valley and foothill grassland, Vernal pools	Sandy (sometimes), Vernally Mesic (usually)	**Low.** The development site has coastal scrub; however, it is not vernally mesic. The species has not been observed in the immediate area.
Delphinium parryi ssp. purpureum	Mt. Pinos larkspur	None	None	4.3	May-Jun	3280	8530	Chaparral, Mojavean desert scrub, Pinyon and juniper woodland		**None**. The development site lacks the habitat the species requires.
Diplacus johnstonii	Johnston's monkeyflower	None	None	4.3	May-Aug	3200	9580	Lower montane coniferous forest		**None**. The development site lacks the habitat the species requires.
Dodecahema leptoceras	slender-horned spineflower	CE	FE	1B.1	Apr-Jun	655	2495	Chaparral, Cismontane woodland, Coastal scrub	Sandy	**Low.** The development site has cismontane woodland and coastal scrub in an alluvial area, and this species has a low potential to occur there.
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None	None	1B.1	Apr-Jun	15	1475	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland	Clay (often), Rocky, Serpentinite	**Low.** The development site has coastal scrub; however, it lacks clay and serpentine soils. The species has not been observed in the immediate area.

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
Dudleya densiflora	San Gabriel Mountains dudleya	None	None	1B.1	Mar-Jul	800	2000	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland	Granitic	**Low.** The development site has cismontane woodland and coastal scrub; however, it is not granitic.
Dudleya multicaulis	many-stemmed dudleya	None	None	1B.2	Apr-Jul	50	2590	Chaparral, Coastal scrub, Valley and foothill grassland	Clay (often)	**Low.** The development site has coastal scrub. The species has not been observed in the immediate area.
Harpagonella palmeri	Palmer's grapplinghook	None	None	4.2	Mar-May	65	3135	Chaparral, Coastal scrub, Valley and foothill grassland	Clay, Openings	**None.** The development site has coastal scrub; however, it lacks clay. The species has not been observed in the immediate area.
Helianthus inexpectatus	Newhall sunflower	None	None	1B.1	Aug-Oct	1000	1000	Marshes and swamps, Riparian woodland	Seeps	**None.** The development site has riparian woodland; however, it lacks seeps. The species has not been observed in the immediate area.
Heuchera caespitosa	urn-flowered alumroot	None	None	4.3	May-Aug	3790	8695	Cismontane woodland, Lower montane coniferous forest, Riparian forest, Upper montane coniferous forest	Rocky	**None.** The development site has cismontane woodland; however, it is not particularly rocky.
Horkelia cuneata var. puberula	mesa horkelia	None	None	1B.1	Feb-Jul(Sep)	230	2660	Chaparral, Cismontane	Gravelly (sometimes),	**Low.** The development site has cismontane

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
								woodland, Coastal scrub	Sandy (sometimes)	woodland and coastal scrub. The species has been little observed in the immediate area
Hulsea vestita ssp. gabrielensis	San Gabriel Mountains sunflower	None	None	4.3	May-Jul	4920	8205	Lower montane coniferous forest, Upper montane coniferous forest	Rocky	**None**. The development site lacks the habitat the species requires.
Imperata brevifolia	California satintail	None	None	2B.1	Sep-May	0	3985	Chaparral, Coastal scrub, Meadows and seeps, Mojavean desert scrub, Riparian scrub	Mesic	**Low.** The development site has coastal scrub and is somewhat mesic because of the ephemeral streams; The species has been little observed in the immediate area
Juglans californica	Southern California black walnut	None	None	4.2	Mar-Aug	165	2955	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		**Low.** The species has cismontane woodland and coastal scrub. The species was not observed during South Environmental field visit.
Juncus acutus ssp. leopoldii	southwestern spiny rush	None	None	4.2	(Mar)May-Jun	10	2955	Coastal dunes, Marshes and swamps, Meadows and seeps		**None**. The development site lacks the habitat the species requires.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None	None	1B.1	Feb-Jun	5	4005	Marshes and swamps, Playas, Vernal pools		**None**. The development site lacks the habitat the species requires.
Lepechinia fragrans	fragrant pitcher sage	None	None	4.2	Mar-Oct	65	4300	Chaparral		**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None	None	4.3	Jan-Jul	5	2905	Chaparral, Coastal scrub		**Low.** The species has cismontane woodland and coastal scrub. The species has been little observed in the immediate area
Lilium humboldtii ssp. ocellatum	ocellated Humboldt lily	None	None	4.2	Mar-Jul(Aug)	100	5905	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland	Openings	**Medium.** The species has cismontane woodland and coastal scrub and openings. The species has been frequently observed in the immediate area.
Lupinus paynei	Payne's bush lupine	None	None	1B.1	Mar-Apr(May-Jul)	720	1380	Coastal scrub, Riparian scrub, Valley and foothill grassland	Sandy	**Low.** The species has coastal scrub. The species has not been observed in the immediate area.
Malacothamnus davidsonii	Davidson's bush-mallow	None	None	1B.2	Jun-Jan	605	3740	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		**Medium.** The species has cismontane woodland and coastal scrub. The species has been frequently observed in the immediate area.
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	None	None	1B.3	(Apr)May-Aug(Sep-Dec)	165	5005	Chaparral, Cismontane woodland		**Low.** The species has cismontane woodland. The species has not been observed in the immediate area.
Mucronea californica	California spineflower	None	None	4.2	Mar-Jul(Aug)	0	4595	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub,	Sandy	**Medium.** The species has cismontane woodland and coastal scrub. The

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
								Valley and foothill grassland		species has been frequently observed in the immediate area.
Nasturtium gambelii	Gambel' s water cress	FE	CT	1B.1	Apr-Oct	15	1085	Marshes and swamps (brackish, freshwater)		**None**. The development site lacks the habitat the species requires.
Navarretia fossalis	spreading navarretia	None	FT	1B.1	Apr-Jun	100	2150	Chenopod scrub, Marshes and swamps, Playas, Vernal pools		**None**. The development site lacks the habitat the species requires.
Navarretia setiloba	Piute Mountains navarretia	None	None	1B.1	Apr-Jul	935	6890	Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland	Clay (sometimes), Gravelly (sometimes), Loam (sometimes)	**Low**. The species has cismontane woodland and coastal scrub. The species has not been observed in the immediate area.
Opuntia basilaris var. brachyclada	short-joint beavertail	None	None	1B.2	Apr-Jun(Aug)	1395	5905	Chaparral, Joshua tree "woodland", Mojavean desert scrub, Pinyon and juniper woodland		**None**. The development site lacks the habitat the species requires.
Orcuttia californica	California Orcutt grass	CE	FE	1B.1	Apr-Aug	50	2165	Vernal pools		**None**. The development site lacks the habitat the species requires.
Phacelia hubbyi	Hubby's phacelia	None	None	4.2	Apr-Jul	0	3280	Chaparral, Coastal scrub, Valley and foothill grassland	Gravelly, Rocky, Talus	**Medium**. The development site has coastal scrub. The species has been observed in the immediate area.
Phacelia mohavensis	Mojave phacelia	None	None	4.3	Apr-Aug	4595	8205	Cismontane woodland, Lower montane	Gravelly (sometimes),	**None**. The development site is

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
								coniferous forest, Meadows and seeps, Pinyon and juniper woodland	Sandy (sometimes)	below the elevation range of the species.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None	None	2B.2	(Jul)Aug-Nov(Dec)	0	6890	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	Gravelly, Sandy	**Low**. The development site has cismontane woodland and coastal scrub. The species has not been observed in the immediate area.
Quercus durata var. gabrielensis	San Gabriel oak	None	None	4.2	Apr-May	1475	3280	Chaparral, Cismontane woodland		**Low.** The development site has cismontane woodland. The species was not observed during the South Environmental field visit and is just below the elevation range of the species.
Sagittaria sanfordii	Sanford's arrowhead	None	None	1B.2	May-Oct(Nov)	0	2135	Marshes and swamps		**None**. The development site lacks the habitat the species requires.
Senecio aphanactis	chaparral ragwort	None	None	2B.2	Jan-Apr(May)	50	2625	Chaparral, Cismontane woodland, Coastal scrub	Alkaline (sometimes)	**Low.** The development site has cismontane woodland and coastal scrub. The species has not been observed in the immediate area.
Spermolepis lateriflora	western bristly scaleseed	None	None	2A	Mar-Apr	1200	2200	Sonoran desert scrub	Rocky (sometimes), Sandy (sometimes)	**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	FESA	CESA	CRPR	Blooming Period	Elevation Low (ft)	Elevation High (ft)	Habitat	Micro Habitat	Potential to Occur on Development site
Symphyotrichum greatae	Greata's aster	None	None	1B.3	Jun-Oct	985	6595	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland	Mesic	**Low.** The development site has cismontane woodland and cismontane (riparian); however, it is highly disturbed. The species has been frequently observed in the immediate area.

Special-Status Animals

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
Anaxyrus californicus	arroyo toad	Amphibians	Endangered	None	CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered	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.	**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
Rana muscosa	southern mountain yellow-legged frog	Amphibians	Endangered	Endangered	CDFW_WL-Watch List | IUCN_EN-Endangered | USFS_S-Sensitive	Disjunct populations known from southern Sierras (northern DPS) and San Gabriel, San Bernardino, and San Jacinto Mtns (southern DPS). Found at 1,000 to 12,000 ft in lakes and creeks that stem from springs and snowmelt. May overwinter under frozen lakes.	Often encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	**None**. The development site lacks the habitat the species requires.
Spea hammondii	western spadefoot	Amphibians	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	**None**. The development site lacks the habitat the species requires.
Taricha torosa	Coast Range newt	Amphibians	None	None	CDFW_SSC-Species of Special Concern	Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	**Low**. The development site lacks the habitat the species requires. The species requires pools for breeding which the channelized stream channel is unlikely to have for longer periods.
Accipiter cooperii	Cooper's hawk	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	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.	**Low**: There is woodland on the site but it is not riparian, deciduous, canyon bottom, or live oak. The species has been frequently observed in the immediate area.
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds	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.	**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
					of Conservation Concern			
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	**Low:** The development site has coastal scrub; however, it is not steep and rocky. The species has not been observed in the immediate area.
Ammodramus savannarum	grasshopper sparrow	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes.	Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.	**None**. The development site lacks the habitat the species requires.
Artemisiospiza belli belli	Bell's sage sparrow	Birds	None	None	CDFW_WL-Watch List	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.	Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	**Low**. The development site has scrub; however, the species has not been observed in the immediate area.
Athene cunicularia	burrowing owl	Birds	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	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.	**Low**. The development site has scrub; however, it is not low-growing and is too dense for the species.
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Breeds in grasslands with scattered trees, juniper-sage flats,	Requires adjacent suitable foraging areas such as	**None**. The development site lacks the habitat the species requires. The

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
						riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	grasslands, or alfalfa or grain fields supporting rodent populations.	species has been little observed in the immediate area.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	Threatened	Endangered	BLM_S-Sensitive | NABCI_RWL-Red Watch List | USFS_S-Sensitive	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.	**None**. The development site lacks the habitat the species requires.
Elanus leucurus	white-tailed kite	Birds	None	None	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	**Low.** The development site has scattered oaks and dens-topped trees; however, the species has not been observed in the immediate area.
Empidonax traillii extimus	southwestern willow flycatcher	Birds	Endangered	Endangered	NABCI_RWL-Red Watch List	Riparian woodlands in Southern California.		**Low**. The development site has riparian woodland; however, it is disturbed. The species has not been observed in the immediate area.
Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	**None**. The development site lacks the habitat the species requires.
Falco mexicanus	prairie falcon	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Inhabits dry, open terrain, either level or hilly.	Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	**Low.** The development site has open hilly terrain; however, it lacks cliffs for breeding. The species has been little observed in the immediate area.
Gymnogyps californianus	California condor	Birds	FE	CE	CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_CR-Critically Endangered	Chaparral Valley & foothill grassland	Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100	**None.** The development site lacks nesting habitat for the species.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
					NABCI_RWL-Red Watch List		miles from roost/nest.	
Lanius ludovicianus	loggerhead shrike	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub and washes.	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	**Low.** The development site has riparian woodland; however, it is disturbed. The species has been little observed in the area.
Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC-Species of Special Concern | NABCI_YWL-Yellow Watch List	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.	**Medium**: The development site has scrub and an arid wash b elow 2500. The species has been frequently observed in the immediate area.
Strix occidentalis occidentalis	California spotted owl	Birds	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Mixed conifer forest, often with an understory of black oaks and other deciduous hardwoods. Canopy closure >40%.	Most often found in deep-shaded canyons, on north-facing slopes and within 300-meters of water.	**Low.** The project site has woodlands near ephemeral water in shaded canyons, but it lacks the typical confire forest and there are no permanent water sources or north-facing slopes. This canyon is also not very deep-shaded. They are often found in areas with downed trees which is not found on the project site. The level of development also limits the potential as these birds are found in larger forests covering a large tract of undeveloped lands.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	NABCI_YWL-Yellow Watch List	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.	**Low**. The development site has riparian woodland but it is disturbed and the stream is ephemeral and often lacks water; also, there are no willow, Baccharis, or mesquite on the site.
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	Threatened	None	IUCN_VU-Vulnerable	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.	**None**. The development site lacks the habitat the species requires.
Catostomus santaanae	Santa Ana sucker	Fish	Threatened	None	AFS_TH-Threatened | IUCN_EN-Endangered	Endemic to Los Angeles Basin south coastal streams.	Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	**None**. The development site lacks the habitat the species requires.
Gasterosteus aculeatus williamsoni	unarmored threespine stickleback	Fish	Endangered	Endangered	AFS_EN-Endangered | CDFW_FP-Fully Protected	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams.	Cool (<24 C), clear water with abundant vegetation.	**None**. The development site lacks the habitat the species requires.
Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	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.	**None**. The development site lacks the habitat the species requires.
Rhinichthys osculus ssp. 8	Santa Ana speckled dace	Fish	None	None	AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system.	Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
Bombus crotchii	Crotch bumble bee	Insects	None	Candidate	IUCN_EN-Endangered	Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	**Medium**. The development site has an important presence of California buckwheat of the genus Eriogonum.
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	Candidate	None	IUCN_EN-Endangered | USFS_S-Sensitive	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.	**None.** The development site has a tree grove but it is not located within one mile from the coast and therefore the site would not be an overwintering area. Also, no milkweed was observed on the site and therefore it is not a breeding area.
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None		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.	**None.** The development site has shrubland; however, no plant species were observed that the butterfly uses as hosts.
Antrozous pallidus	pallid bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	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.	**Low**. The development site has open dry shrubland; however, it is not particularly rocky. The species has been little observed in the immediate area.
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	**Low**. There are no open structures with wall and ceilings to hang from on the site and there is considerable human disturbance. The species has been observed in the immediate area.
Euderma maculatum	spotted bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern |	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	**None.** The development site lacks a permanent wash and there are no rock crevices or cliffs for roosting.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
					IUCN_LC-Least Concern		rock crevices in cliffs or caves for roosting.	
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern	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.	**Low.** The site has scrub and woodland (not deciduous); however, it lacks cliff faces, high buildings and tunnels. The trees available are not dead ones or palms which these bats usually prefer.
Lasionycteris noctivagans	silver-haired bat	Mammals	None	None	IUCN_LC-Least Concern	Primarily a coastal and montane forest dweller, feeding over streams, ponds and open brushy areas.	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.	**None**. The development site lacks permanent water sources for feeding and hollow trees.
Lasiurus cinereus	hoary bat	Mammals	None	None	IUCN_LC-Least Concern	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	**Low**. The development site has a mosaic with trees; however, it is disturbed and there is no permanent water source.
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	**None**. The development site lacks the habitat the species requires.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None		Intermediate canopy stages of shrub habitats and open shrub / herbaceous and tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	**Low**. The development site has shrubland. The species has been little observed in the immediate area.
Macrotus californicus	California leaf-nosed bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	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.	**None**. The development site lacks the habitat the species requires.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	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.	**None**. The development site lacks dense canopies, rock outrcrops, rocky cliffs, and slopes. The species has not been observed in the immediate area.
Nyctinomops macrotis	big free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	**None**. The development site lacks the habitat the species requires.
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	**None**. The development site has scrub; however, it lacks friable soils. The species has not been observed in the immediate area.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin.	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	**Low**. The development site has a scrub community with sage. The species has not been observed in the immediate area.
Puma concolor	mountain lion	Mammals	None	Candidate		Woodlands, chaparral, coastal scrub, riparian areas	Requires dense cover for predation and denning (e.g., rocky outcrops, dense vegetation, caves)	**Low**. The development site has woodland and coastal scrub and is at the edge of contiguous habitat for the species; however, the site lacks areas for denning (e.g., thickets) and for hunting (dense vegetation, rock outcrops), and is located in an area with human movement and noise which they tend to avoid.
Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special	Most abundant in drier open stages of	Needs sufficient food, friable soils	**Low**. The development site has shrub and

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
					Concern | IUCN_LC-Least Concern	most shrub, forest, and herbaceous habitats, with friable soils.	and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	woodland; however, it lacks friable soils. The species has been little observed in the immediate area.
Gonidea angulata	western ridged mussel	Mollusks	None	None	IUCN_VU-Vulnerable	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California.		**None**. The development site lacks the habitat the species requires.
Helminthoglypta fontiphila	Soledad shoulderband	Mollusks	None	None		Air-breathing terrestrial snail. Known from type locality, Little Rock Creek Cyn on north side of San Gabriels; west to Santa Clarita in Soledad Cyn; east to the vicinity of Big Rock Creek; and north to Elizabeth Lake Cyn in the Sierra Pelona Mtns.	Frequently found in riparian habitat (springs, seeps, along streams). May be found in rock piles, flood-borne debris, or under dead yuccas where other cover is not available.	**Low.** The development site does not have permanent flowing water and it is not located within the areas that the species has been observed.
Helminthoglypta traskii pacoimensis	Pacoima shoulderband	Mollusks	None	None		Air-breathing terrestrial snail. Known from type locality, Pacoima Canyon on the west side of the San Gabriel Mountains. Additional specimens from Elizabeth Lake Canyon in the Sierra Pelona Mountains may merit review.	Found mostly under bark and fragments of rotten logs.	**Low**. The site is within 5-mi of Pacoima Canyon; however, it lacks rotten logs.
Helminthoglypta vasquezi	Vasquez shoulderband	Mollusks	None	None		Air-breathing terrestrial snail. Known from type locality, Vasquez Rocks, and adjacent locality, Agua Dulce	Found under Yucca whipplei on north-facing slopes, in semi-desert chaparral with chamise, juniper, and	**Low**. The development site is not in the areas where the species has been observed and lacks juniper and large patches of yucca.

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
						Canyon; Sierra Pelona Mountains.	large patches of Yucca whipplei.	
Anniella spp.	California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Contra Costa County south to San Diego, within a variety of open habitats. This element represents California records of Anniella not yet assigned to new species within the Anniella pulchra complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	**None.** The development site lacks the habitat the species requires. The soils are not moist here.
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	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.	**None.** The development site lacks the habitat the species requires. The soils are not moist here.
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	**Low**. The development site has scrub with loose or sandy soils; however, the species has been little observed in the immediate area.
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern	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.	**Medium:** The development site has areas with sparse vegetation and woodland that is riparian; furthermore, the ground is sandy and somewhat

Scientific Name	Common Name	Taxonomic Group	FESA	CESA	Other Status	General Habitat	Microhabitat	Potential to Occur on Development site
								rocky in places. The species has been frequently observed in the area.
Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**None.** The development site lacks the habitat the species requires.
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	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.	**Medium:** The development site has scattered low bushes, areas for sunning, and loose soil in parts. The species has been frequently observed in the area.
Thamnophis hammondii	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	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.	**None.** The development site lacks the habitat the species requires.

Appendix C:
Literature Review

The **Special-Status Flora and Wildlife** that are subject to the legislation, policies, or assessments indicated in Appendix B (Special-Status Species) are queried for each development site using several online literature resources: two ma

Special-Status Flora and Wildlife

- California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB), Rarefind 5 link CNDDB Maps and Data (ca.gov)

- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) link https://ecos.fws.gov/ipac/

Special-Status Flora

- Online database of the California Native Plant Society, Inventory of Rare and Endangered Plants link CNPS Rare Plant Inventory.

Special-Status Wildlife

- CDFW. 2022b. California Wildlife Habitat Relationships (CWHR) life history accounts and range maps link https://wildlife.ca.gov/Data/CWHR/Life-History-and-Range

The designation of **Plant Communities** is dependent on the geographic area where the development site occurs. In Southern California, there are two primary vegetation community classification systems. These community classifications also indicate whether the community is considered a sensitive natural community by the CDFW. These two main literature sources area as follows:

- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties California (CDFG, CNPS 2006)

- California Native Plant Society (CNPS), A Manual of California Vegetation Online link http://vegetation.cnps.org/

The potential for **Wildlife Movement** at a development site is assessed with several sources that cover geographic connectivity in terms of current development, established wildlife corridors, critical habitat established by the Fish and Wildlife Service, and federal, state, and local protected areas including parks, forests, and reserves. The sources queried for wildlife movement are listed below:

- California Protected Areas Database (CPAD) online link https://www.calands.org/
- GreenInfo Network, Park Information online link https://www.greeninfo.org
- Google Maps, online link https://maps.google.com
- SC Wildlands, South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion.
- US Fish and Wildlife Service Dedicated and Proposed Critical Habitat GIS Data online link https://www.fisheries.noaa.gov/national/endangered-species-conservation/critical-habitat#critical-habitat-designations,-maps,-and-gis-data

The potential for **Water Resources**, for example wetlands, streams, rivers, marshes, on the development site was assessed with two literature sources. These water sources may be U.S. jurisdictional water resources subject to state and federal regulations or not.

- US Fish and Wildlife Service. National Wetlands Inventory Online Wetlands Mapper link https://www.fws.gov/wetlands/data/mapper.html
- US Geological Survey. National Wetlands Inventory Online Wetlands Mapper link https://www.fws.gov/wetlands/data/mapper.html

Appendix D:
Biologist's Resume

Email: msouth@southenvironmental.com
Mobile: 303-818-3632

Matthew South

PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist and certified arborist with 17 years of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. For the last 13 years, Mr. South has been an environmental consultant in southern California acting as a Wildlife Biologist and Geographic Information System (GIS) Analyst. In early 2018 he started South Environmental and has since been supporting clients in Los Angeles, San Bernardino, and Riverside Counties.

Mr. South's background in ecology has led to a passion for conservation planning and resources assessments for the purpose of preservation and management. The integration of the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.

EXPERTISE

- **Conservation and Management Planning.** Mr. South's has extensive experience preparing mitigation and monitoring plans, habitat conservation plans, and technical biological resources management plans that are compliant with federal, state, and local regulations. Mr. South is the only active NRCS TSP for Fish and Wildlife Plans Certified in California.
- **Biological Resources Assessment.** Mr. South has completed dozens of biological resources assessments throughout southern California.
- **Rare Plants and Arborist Services.** Mr. South has surveyed and assessed thousands of native and landscaped trees in southern California. He is a certified arborist with 5-years of tree survey experience working closely with some of the most experienced arborists in California. In addition, he has performed hundreds of hours of rare plant surveys and habitat assessments.
- **Wetland & Jurisdictional Delineations.** Mr. South has conducted dozens of jurisdictional and wetland delineations per the guidelines and methods from the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the state Regional Water Quality Control Boards (RWQCB).
- **GIS.** Mr. South is an expert at spatial data collection and analysis using ESRI mobile and desktop software products and Trimble hardware.

EDUCATION

B.S., Wildlife Ecology, University of Wisconsin-Madison, 2004

CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

ISA Certified Arborist (WE-12564A) 2019

Certified Technical Service Provider (TSP) for Fish and Wildlife Management Plans, USDA NRCS 2017

Authorized Desert Tortoise Biologist – Numerous BOs

Unmanned Aircraft System Pilot Certification, FAA #4177603

TRAINING

Wetland Delineation Training Course – The Wetland Institute (2014)

Southwest Willow Flycatcher Workshop, 2017

USGS Desert Tortoise Health Assessment and Tissue Collection Techniques Training, 2009

SELECT PROJECT EXPERIENCE

Southern California Edison (SCE) As-Needed Natural and Cultural Resources Services (2021-ongoing). As a subconsultant on this contract for multiple Primes (SWCA, EI, Rincon, Cardno, and ERM), South Environmental has focused its biological resources services on wetland delineations and permitting efforts for SCE throughout all its regions. From single pole delineations in roadside ditches to several hundred poles through miles of wet meadows in the Sierras, the projects vary in size and complexity as well as location. Primarily, delineations have been in the Sierras with the largest and most complex projects in Inyo and Mono Counties and several in Kern and Tulare. A few of the specific projects include

- Pickle Meadow: Aquatic Resources Delineation Report and Permitting for 300-poles located in a wet meadow behind Bridgeport Reservoir.
- Kern River: Wetland Delineation and Permitting for 15 pole replacements in Kernville.
- June Lake to Tom's Place: Wetland Delineation and Permitting for 40 poles spread through Inyo and Mono Counties.
- Cajon Wash: Jurisdictional Delineation and SBKR Assessment and Permitting for 10 pole replacements and realignment for a capital project located in SBKR Critical Habitat.
- Pipes Wash: Delineation and Permitting for 25-poles that are within Pipes Wash, a large ephemeral wash in the San Bernardino desert.

Southern California Gas (SCG) As-Needed Natural and Cultural Resources Services (2022-ongoing). As a subconsultant on this contract Mr. South has overseen the assessment numerous resources from single point locations to many miles of pipelines. More recently he has begun to conduct biological assessment in the coastal zone in Santa Barbara County as well as endangered species Biological Assessments (BAs) in support of Coastal Development Permits for SCG. Wetland delineation and permitting, biological resources assessments, and resources surveys and monitoring are services that Mr. South both provides personally and oversees a team of specialists that support the environmental impacts analysis and permitting for SCG.

California Department of Water Resources (DWR) As-Needed Environmental Compliance Services (2012-2018). As part of this contract while employed at another firm, Mr. South prepared conservation and biological resources planning documents as well as oversaw the implementation and compliance components of these documents. Most notably, Mr. South was the lead avian biologist for the billion-dollar Perris Dam Remediation Project where he prepared Avian Protection and Avoidance Plan, Feral Hog Management Plan, negotiated environmental mitigation and compensation with both the USFWS and CDFW biologists, conducted protocol surveys for endangered species such as least Bell's vireo, and oversaw the compliance monitoring efforts for the entire 5-years of project construction.

Los Angeles County Flood Control District and Department of Public Works As-Needed Environmental Compliance Services (2014-2018). As part of this contract while employed at another firm, Mr. South conducted dozens of biological resources assessments, focused surveys for special-status species, and monitored compliance for a wide variety of water infrastructure project. Notably, Mr. South was the lead biologist for the Eaton Dam Maintenance Projects and for a variety of vegetation management programs within sensitive waterways.

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Mobile: 541-620-4438

Scott Altmann

SENIOR BOTANIST & ECOLOGIST

Scott Altmann is a Senior Botanist and Ecologist with 23 years of professional experience. He has a high degree of expertise in plant identification using dichotomous keys and has extensive experience identifying rare and at-risk plants in remote field locations using regional plant guides. Much of his experience was gained in Chile where he worked as a freelance and contract research botanist, ecologist, and conservation biologist for over 13 years in collaboration with local universities, government agencies, and botanical gardens. More recently, Mr. Altmann has worked as a botanist to promote conservation of rare and at-risk species for the US Forest Service. For the past year he has worked for South Environmental working closely with large clients such as Southern California Edison (SCE) and private developers on Biological Resources Assessments, impacts analysis, and regulatory permitting.

Mr. Altmann is currently a senior biologist and ecologist with South Environmental with responsibilities including assessing project regulatory settings, developing an impacts assessment and mitigation approach for projects, and then prepares resources assessment reports, impacts analysis, mitigation and monitoring plans, and permitting documents for major utility projects and for large and small developers. Assessments performed are for protected trees, special-status plants and animals, sensitive natural communities, wetlands and jurisdictional delineations, and sensitive habitats.

Mr. Altmann is an expert at assessing projects according to local and regional, state, and federal laws, including experience in Los Angeles City and County, Ventura County, Orange County, San Bernardino, Riverside, Mono, Inyo, and Santa Barbara. He is familiar with the California Coastal Act and has a variety of experiences working in the coastal zone and with various Local Coastal Programs (LCPs). His experience assessing the regulatory setting for projects allow him to assess potential impacts within a variety of situations and land use types, and he can better assist clients with resources that span multiple jurisdictions and that have a variety of different biological resources that could be impacted.

Mr. Altmann has several publications in peer-reviewed scientific journals and has edited hundreds of technical documents and journal articles. He is a Journal Referee for several prominent scientific journals including Journal of Ecology, Plant Ecology, Annals of Botany, and New Zealand Journal of Botany.

EDUCATION

-MSc, Environmental Sciences and Policy, The Johns Hopkins University

-BA, International Studies, University of Colorado, Boulder

SKILLS

-ESRI ArcGIS Desktop

-Trimble GPS

-Plant identification using dichotomous keys and regional literature

-Application of prominent plant data collection techniques

-Collection, analysis, and presentation of field data

-Statistical modeling and descriptive summaries

TRAINING

-Identification of plant communities with taxonomic keys, Malheur National Forest, 2019

-Ecological restoration of riparian ecosystems, Malheur National Forest, 2019

-Multiple Indicator Monitoring (MIM) of Stream Channels and Streamside Vegetation, Ochoco National Forest, Prineville, OR, 2019

-Identification of common range grasses, Flagstaff, AZ, 2019

SELECT PROJECT EXPERIENCE

SCE On-Call Biologist – Throughout California (2021-present). Conducts wetland delineations, rare plant surveys, and prepares reports and permitting documents for SCE deteriorated poles and for larger scale projects as needed. Work has been completed in several counties throughout California including Santa Barbara, Ventura, Los Angeles, Riverside, San Bernardino, Mono, Kern, Tulare, and Inyo.

Biological Resources Assessments for dozens of clients (2021-present). Scott is the lead biologist and main author for dozens of Biological Resources Assessment for projects that follow strict reporting guidelines such as the City of Los Angeles, the Western Riverside County MSHCP, and the City of Malibu Local Coastal Program.

Rice Canyon Access Road Project – East Valley Municipal Water District (2021-present). Scott is the lead biologist on this project overseeing the BRA, rare plant surveys, burrowing owl surveys, and the mitigation parcel assessments.

USFS Biological Science Technician – John Day, OR (2019). Surveyed streams as part of the Multiple Indicator Monitoring (MIM) of Stream Channels and Streamside Vegetation protocol for evaluation of critical habitat of two federally listed fish species:

- Performed as principal identifier of plants including trees, shrubs, forbs, grasses, sedges, and rushes
- Used taxonomic keys and regional botanical literature to identify plants
- Measured stubble height of graminoid species
- Assessed height, age, and animal browse of overstory woody species
- Assessed streambank stability and alteration (animal use) and stream width and gravel size
- Organized, reviewed, and summarized data at the local scale using the MIM analysis module
- Analyzed statistically and summarized data at the landscape scale for use in an end-of-year agency report
- Organized fieldwork logistics including site visits and equipment preparation

USFS Biological Science Technician – Williams, AZ (2017). Surveyed rare, at-risk, and endemic vascular plant species on lands designated for ecological restoration.

- Hiked 8 to 10 miles a day in diverse environments under variable climatic conditions

- Identified plant species in the field and lab using botanical keys and regional flora literature
- Used topographic maps to locate primitive roads and survey areas
- Used hand-held, electronic devices to traverse survey areas and record plant and habitat data
- Developed digital maps delineating plant populations in ArcGIS
- Ensured proper maintenance of field equipment and transport vehicles
- Presented talks to co-workers and school students on the local flora, ecology, and forest safety
- Redacted extensively a key Arizona rare and endemic vascular plant guidebook for plant nomenclature and morphology

Ecology and Botany Researcher – Rancagua, Chile (2003-2017). Developed or collaborated on ecological and botanical initiatives in central Chile with support from organizations including the Mayor University, University of La Serena, National Forestry Agency (CONF), National Agency for the Environment (CONMAN), Agriculture and Livestock Agency (SAG), Center for Investigation of Patagonian Ecosystems (CIEP), and National Botanical Garden. Major research is listed Publication; additional research projects:

- Ecology of the choroy (*Enicognathus leptorhynchus*) and cachaña parrot (*Enicoganthus ferrugineus*)
- Survey of the plant biodiversity including rare and at-risk species and promotion of sustainable development of the Tanume Experimental Forestry Reserve
- Survey of the plant community and assessment of anthropogenic threats of the National Reserve Río Los Cipreses
- Survey of the frequency and abundance of orchid (Orchidaceae) spp. in commercial pine plantations
- Taxonomic work on an orchid (Orchidaceae) of the genus *Chloraea*

- Disseminated information on opportunities to legally develop and protect wilderness areas
- Realized 37 lectures on biodiversity and wilderness protection at primary and secondary schools and community social organizations

USGS Research Assistant, Laurel, MD (2002-2003)

Participated in plant and wildlife habitat research projects including data collection, analysis, and management and report production:

- Effect of deer browsing on the growth of woody species of a forested wetland of Maryland
- Vegetation regeneration as part of an urban wetland restoration project in Washington, D.C.
- Habitat, migration patterns, and diet of two Northern Hemisphere avifauna species: black duck (*Melanitta nigra*) and scoter duck (*Melanitta perspicillata*)
- Effect of extended managed flooding of a North Carolina floodplain on the diversity and abundance of wildlife, vegetation, and macroinvertebrates
- Survey of the wildlife utilization of seasonally-saturated forested wetlands of Maryland
- Effect of different fertilizer types on the growth of seasonal grasses native to Maryland
- Population abundance and habitat of the endangered Delmarva fox squirrel (*Sciurus niger cinereus*) of the Delmarva Peninsula, Maryland

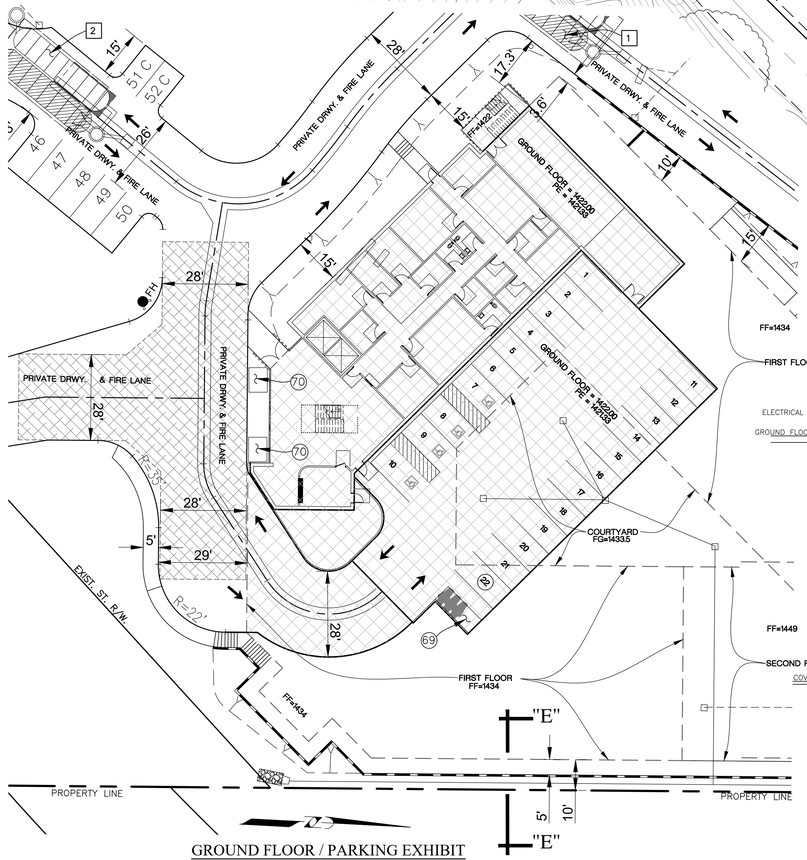
PUBLICATIONS

- Global patterns of herbivory in gap and understory environments, and their implications for woody plant carbon storage. December 2017. https://onlinelibrary.wiley.com/doi/abs/10.1111/oik.04686
- Insect abundance and damage on the deciduous *Nothofagus macrocarpa* increase with altitude at a site in the Mediterranean climate zone of Chile. February 2015. https://onlinelibrary.wiley.com/doi/abs/10.1111/aen.12142
- Crown condition, water availability, insect damage and landscape features: are they important to the Chilean tree *Nothofagus glauca* in the context of climate change? August 2013. http://www.publish.csiro.au/bt/bt13015
- Insect folivore damage in Nothofagus Blume trees of central Chile and its association with bottom-up plant community attributes. 2011. http://www.scielo.org.ar/scielo.php?script=sci_abstract&pid=S1667-782X2011000200001
- Reconocimiento del efecto de Cinara cupressi (Hemiptera: Aphididae) en el estado sanitario de Austrocedrus chilensis mediante imágenes multiespectrales. September 2009. https://scielo.conicyt.cl/scielo.php?pid=S0717-92002009000300005&script=sci_abstract&tlng=e

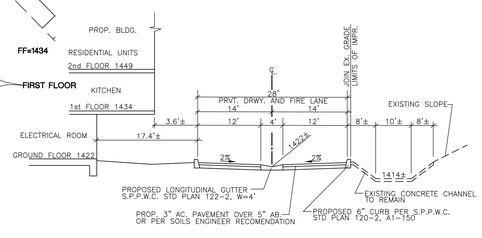
- Use of satellite-derived hyperspectral indices to identify stress symptoms on an *Austrocedrus chilensis* forest invaded by *Cinara cupressi*. January 2009. https://www.tandfonline.com/doi/abs/10.1080/09670870902725809
- Clasificación y caracterización de las comunidades de vegetación del Fundo Santa Elena, Comuna de Nancagua, Región de O'Higgins, Chile. Year 9 (2). 2006. http://www.chlorischilensis.com

Appendix E:
Site Plan

PROPOSED SITE PLAN / UNDERGROUND PARKING / L.I.D.



GROUND FLOOR / PARKING EXHIBIT
SCALE 1"=20'



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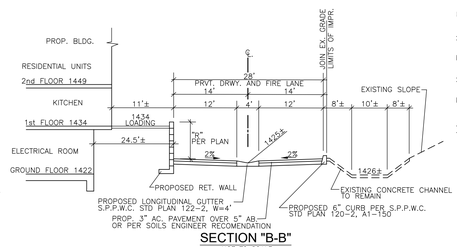

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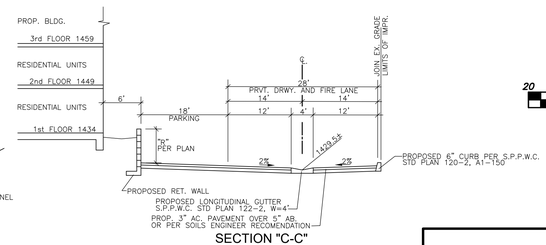

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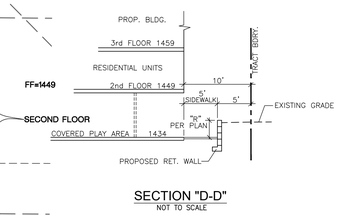

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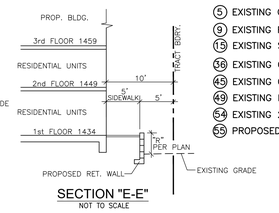

SECTION "E-E"
NOT TO SCALE

NOTES

(5) EXISTING CHAIN LINK FENCE
(9) EXISTING FIRE HYDRANT
(15) EXISTING SIGNAGE
(36) EXISTING CATCH BASIN
(45) EXISTING CONTAINER STORAGE AREA
(49) EXISTING FIRE HYDRANT TO BE RELOCATED
(54) EXISTING 24' WIDE GATE TO BE WIDEN TO 28'
(55) PROPOSED RETAINING WALL
(56) PROPOSED 28' WIDE PRIVATE DRIVEWAY AND FIRE LANE SEE DETAIL ON SHEET 1
(57) PROPOSED 26' WIDE PRIVATE DRIVEWAY AND FIRE LANE SEE DETAIL ON SHEET 1
(58) PROPOSED FIRE APPARATUS TURNAROUND
(59) PROPOSED DELIVERY RAMP
(60) PROPOSED CATCH BASIN
(61) PROPOSED STORM DRAIN LINE
(62) PROPOSED STORM DRAIN OUTLET/RIP-RAP
(63) WIDEN EXISTING CULVERT AS REQUIRED
(64) PROPOSED 28' WIDE DRIVEWAY WIDENING
(65) EXISTING DRAINAGE CULVERT TO REMAIN
(66) PROPOSED "NO PARKING FIRE LANE" SIGN
(67) PROPOSED RELOCATED FIRE HYDRANT
(68) PROPOSED SIDEWALK
(69) INSTALL 6-SHORT TERM BICYCLE PARKING SPACES (RACKS)
(70) INSTALL 11-LONG TERM ENCLOSED BICYCLE SPACES (BIKE LOCKER STORAGE) INTENDED FOR RESIDENTS ONLY

L.I.D. NOTES:

BMPs 1 & 2 BELOW COMPRISE OF STORMTECH MC-4500 CHAMBERS AND END CAPS IN CONFIGURATIONS AS NOTED :

[1] TWO ROWS OF 6 CHAMBERS EA. (12 TOTAL) W/ 2 END CAPS EA. ROW, WITH 12" STONE BASE.
[2] TWO ROWS OF 8 CHAMBERS EA. (16 TOTAL) W/ 2 END CAPS EA. ROW, WITH 12" STONE BASE.

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

OWNER/DEVELOPER:

UNION RESCUE MISSION
545 S. SAN PEDRO ST. LOS ANGELES, CA 90013
Ph: (213) 347-6300

LEGAL DESCRIPTION:

A.P.N. 2846-001-017, 2846-001-018
A.P.N. 2846-001-019, 2846-001-020

CUP EXHIBIT "A"
HOPE GARDEN SEQUOIA BUILDING
UNION RESCUE MISSION
12249 LOPEZ CANYON ROAD

IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DRAWN BY	DATE		VERSION 2
LDC	12/07/2020		
CHECKED BY			
S.H.			
DESIGNED BY			
LDC			
	DATE CHANGED	CHANGED BY	REVISION

REGISTERED PROFESSIONAL ENGINEER
ROBERT R. SIMS
No. 21649
EXP. 9-30-23
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
800 Royal Oaks Dr., Suite 140, Monrovia, California 91016
Ph.: (626) 578-7000, Fax: (626) 578-7373
http://www.ldcla.com
Robert R Sims, R.C.E. No. 21649

09/26/2022
DATE

LDC

Project. No. 17019-005

SHEET 3 OF 6

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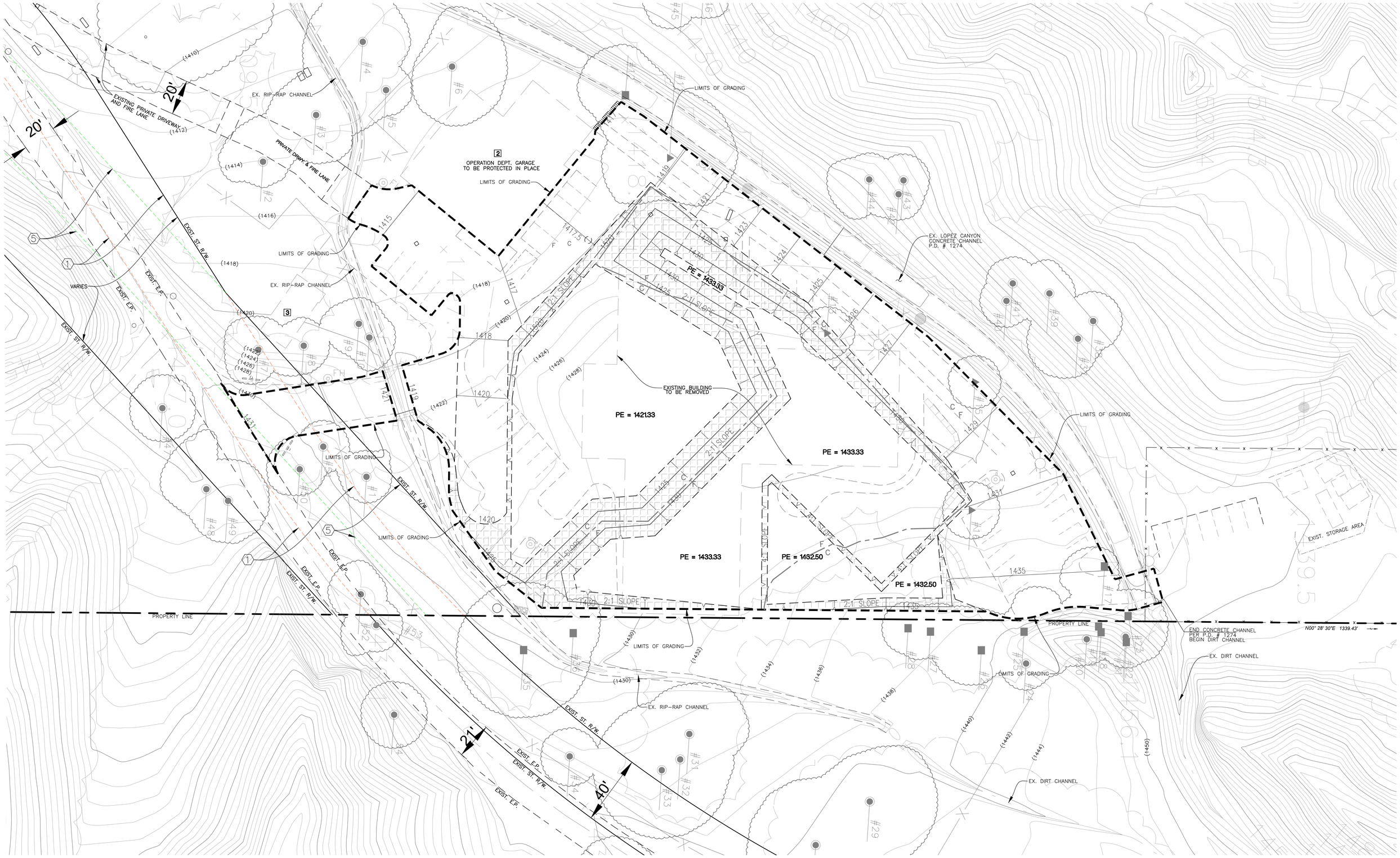
PROPOSED SITE PLAN / ROUGH GRADING



20 0 10 20 40 80

GRAPHIC SCALE (IN FEET)
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SHEET 4 OF 6

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